

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
200 West 2nd Street, Freeport, Texas 77541

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met in regular session Tuesday, October 30, 2018 at 6:00 pm in the City Hall Conference Room, located at 200 West 2nd Street, Freeport, TX, for the purpose of considering the agenda items.

MEMBERS OF THE BOARD PRESENT: Quorum Present

Trey Sullivan – President
Mark Friudenberg – Vice President
Jeff Pena
Mingo Marquez
Brad Stephens
Ed Garcia

Jennifer Hawkins: Director
Chris Duncan: Attorney
Angel Barbosa: Intern
Kenneth Green: Council Liaison

Visitors in Attendance:

Tim Kelty
Melanie Oldham
Rollin Hawkins
Lesa Girouard
Nicole Mireles
Cathy Cox
David Towers

1. OPEN SESSION:

President Sullivan opened the meeting at 6:04 PM. Quorum was present.

2. Citizens Comments:

Melanie Oldham commented that the FEDC land on and adjoining the Brazos River purchased from Western Seafood should be worth \$245,000 an acre considering the purchase price which she stated was very high in her opinion. She went on to query the board as to why the only piece of the afore mentioned property had been sold to Gardner Campbell. Director Friudenberg replied the cost of the land was directly tied to the prevention of future investments from prospectors who may want to utilize valuable waterfront property for heavy industrial use. He went on further to explain that Mr. Campbell was the only entity that came forward with a solid offer and contract for the portion of the property that FEDC sold to him.

3. Approval of Minutes for October 23, 2018.

Upon motion by Director Marquez and second by Director Friudenberg it was VOTED: to accept Minutes from October 23, 2018.

VOTE: Yea 5 No 0 Motion prevailed.

4. Introduction of FEDC board member applicants:

Lesia Girouard stated she was a 10 year resident of Freeport and planning to continue living here. She owns a home, and a business in Freeport and that her husband was an attorney and city judge. She stated as Freeport prospers her business will too. She said “More business equals more competition which equals more business.” She would like to take part in providing Freeport residents with a better quality of life. She holds a BA from Stephen F Austin University; she works for the county as Purchasing Director and has handled up to a \$95,000,000 budget. She has served on school boards, and the planning and advisory committee for the City of Freeport. Mrs. Girouard would like to participate in the creation of more rooftops, retail and aesthetic improvement for Freeport. She takes pride in

home and business ownership and would like to see Freeport follow this lead.

Director Pena asked when Mrs. Girouard left the Planning and Advisory Commission. Six months prior was her response. Attorney Duncan asked if Tuesday evenings would fit into her schedule; she replied there were no conflicts with FEDC meeting schedule.

Nicole Mireles stated she was a former council member and liaison for FEDC. She has high hopes for Freeport. She is currently a member of the Planning and Advisory Committee and is disappointed in its lack of participation. Ms. Miriles is a Dow retiree after 43 years with them. She also stated that during her employment and in general people often question her choice of moving to Freeport. Liaison Green commented that several people told him she was a very good council woman.

The question arose concerning the ability to serve on two committees simultaneously. Attorney Duncan said he would look into the legality of serving on two boards simultaneously. Ms. Miriles stated that if she was appointed to FEDC board she would step down from Planning and Advisory Committee.

Dr. Rollin Hawkins grew up in Freeport and has great memories associated with his upbringing. He holds a PHD in neurology from Columbia Medical University and is currently a cardio vascular doctor at Memorial Herman Hospital in Houston. Dr. Hawkins family still reside in Freeport. He is well traveled and lived in various cities; he feels his experiences give him a level of expertise to know what works for economic development and what doesn't. Director Pena asked what Dr. Hawkins can bring to the board where economic development was concerned. Dr. Hawkins replied that he felt more technology oriented businesses would benefit Freeport.

Angel Barbosa has been interning with FEDC executive director, Jennifer Hawkins this semester to fulfill his internship requirement from A&M where he is getting his degree in Urban Planning. He stated Director Hawkins has trained him on the ins and outs of

economic development. He has attended various meetings in addition to FEDC, various workshops, has been given opportunities for meaningful networking directly related to his degree. He also stated that he is not easily overwhelmed, multi tasks regularly and feels these qualifications are beneficial in the world of economic development. Director Marquez asked if meeting attendance would be a problem since he resides in College Station. Mr. Barbosa assured it would not be and that school would be over soon. Director Pena stated that he felt Mr. Barbosa had done an excellent job as an intern.

5. Payment of bills:

Upon a motion by Director Marquez and second by Director Stephens it was VOTED to pay bills:

YEA 5 NO 0

Motion prevailed.

Director Pena expressed the need for monthly financial reports.

6. Marketing Power Point presented by Director Pena:

Director Pena stated FEDC needs to change the reality of Freeport in order to improve its perception. He stated the current perception is: lots of chemical plants and polluted waters. He stated a needed focus on being known as a coastal town similar to Surfside. He stated Freeport's beaches are perceived to be overshadowed by chemical plants and that Freeport has a drug problem and inferior schools. His proposed fix:

Create a mission statement. FEDC should model a chamber of commerce especially since there is not one solely dedicated to Freeport. He stated a mission statement guides a team and cultivates a brand. He stated we need more projects that advance our brand. He stated that projects should deliver the brand and that a project (campaign) lasts as long as it's successful. As an example only, he proposed that changing the name of Bryan Beach to Freeport Beach with a campaign that focused on clean beaches, safe waterways, city lights along the river and beach events could further the Freeport brand. A brand should include a name or term, symbol and design

that distinguishes Freeport from its rivals. A campaign is intended to highlight the annual projects.

City Manager Kelty stated that economic development drives reality. Take projects that lend to branding. He went on to emphasize that projects should work toward goals that are measurable. He stated FEDC should establish base lines: what are current traffic counts, do they increase relevant to a new project? What are delayed and cumulative affects? Attorney Duncan said FEDC has various angles that could also affect delayed and cumulative goals such as tourism increase, low property taxes, affordable housing. Pena reiterated the value of beaches. City Manager Kelty said the roads to Bryan Beach need improvement.

7. Discuss New Projects: Director Hawkins suggested this item be tabled due to time constraints as this discussion is very time consuming and usually reserved for meetings when there are no other agenda items.

Director Pena made a motion to table the discussion and new projects. Director Stephens seconded.

IT WAS VOTED:

YEA 5 NO 0

Motion Prevailed.

**Open Session was closed at 7:35 pm by President Sullivan
Executive Session opened at 7:36 pm by President Sullivan**

Section 551.072 Government Code

Deliberations concerning the purchase, exchange, lease or value of real property when deliberation in an open meeting might have a detrimental effect on the position of the Freeport Economic Development Corporation in negotiations with a third person, to-wit: - -

8. Discussion of lot adjoining Western Seafood property not owned by EDC.
9. Discussion and consideration of Realty World Contract.

Executive Session was closed at 8:36 by President Sullivan

Open session was reopened by President Sullivan at 8:37 pm.

Action taken as a result of Executive Session:

Upon a motion by Director Stephens and a second by Director Pena – IT WAS
VOTED: YEA 5 NO 0

To allow a bid on Project 2018-1 through local realtor, Greg Flaniken after receiving a CMA (comparable market analysis). Executive Director Hawkins would go through the office of Greg Flaniken and was authorized to offer up to 200% of its determined value after receiving CMA.

Upon a motion by Director Friudenberg and second by Director Pena – IT WAS
VOTED: YEA 5 NO 0

That Attorney Duncan include missing verbiage concerning Realty World's financial obligation for public improvements in their proposed contract and that FEDC's approval is contingent upon that inclusion.

Meeting adjourned by President Sullivan at : 8:40 pm.

Respectfully submitted,

Jennifer Hawkins
Executive Director