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**THE CITY OF**



**FREEPORT**

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200 West Second St • Freeport, TX 77541

979.233.3526 • Fax 979.233.8867



**FREEPORT ECONOMIC DEVELOPMENT CORPORATION**

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# **REGULAR BOARD MEETING**

**FREEPORT POLICE DEPARTMENT**

**MUNICIPAL COURT ROOM, 430 NORTH  
BRAZOSPORT BOULEVARD, FREEPORT TEXAS**

**Tuesday, October 13, 2020, 6:00 p.m.**

**DIRECTORS:**

<b>Jeff Pena:</b>	<b>President</b>
<b>Marinell Music:</b>	<b>Vice President</b>
<b>Mingo Marquez:</b>	<b>Finance</b>
<b>Lesa Girouard:</b>	<b>Secretary</b>
<b>Ed Garcia</b>	
<b>Trey Sullivan</b>	
<b>Vacant</b>	

**Courtland Holman: Executive Director**  
**Tim Kelty: City Manager (Ex-Officio)**  
**Christopher Duncan: Attorney**  
**Kenneth Green: Council Liaison**

**FREEPORT ECONOMIC DEVELOPMENT CORPORATION**  
MEETING AT FREEPORT POLICE DEPARTMENT MUNICIPAL COURT ROOM  
430 NORTH BRAZOSPORT BOULEVARD, FREEPORT TEXAS  
**REGULAR BOARD MEETING AGENDA**  
Tuesday, October 13, 2020, 6:00 p.m.

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THE MEETING WILL BE OPEN TO ATTENDANCE IN PERSON BY THE GENERAL PUBLIC. THE GENERAL PUBLIC  
MAY JOIN THE PUBLIC MEETING REMOTELY BY TELECONFERENCE BY DIALING:

Dial-in number (US): (701) 802-5187 and using Access code: 4440124

OR

AUDIO VISUAL CONFERENCE CALL USING:

PCs, Macs®, Chromebooks™, iOS and Android™ phones and tablets.

For users wanting to view and listen to the council meeting via a web browser go to

[https://join.freeconferencecall.com/edc\\_mtg101320](https://join.freeconferencecall.com/edc_mtg101320)

International dial-in numbers: [https://fccdl.in/i/edc\\_mtg\\_101320](https://fccdl.in/i/edc_mtg_101320)

Online meeting ID: edc\_mtg\_101320

For additional assistance connecting to the meeting text "Help" to the Dial-In number above. Message  
and data rates may apply.

Remote participants will not be able to address the Board directly but may sent comments via email to  
[publiccomments@freeport.tx.us](mailto:publiccomments@freeport.tx.us) any time prior to or during the meeting. All comments received will be  
read aloud into the record.

**I. Call to Order**

**II. Invocation and Pledge**

**III. Citizen Comments**

Citizens allotted 3 minutes for comments

**IV. Consent Agenda**

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by Board Member or Executive Director and acted upon separately.

- a) Approve Meeting Minutes for September 15 Regular Board Meeting.
- b) Approve July Financial Statement.

**V. Discussion and Action**

- a. Discussion and potential Action to City's 192 lots. Request that two members from Planning and Zoning attend for their input. (Courtland)
- b. Discussion and possible action on Budget
- c. Discussion and Take Action regarding development of FEDC personnel policy.
- d. Update to Bryan Beach Entry
- e. Discussion regarding Vacant Board member position.
- f. Discussion and possible action regarding subcommittee and special projects as related to the FEDC Workshop of which the budget was based upon.

- g. Discussion and possible action regarding City Council Liaison representation.
- h. Discussion and possible action on invoices and contracts.
  - i. Approve Invoice for Expansion Solutions
  - ii. Approve Invoice for FDI Alliance
  - iii. Approve Invoice for Conway Data for Texas Wide Open for Business Magazine and website side bar advertisement.
  - iv. Approve Invoice for ZoomProspector
  - v. Approve Invoice for Retail Strategies

**VI. Executive Session – Adjourn into Executive Session**

It is now \_\_\_\_\_ p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation October 13, 2020 meeting and do hereby convene an executive session, said executive session authorized under the following sections of the Texas Government Code: (1) Government Code, Section 551.087 (Economic and Community Development Matters), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters).

**In Accordance with the Texas Government Code:**

- A. Section 551.087 (Economic and Community Development Matters)
  - 1. Review of current Contracts and/or 380 agreements
    - a. Realty World contract
  - 2. Review of Samer Tawakkol potential projects
  - 3. Discussion regarding 380 Agreement with Mr. Elliott Cundieff for a 9-lot housing development on 2nd Street.

**Reconvene into Open Session**

**Board President’s statement:**

It is now \_\_\_\_\_ p.m. and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session.

**Discussion and Action**

- 1. Discussion and potential Actions on Realty World
- 2. Discussion and possible action on Samer Tawakkol’s potential projects.
- 3. Discussion and possible action to recommend approval to city council on 380 Agreement with Mr. Elliott Cundieff regarding a 9-lot housing development on 2nd Street.

**VII. Director’s Notes**

**VIII. Adjourn**

**Executive Session Disclosure Statement:** The FEDC Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

If any accommodations for a disability are required please notify the FEDC office at 979-871-0121 at least two (2) working days prior to the date of the meeting.

Posted at 200 W. 2ND STREET, Freeport, TX, in accordance with the Texas Government Code, Chapter 551, on Friday the 9<sup>th</sup> day of October 2020 by 5:00p.m.



**COURTLAND HOLMAN, Executive Director**



**Betty Wells, City Secretary  
City of Freeport Texas**

**IV -a**

**CITY OF FREEPORT  
ECONOMIC DEVELOPMENT CORPORATION**

200 West 2<sup>nd</sup> Street, Freeport, Texas 77541

**MINUTES**

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

BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met on Tuesday, September 15, 2020 at 6:00 p.m. in the Freeport Police Department Municipal Court Room, located at 430 North Brazosport Boulevard, Freeport, TX, for the purpose of considering the agenda items.

**MEMBERS OF THE BOARD PRESENT:**

Quorum Present

Jeff Pena                    President  
Marinell Music  
Kenny Hayes  
Mingo Marquez  
Ed Garcia

Trey Sullivan and Lesa Girouard - Absent  
Tim Kely: City Manager  
Chris Duncan: Attorney  
Stephanie Russell: Finance Director

**Visitors in Attendance:**

David McGinty  
Ruben Renobato  
Melanie Oldham

**I.        CALL TO ORDER:**

Mr. Jeff Pena opened the meeting at 6:09P.M. A quorum was present. Mingo Marquez, Jeff Pena, Marinell Music, Kenny Hayes and Ed Garcia.

**II.       INVOCATION AND PLEDGE**

Mr. Tim Kely led the invocation and Mr. Jeff Pena the Pledge.

**III.      CITIZEN COMMENTS:**

Mr. Jeff Pena announced the opportunity for any visitors present to address the board.  
No citizens commented.

**IV. CONSENT AGENDA**

**A) Approve Meeting Minutes for September 2 Regular Board Meeting.**

**MOTION** made by Mrs. Marinell Music to approve meeting minutes for September 2 Regular Board Meeting, **seconded** by Mr. Mingo Marquez. Motion **PASSED** unanimously. (Mr. Kenny Hayes not present for this motion)

**B) Approve July Financial Statement**

**MOTION** made by Mr. Mingo Marquez to approve July Financial Statement, **seconded** by Mrs. Marinell Music. Motion **PASSED** unanimously. (Mr. Kenny Hayes arrived for this motion)

**V. EXECUTIVE SESSION-ADJOURN INTO EXECUTIVE SESSION**

It is now 6:17 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation September 15, 2020 meeting and do hereby convene an executive session, said executive session authorized under the following sections of the Texas Government Code: (1) Government Code, Section 551.087 (Economic and Community Development Matters), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters).

In Accordance with the Texas Government Code:

**A. Section 551.087 (Economic and Community Development Matters)**

1. Review of current Contracts and/ or 380 agreements
  - a. Realty World Contract
2. Round Table Format for builders
3. Bond Capacity review and Bond Rating of EDC-preliminary discussion/planning

**B. Section 551.074 (Personnel Matters)**

1. Executive Director's annual review-continued

**Reconvene into Open Session**

**Board President's statement:**

**It is now 8:21 p.m. and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session**

**Discussion and Action**

**1. Possible action regarding Executive Director's Annual Review.**

**MOTION** made by Mr. Mingo Marquez to ratify the prior cost of living raise the Executive Director has received, **seconded** by Mrs. Marinell Music. Motion **PASSED** unanimously.

**MOTION** made by Mr. Mingo Marquez to give Executive Director Mr. Courtland Holman a five percent raise effective October 1<sup>st</sup>, 2020 based on original \$90,000 salary bringing it up to \$94,500 a year, **seconded** by Mr. Ed Garcia. Motion **PASSED** unanimously.

**MOTION** made by Mr. Mingo Marquez to add goals for next year's Executive Director's Review, **seconded** by Mrs. Marinell Music. Motion Passed With all present voting, "Aye" 4-1. Kenny Hayes voted "No".

**2. Discussion and potential Action on Realty World**

No action taken

**VI. Discussion and Action**

**a) Discussion and potential Action to change Bylaws in regards to Ex-Officio and City Liaison.**

Mr. Jeff Pena said this item was brought up in the last EDC meeting. Mr. Pena said the language was put together by City Attorney Chris Duncan.

**MOTION** made by Mr. Ed Garcia to take potential action to change Bylaws in regards to Ex-Officio and City Liaison and to be reviewed by City Council, **seconded** by Mr. Mingo Marquez. Motion **PASSED** unanimously.

**b) Invitation to Speak Present by Riverway Properties Builder/ Developer**

Mr. Jeff Pena said he seen on the 'The Facts' there was an article he read on Riverway and since the board is trying to invite as many developers/builders he reached out to Riverway to get an understanding of what they do.

Mr. Michael Foley gave a presentation on development on housing that could possibly be done within the City of Freeport.

Mr. Courtland Holman and Mr. Michael Foley will have a follow up discussion regarding potential development within the City of Freeport.

**c) Invitation to Speak/ Present by Mr. Ruben Renobato**

Item was tabled.

**d) Discussion and possible Action for approval of 2020-2021 Annual Budget as reviewed and recommended by Budget Sub-Committee.**

Mr. Marquez said the sub-committee met again to review the budget and a lot of discussion came up on advertising, marketing and those kinds of figures and there was a lot of details that were coming up. Mr. Marquez said what the sub-committee thought it might be best was to put buckets for example for professional services put a total on there and decide where the money would be spent later. Mr. Marquez said the budget is almost the same as they did last year as far as the total amounts. Mr. Marquez stated they talked about hiring another person in the budget sub-committee which is reflected in the proposed budget for this year.

Mr. Jeff Pena said he wanted to focus on residential, advertising, and marketing development as well as hiring a new staff. Mr. Pena said hiring a social media consultant or personnel was also discussed but has not been put as an actual position yet.

**MOTION** made by Mr. Mingo Marquez to pass the proposed budget, **seconded** by Mr. Kenny Hayes. Motion **PASSED** unanimously.

**4. Round Table Format for builders (Moved from Executive Session)**

Mr. Pena said the purpose of this item on the agenda was to ensure to have developers/builder present to the board the values, experiences, and what they might be able to help the EDC and the City of Freeport in terms of residential development. Mr. Pena said they are a couple of other developers/builders that the EDC and City of Freeport will be able to select from.

Mr. Holman said multiple round table meeting will be done with each developer. Mr. Holman said as it was discussed before a council member, planning and zoning representatives, City staff, engineering, board members, police and fire will attend the round table meeting. Mr. Holman said both parties will have the opportunity to make the best project. Mr. Holman said once the developer that is going to be used is chosen it will then be taken to council.

Mr. Mingo Marquez said he would like Mr. Courtland Holman to reach out to the builders and local builders and see if some new homes can be built.

**5. Bond Capacity review and Bond Rating of EDC-preliminary discussion/planning (Moved from Executive Session)**

Ms. Stephanie Russell said the EDC Financial Advisors are projecting that the EDC could potentially issue a 20-year bonds with a project fund of approximately \$5.5 million to \$6 million in early 2021. Ms. Russell said for the rating process the EDC will

be rated on the sales tax revenue. Ms. Russell stated the Financial Advisors anticipate that the rating could come in around BBB+, or potentially in the A rating category. Ms. Russell said this capacity analysis was based on the current proposed budget and future projections which assumed no new projects other than the bond funded projects.

**e) Discussion and Possible Action of Billfish Classic.**

Mr. Jeff Pena said this agenda item was brought up to his attention in last meeting. Mr. Pena said he was concerned about a photo posted on the organization's Facebook page. Mr. Jeff Pena said the offending item was a third- party attachment that the organization did not realize was on their page and has been removed as it was against their charitable requirements too. Mr. Jeff Pena said Mr. Courtland reached out to the organization and they got it cleaned up.

**f) Discussion and Possible Action to accept ownership of 212 W. Park Street, Parcel ID 209320 and obtain an appraisal of the property when or if transferred from City Ownership to FEDC**

**MOTION** made by Mr. Mingo Marquez to accept ownership of 212 W. Park Street, Parcel ID 209320 and obtain an appraisal of the property when or if transferred from the City Ownership to the FEDC, **seconded** by Mr. Ed Garcia. With all present voting, "Aye" 4-0. Mrs. Marinell Music "Abstained due to potential conflict."

**VII. Director's Notes**

Directors Report given by FEDC Director Courtland Holman.

**VIII. ADJOURN**

**MOTION** to adjourn was made by Mr. Mingo Marquez, **seconded** by Mrs. Marinell Music. Motion **PASSED** unanimously. Meeting adjourned at 9:39 p.m.

# Freeport Economic Development Corporation

**Title:** Monthly Financial Report

**Date:** October 13, 2020

**From:** Stephanie Russell, Assistant City Manager/Finance Director

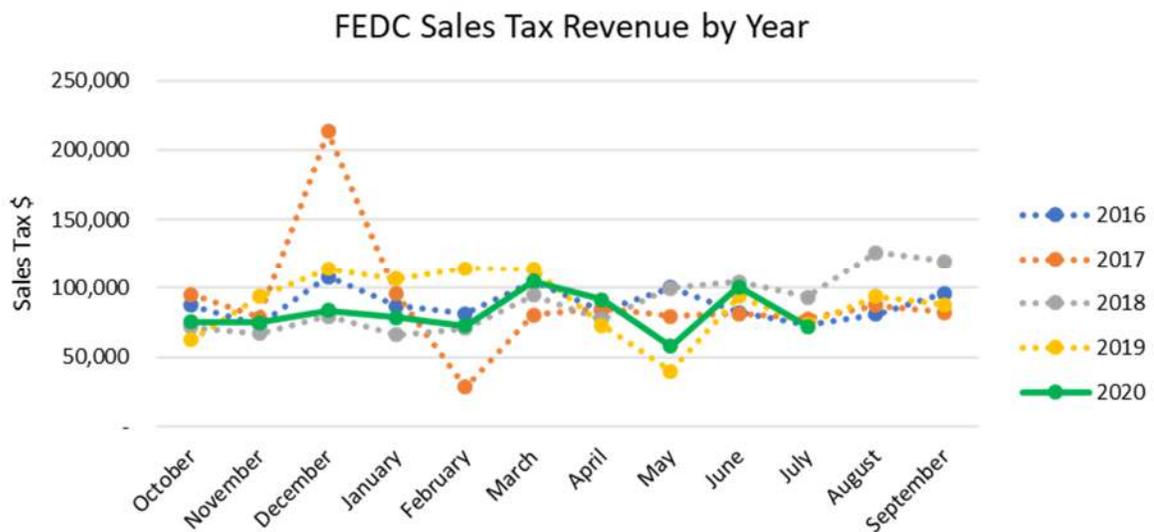
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**Staff Recommendation:** N/A

**Item Summary:**

The attached financial report is through August 31, 2020.

- Sales Tax Revenue through July (received in September) was over \$811,875, which is down from the previous month and down slightly (2.2%) from this period last fiscal year. Overall, we are under budget 14.2% for the year.



- With the exception of Legal Services (averaging \$2,900/month with only 7 months paid to-date), all other expenditure categories are trending as expected.
- There is one account showing credits due to voided checks issued the prior year.

**Special Considerations:** N/A

**Financial Impact:**

Overall, net Revenue less Expenditures for the period is -\$235,221 before transfers. This is up again from last month but still negative due to the final payment made to the First State Bank of Clute (\$765,160.98). The Corporation also received a transfer of \$300,000 in November from the City per the recent 380 Agreement.

Revenue & Expenses	FY19 Actual*	Current Budget	Actual YTD
Beg. Fund Bal.*	238,360	729,841	729,841
Revenue	1,078,325	1,200,120	811,875
Expenses	586,844	1,170,083	1,047,096
Rev. Less Exp.	491,481	30,037	-235,221
Plus, Transfers In	0	0	300,000
<b>End. Fund Bal.</b>	<b>729,841</b>	<b>759,878</b>	<b>794,620</b>

*\*Audited*

Balance Sheet	Actual YTD
<b>Assets</b>	
Main Bank Acct.	810,100
2nd Bank Acct.	28,234
Sales Tax Receivable	72,275
Due from City	0
<b>Total Assets</b>	<b>910,609</b>
<b>Liabilities</b>	
Note Payable to City	60,000
Accounts Payable	0
Cash Due to City	55,989
Beg. Fund Bal.	729,841
Rev. Less Exp/Trf	64,779
<b>Total Liab. &amp; Fund Bal.</b>	<b>910,609</b>

**Board or 3<sup>rd</sup> Party recommendation:**

N/A

**Supporting Documentation:**

Revenue & Expense Report

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

30 -ECONOMIC DEVELOPMENT FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	1,200,120	0.00	811,874.97	0.00	388,245.03	67.65
TOTAL REVENUES	1,200,120	0.00	811,874.97	0.00	388,245.03	67.65
<u>EXPENDITURE SUMMARY</u>						
<u>ECONOMIC DEVELOPMENT FUND</u>						
SALARIES	98,918	7,607.30	89,143.49	0.00	9,774.51	90.12
BENEFITS	31,690	2,601.40	29,814.23	0.00	1,875.77	94.08
SUPPLIES	7,500	0.00	791.51	0.00	6,708.49	10.55
SERVICES	751,475	5,245.00	139,794.50	22,500.00	589,180.50	21.60
SUNDRY	28,000	0.00	9,157.61	0.00	18,842.39	32.71
DEBT SERVICE	0	0.00	765,160.98	0.00	( 765,160.98)	0.00
CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
TOTAL ECONOMIC DEVELOPMENT FUND	917,583	15,453.70	1,033,862.32	22,500.00	( 138,779.32)	115.12
<u>TRANSFERRED TO</u>						
INTERFUND TRANSFERS	275,000	0.00	13,234.00	0.00	261,766.00	4.81
TOTAL TRANSFERRED TO	275,000	0.00	13,234.00	0.00	261,766.00	4.81
<u>TRANSFERRED FROM</u>						
INTERFUND TRANSFERS	0	0.00	( 300,000.00)	0.00	300,000.00	0.00
TOTAL TRANSFERRED FROM	0	0.00	( 300,000.00)	0.00	300,000.00	0.00
TOTAL EXPENDITURES	1,192,583	15,453.70	747,096.32	22,500.00	422,986.68	64.53
REVENUE OVER/ (UNDER) EXPENDITURES	7,537	( 15,453.70)	64,778.65	( 22,500.00)	( 34,741.65)	560.95

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

30 -ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
30-318-3TAX - SALES EDC	1,200,000	0.00	811,874.97	0.00	388,125.03	67.66
30-360-1INTEREST INCOME	120	0.00	0.00	0.00	120.00	0.00
30-360-1MISC INCOME	0	0.00	0.00	0.00	0.00	0.00
30-360-2SALE OF PROPERTY	0	0.00	0.00	0.00	0.00	0.00
30-360-4GRANT REVENUE	0	0.00	0.00	0.00	0.00	0.00
30-360-6LEASE INCOME	0	0.00	0.00	0.00	0.00	0.00
30-360-9DONATIONS - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
30-399-0PROCEEDS FROM SALE OF BOND	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUE</b>	<b>1,200,120</b>	<b>0.00</b>	<b>811,874.97</b>	<b>0.00</b>	<b>388,245.03</b>	<b>67.65</b>

30 -ECONOMIC DEVELOPMENT FUND

DEPARTMENT - ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b>SALARIES</b>						
30-407-100 SALARIES/WAGES	93,150	6,980.36	81,670.21	0.00	11,479.79	87.68
30-407-165 EDUCATIONAL PAY	1,500	115.40	1,384.80	0.00	115.20	92.32
30-407-175 LONGEVITY	68	0.00	0.00	0.00	68.00	0.00
30-407-180 AUTO ALLOWANCE	3,600	461.54	5,538.48	0.00	(1,938.48)	153.85
30-407-181 CELL PHONE ALLOWANCE	600	50.00	550.00	0.00	50.00	91.67
30-407-190 OVERTIME	0	0.00	0.00	0.00	0.00	0.00
30-407-199 SALARY/AUTO TRANSFER	0	0.00	0.00	0.00	0.00	0.00
TOTAL SALARIES	98,918	7,607.30	89,143.49	0.00	9,774.51	90.12
<b>BENEFITS</b>						
30-407-201 F I C A & MEDICARE	7,500	534.32	6,297.33	0.00	1,202.67	83.96
30-407-210 GROUP INSURANCE	9,800	958.84	10,597.38	0.00	(797.38)	108.14
30-407-230 T M R S	14,000	1,108.24	12,919.52	0.00	1,080.48	92.28
30-407-240 WORKMEN'S COMPENSATION	270	0.00	0.00	0.00	270.00	0.00
30-407-291 UNEMPLOYMENT INSURANCE	120	0.00	0.00	0.00	120.00	0.00
TOTAL BENEFITS	31,690	2,601.40	29,814.23	0.00	1,875.77	94.08
<b>SUPPLIES</b>						
30-407-310 OFFICE/COMPUTER SUPPLIES	2,000	0.00	368.60	0.00	1,631.40	18.43
30-407-311 POSTAGE/SHIPPING	200	0.00	38.70	0.00	161.30	19.35
30-407-312 BOOKS/PUBL/SUBSCRIPTIONS	3,000	0.00	(101.36)	0.00	3,101.36	3.38
30-407-313 PRINTING	500	0.00	0.00	0.00	500.00	0.00
30-407-335 CLOTHING	0	0.00	0.00	0.00	0.00	0.00
30-407-351 FURNITURE & FIXTURES	1,000	0.00	0.00	0.00	1,000.00	0.00
30-407-399 OTHER SUPPLIES	800	0.00	485.57	0.00	314.43	60.70
TOTAL SUPPLIES	7,500	0.00	791.51	0.00	6,708.49	10.55
<b>SERVICES</b>						
30-407-411 WATER	300	0.00	0.00	0.00	300.00	0.00
30-407-413 PROFESSIONAL SERVICES	319,500	5,175.00	71,697.60	22,500.00	225,302.40	29.48
30-407-414 BANK CHARGES	100	0.00	0.00	0.00	100.00	0.00
30-407-415 TELEPHONE	0	0.00	0.00	0.00	0.00	0.00
30-407-416 PROFESSIONAL FEES-AUDITOR	4,000	0.00	0.00	0.00	4,000.00	0.00
30-407-417 PROFESSIONAL FEES-LEGAL	30,000	0.00	20,322.00	0.00	9,678.00	67.74
30-407-430 ADVERTISING	65,000	70.00	34,515.00	0.00	30,485.00	53.10
30-407-434 MARKETING	20,000	0.00	2,830.00	0.00	17,170.00	14.15
30-407-435 SPECIAL PROJECTS	267,500	0.00	1,924.90	0.00	265,575.10	0.72
30-407-440 ELECTRICITY	2,000	0.00	0.00	0.00	2,000.00	0.00
30-407-499 OTHER SERVICES	43,075	0.00	8,505.00	0.00	34,570.00	19.74
TOTAL SERVICES	751,475	5,245.00	139,794.50	22,500.00	589,180.50	21.60
<b>SUNDRY</b>						
30-407-602 SEMINARS/DUES/TRAVEL	27,000	0.00	7,439.98	0.00	19,560.02	27.56
30-407-604 AUTO REIMBURSEMENT	0	0.00	0.00	0.00	0.00	0.00
30-407-628 PROPERTY/LIABILITY INSURANC	0	0.00	217.63	0.00	(217.63)	0.00
30-407-629 PROPERTY TAXES	0	0.00	0.00	0.00	0.00	0.00
30-407-699 OTHER - SUNDRY	1,000	0.00	1,500.00	0.00	(500.00)	150.00
TOTAL SUNDRY	28,000	0.00	9,157.61	0.00	18,842.39	32.71

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

30 -ECONOMIC DEVELOPMENT FUND  
 DEPARTMENT - ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>DEBT SERVICE</u>						
30-407-700 PRINCIPAL	0	0.00	763,301.42	0.00 (	763,301.42)	0.00
30-407-705 COST OF BOND ISSUE	0	0.00	0.00	0.00	0.00	0.00
30-407-710 INTEREST EXPENSE	<u>0</u>	<u>0.00</u>	<u>1,859.56</u>	<u>0.00</u>	<u>( 1,859.56)</u>	<u>0.00</u>
TOTAL DEBT SERVICE	0	0.00	765,160.98	0.00 (	765,160.98)	0.00
<u>CAPITAL OUTLAY</u>						
30-407-880 LAND ACQUISITION	0	0.00	0.00	0.00	0.00	0.00
30-407-899 CAPITAL OUTLAY	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
TOTAL ECONOMIC DEVELOPMENT FUND	917,583	15,453.70	1,033,862.32	22,500.00 (	138,779.32)	115.12

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

30 -ECONOMIC DEVELOPMENT FUND  
 DEPARTMENT - TRANSFERRED TO

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>INTERFUND TRANSFERS</u>						
30-700-010 TRANSFER TO GENERAL FUND 01	50,000	0.00	0.00	0.00	50,000.00	0.00
30-700-034 TRANSFER TO E.D.C DEBT SERV	<u>225,000</u>	<u>0.00</u>	<u>13,234.00</u>	<u>0.00</u>	<u>211,766.00</u>	<u>5.88</u>
TOTAL INTERFUND TRANSFERS	275,000	0.00	13,234.00	0.00	261,766.00	4.81
TOTAL TRANSFERRED TO	275,000	0.00	13,234.00	0.00	261,766.00	4.81

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

30 -ECONOMIC DEVELOPMENT FUND  
 DEPARTMENT - TRANSFERRED FROM

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>INTERFUND TRANSFERS</u>						
30-710-010 TRANSFER FROM GENERAL FUND	0	0.00	( 300,000.00)	0.00	300,000.00	0.00
TOTAL INTERFUND TRANSFERS	0	0.00	( 300,000.00)	0.00	300,000.00	0.00
TOTAL TRANSFERRED FROM	0	0.00	( 300,000.00)	0.00	300,000.00	0.00
TOTAL EXPENDITURES	1,192,583	15,453.70	747,096.32	22,500.00	422,986.68	64.53
REVENUE OVER/(UNDER) EXPENDITURES	7,537	( 15,453.70)	64,778.65	( 22,500.00)	( 34,741.65)	560.95

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

34 -SERIES 2001 - DEBT SVC  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
<u>EXPENDITURE SUMMARY</u>						
<u>ECONOMIC DEVELOPMENT FUND</u>						
SERVICES	0	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE	225,000	0.00	13,234.00	0.00	211,766.00	5.88
TOTAL ECONOMIC DEVELOPMENT FUND	225,000	0.00	13,234.00	0.00	211,766.00	5.88
<u>TRANSFERRED FROM</u>						
INTERFUND TRANSFERS	( 225,000)	0.00	( 13,234.00)	0.00	( 211,766.00)	5.88
TOTAL TRANSFERRED FROM	( 225,000)	0.00	( 13,234.00)	0.00	( 211,766.00)	5.88
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

34 -SERIES 2001 - DEBT SVC

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
34-360-1INTEREST INCOME	0	0.00	0.00	0.00	0.00	0.00
34-360-9CONTRIBUTIONS FROM EDC DEBT	0	0.00	0.00	0.00	0.00	0.00
34-399-0PROCEEDS FROM SALE OF BOND	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

34 -SERIES 2001 - DEBT SVC

DEPARTMENT - ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SERVICES</u>						
34-407-414 BANK CHARGES	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	0	0.00	0.00	0.00	0.00	0.00
<u>DEBT SERVICE</u>						
34-407-700 PRINCIPAL	160,000	0.00	10,975.69	0.00	149,024.31	6.86
34-407-710 INTEREST EXPENSE	65,000	0.00	2,258.31	0.00	62,741.69	3.47
34-407-730 DEBT SERVICE FEES	0	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE	225,000	0.00	13,234.00	0.00	211,766.00	5.88
<b>TOTAL ECONOMIC DEVELOPMENT FUND</b>	<b>225,000</b>	<b>0.00</b>	<b>13,234.00</b>	<b>0.00</b>	<b>211,766.00</b>	<b>5.88</b>

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2020

34 -SERIES 2001 - DEBT SVC

DEPARTMENT - TRANSFERRED FROM

% OF YEAR COMPLETED: 91.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>INTERFUND TRANSFERS</u>						
34-710-030 TRANSFER FROM EDC	( 225,000)	0.00	( 13,234.00)	0.00	( 211,766.00)	5.88
TOTAL INTERFUND TRANSFERS	( 225,000)	0.00	( 13,234.00)	0.00	( 211,766.00)	5.88
TOTAL TRANSFERRED FROM	( 225,000)	0.00	( 13,234.00)	0.00	( 211,766.00)	5.88
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00

# Freeport Economic Development Corporation

## Agenda Item #V-a

**Title:** Discussion regarding the City 19 acre Property

**Date:** October 13, 2020

**From:** Courtland Holman – Executive Director

---

### **Staff Recommendation:**

The Executive Director recommends that the property shown in the below attachment is rezoned and re-platted into a Planned Development to accommodate a minimum 25 foot wide lot development that a developer will design, build the infrastructure and either sell the lots to home builders or build the lots themselves within 2 years from a signed agreement with the city.

### **Item Summary:**

The city of Freeport is limited in its growth capacity within its levy system as the city is limited on large tracks of vacant land that is not owned by multiple owners, not for sale, or priced out of the market. This property is not adjacent to other housing within the 19 acre boundary except one house on a 50 foot lot fronting Skinner Street. Other structures include a church and an extension of the Salvation Army building.

Within the 19 acres there are 11 single 25 x 125 foot lots not owned by the city with all but two lots not adjacent with another which make the development of 50 foot wide lot difficult as that also eliminates an additional nine 25 x 125 foot lots un-buildable.

By maximizing the developer's ability to build more homes to recoup their infrastructure cost should increase the value with the hope of less incentives from the city to the developer.

Attached are various examples of homes built on narrow lots that should conform to a Coastal, Gulf, Bungalow design.

It is recommended that the developer(s) be creative and design development standards that will be acceptable to the community with minimum standards given such as:

1. Minimum lot size 25 feet wide.
2. Minimum home size 1100 square feet
3. Two car garage side by side or tandem
4. Accommodate for the 11 lots not owned by the City.
5. Walking path to Austin Park
6. Maximum Height 3 stories
7. Minimum of 4 different styles of homes
8. If alley ways are built, they must be paved, one way, and maintained via HOA
9. LED Street Lights 300 feet apart on Street

**Special Considerations:**

A subcommittee of the Zoning Commission will need to be part of the planning processes with the FEDC as they will be essential for a zoning/development change to a PD.

**Financial Impact:**

N/A

**Board or 3<sup>rd</sup> Party recommendation:** N/A

**Supporting Documentation:**

Attached Pictures of Narrow Lot housing from American Gables website.

Bungalow



20 ft

Width

50 ft

Depth

3

Bedrooms

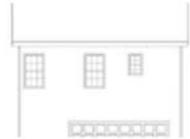
2

Bathrooms

1400 sq ft

Square  
Footage

Coastal



26 ft

Width

52 ft

Depth

3

Bedrooms

2

Bathrooms

1785 sq ft

Square Footage

2 car

Coastal



Width



Depth



Bedrooms



Bathrooms



Square Footage



Garages

Coastal



24 ft

Width

87 ft-6 in

Depth

4

Bedrooms

4

Bathrooms

3108 sq ft

Square Footage

2 car

# Bungalow



24 ft

Width

58 ft

Depth

4

Bedrooms

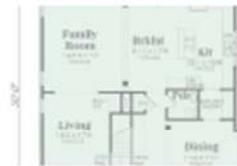
3

Bathrooms

2211 sq ft

Square Footage

Bungalow



36 ft

Width

50 ft

Depth

4

Bedrooms

2

Bathrooms

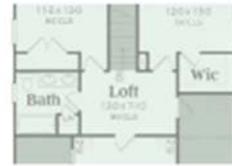
2707 sq ft

Square Footage

2 car

Garages

Bungalow



28 ft

Width



50 ft

Depth



4

Bedrooms



3

Bathrooms



1813 sq ft

Square Footage

**Freeport Economic Development Corporation**

## Agenda Item #V-b

	FY17-18 Actual	FY18-19 Actual	FY19-20 Estimate	FY19-20 Original Budget	FY20-21 Proposed Budget	Increase/ (Decrease)
<b>REVENUE</b>						
Sales Tax	1,072,577	1,067,322	958,618	1,200,000	1,070,000	(130,000)
Interest Income	-	-	-	120	120	-
Miscellaneous	4,476	2,503	-	-	-	-
Sale of Property	-	8,500	-	-	-	-
<b>TOTAL REVENUE</b>	<b>1,077,053</b>	<b>1,078,325</b>	<b>958,618</b>	<b>1,200,120</b>	<b>1,070,120</b>	<b>(130,000)</b>
<b>EXPENDITURES</b>						
<b>Salaries and Benefits</b>						
Salaries	51,178	67,238	93,150	93,150	147,070	53,920
Education Pay	-	981	1,500	1,500	3,000	1,500
Longevity	192	180	-	68	60	(8)
Auto Allowance	-	2,308	6,000	3,600	6,000	2,400
Cell Phone Allowance	-	250	600	600	1,200	600
Overtime	-	-	-	-	1,000	1,000
FICA & Medicare	4,179	5,155	6,775	7,500	12,112	4,612
Group Insurance	17,449	7,794	11,901	9,800	22,198	12,398
TMRS	8,213	10,299	13,942	14,000	22,839	8,839
Workmen's Comp	-	159	-	270	125	(145)
Unemployment	-	-	-	120	175	55
<b>Subtotal Salaries and Benefits</b>	<b>81,211</b>	<b>94,364</b>	<b>133,868</b>	<b>130,608</b>	<b>215,779</b>	<b>85,171</b>
<b>Supplies</b>						
Office- Computer Supplies	2,811	2,436	442	2,000	3,500	1,500
Postage-Shipping	50	-	46	200	200	-
Books, Publications, Subscription	-	197	(101)	3,000	2,000	(1,000)
Printing & reproduction	505	-	-	500	500	-
Furniture and Fixtures	-	179	-	1,000	500	(500)
Other Supplies	-	757	583	800	800	-
<b>Subtotal Supplies</b>	<b>3,366</b>	<b>3,569</b>	<b>970</b>	<b>7,500</b>	<b>7,500</b>	<b>-</b>
<b>Services</b>						
Water	-	-	-	300	300	-
Professional Services NOS	13,350	57,956	79,827	297,000	298,250	1,250
Bank Services	300	63	-	100	100	-
Professional Services, Auditor	-	-	-	4,000	4,000	-
Professional Services, Legal	26,639	41,583	34,838	30,000	30,000	-
Advertising	-	35,100	65,000	65,000	87,900	22,900
Marketing	6,443	2,500	5,000	20,000	20,000	-
Special Projects	-	24,969	2,310	267,500	300,500	33,000
Electricity	1,027	-	-	2,000	2,000	-
Other Services	47,969	1,300	10,000	43,075	38,000	(5,075)
<b>Subtotal Services</b>	<b>95,728</b>	<b>163,471</b>	<b>196,975</b>	<b>728,975</b>	<b>781,050</b>	<b>52,075</b>
<b>Miscellaneous</b>						
Seminars, Dues, Travel	610	12,737	8,928	27,000	24,860	(2,140)
Insurance, property	-	-	218	-	-	-
Other Sundry	18,710	100	1,500	1,000	1,000	-
<b>Subtotal Miscellaneous</b>	<b>19,320</b>	<b>12,837</b>	<b>10,646</b>	<b>28,000</b>	<b>25,860</b>	<b>(2,140)</b>
<b>Debt Service</b>						
Principal	838,363	277,849	774,277	160,000	-	(160,000)
Interest Expense	64,406	34,755	4,118	65,000	-	(65,000)
Due to City	-	-	50,000	50,000	-	-
<b>Subtotal Debt Service</b>	<b>902,769</b>	<b>312,604</b>	<b>828,395</b>	<b>275,000</b>	<b>-</b>	<b>(225,000)</b>
Capital Outlay	-	-	-	-	150,000	150,000
<b>TOTAL EXPENDITURES</b>	<b>1,102,394</b>	<b>586,844</b>	<b>1,170,854</b>	<b>1,170,083</b>	<b>1,180,189</b>	<b>60,106</b>
<b>NET REVENUE LESS EXPENDITURE</b>	<b>(25,341)</b>	<b>491,481</b>	<b>(212,236)</b>	<b>30,037</b>	<b>(110,069)</b>	<b>(190,106)</b>
<b>BEGINNING FUND BALANCE</b>	<b>263,701</b>	<b>238,360</b>	<b>729,840</b>	<b>729,840</b>	<b>517,605</b>	
<b>ENDING FUND BALANCE</b>	<b>238,360</b>	<b>729,840</b>	<b>517,605</b>	<b>759,877</b>	<b>407,536</b>	
25% Operating Reserve	275,599	146,711	292,713	292,521	295,047	
<b>Unassigned Fund Balance</b>	<b>(37,239)</b>	<b>583,129</b>	<b>224,891</b>	<b>467,357</b>	<b>112,488</b>	



<b>Other Services</b>	
ED Video	24,000
CivicPlus Annual Contract	5,000
GIS Zoom Prospector (annual)	9,000
<b>Total</b>	<b>38,000</b>
<b>Professional Services</b>	
Retail Demographic Data - Retail Strategies	50,000
TIRZ	30,000
Downtown Revitalization Plan	110,000
Parks Master Plan	45,000
Annexation Plan	30,000
Mark Derrigo (DDS) trade area study/grocery	9,000
New Contract MISC	8,000
Azimuth Grant Service \$7500 + management 10%	16,250
<b>Total</b>	<b>298,250</b>
<b>Training</b>	
Misc. training	1,800
TEDC Board - Online Oct 5 - 9th	500
TEDC Board - Sales Tax Workshop ZOOM Oct 9-23	360
ICSC Dallas - Group of 5 January 2021 TBD	4,500
ICSC Vegas - Group of 5 May 2021 TBD	9,000
Additional Training TBD (Retreat)	8,700
<b>Total</b>	<b>24,860</b>
<b>Marketing</b>	
Local Community Outreach & Public Engagement	5,000
Local Mixer	3,000
Business attraction and met and greet	12,000
<b>Total</b>	<b>20,000</b>
<b>Publications (Advertising)</b>	
Cornett Publishing - Expansion Solutions	30,000
Multiview	12,000
FDI Alliance	25,000
Conway Data - Texas Wide Open	10,000
GHP Economic Guide	0
Business Xpansion Journal	900
Local Publication for Public Notices	3,000
New Publication Contract	5,000
Support Downtown - Window signage	2,000
<b>Total</b>	<b>87,900</b>
<b>Capitol Outlay</b>	
City Project - Memorial Park Improvements/ Fountain or Other City/EDC project	150,000
<b>Total</b>	<b>150,000</b>
<b>Grants / Projects</b>	
Business Improvement Grant	67,500
Grant 1 - TBD	100,000
Grant 2 - TBD	75,000
Popup (5)	45,000
Living Brazos	10,000
Support Downtown - WayFind, Billboard	3,000
<b>Total</b>	<b>300,500</b>

**Freeport Economic Development Corporation**

**FY2020-2021 Proposed Budget**

**Salary and Benefit Details**

		Potential Increase Including COLA	Subtotal ED	New Position	Discretionary including COLA 5%	Subtotal New Position	Grand Total
Account	Director	10%	Director				
Current Salary	90,745		90,745	45,000		45,000	135,745
<b>Potential Increase</b>		<b>9,075</b>	<b>9,075</b>		<b>2,250</b>	<b>2,250</b>	<b>11,325</b>
Salaries/ Wages	90,745	9,075	99,820	45,000	2,250	47,250	147,070
Education Pay	1,500		1,500	1,500		1,500	3,000
Longevity	60		60	0		0	60
Auto Allowance	6,000		6,000	0		0	6,000
Cell Phone Allowance	600		600	600		600	1,200
Overtime			0		1,000	1,000	1,000
FICA & Medicare	7,566	694	8,260	3,603	249	3,852	12,112
Group Insurance	11,099		11,099	11,099		11,099	22,198
TMRS	14,267	1,309	15,576	6,794	469	7,263	22,839
Workmen's Comp	97		97	28		28	125
Unemployment	119		119	57		57	175
<b>Total</b>	<b>132,053</b>	<b>11,078</b>	<b>143,131</b>	<b>68,681</b>	<b>3,967</b>	<b>72,648</b>	<b>215,779</b>



V-h

# Freeport Economic Development Corporation

**Title:** Consent Calendar for Invoices and Contracts

**Date:** October 13, 2020

**From:** Courtland Holman, Executive Director

---

**Staff Recommendation:**

Courtland Holman recommends approval of annual contract for advertising with Expansion Solutions, FDI Alliance, and Conway Data.

Recommend approval of invoice with ZoomProspector for our property locator. This is year two of a three-year agreement.

Recommend approval of invoice with Retail Strategies. This is year two of a three-year agreement.

**Item Summary:**

Via a subcommittee meeting with board members and per various workshops with the board in order to develop the FEDC budget the board subcommittee desires to focus more of their advertising presence on Retail and Housing development in Print, Social Media, and Web presence. **Expansion Solutions, FDI Alliance, and Conway Data will focus most of their marketing efforts via social media and website.** Some print media will still occur to reach a broad market. FDI Alliance also included in their proposal to develop a marketing video for Freeport.

The FEDC is currently contracted with ZoomProspector with GIS Planning for our Property Locator which is located on our website, GIS Planning's website and State of Texas. This would be a continuation to market Freeport properties for lease or sale. This is the second year of a three-year agreement.

The FEDC is currently contracted with Retail Strategies for business attraction, marketing and demographic data. This is the second year of a three-year agreement.

**Special Considerations:** N/A

**Financial Impact:**

The FEDC board and City Council have approved of the budget for these items.

Expansion Solutions - \$30,000

FDI Alliance - \$25,000

Conway Data - \$10,000

ZoomProspector - \$8,505

Retail Strategies - \$45,000

**Board or 3<sup>rd</sup> Party recommendation:**

N/A

**Supporting Documentation:**

Attached

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September 2, 2019

Freeport, TX — At the regularly scheduled meeting on August 27th, the Port Freeport Commission approved a resolution to increase the additional ...

[Read More...](#)

**Developer's Dream in Freeport, Texas**

September 3, 2019

By Courtland McFarr, Executive Director, Portport Economic Development Corporation in a previous Expansion Solutions Magazine article featuring Portport...

[Read More...](#)

**TEDC Announces 2020 Annual (Virtual) Conference**

August 11, 2020

An Important Announcement from Cooper Bank, TERC's Chief of Security October 5-8, 2020 - Virtual - Economic Development is Challenging...

**Nearly Half a Million in HELP for Small Business funds disbursed; More money Still Available**

April 15, 2020

Halligan, TX — The HELP for Small Business committee reviewed a sixth round of loan applications last week and approved six local

**Featured Sponsor Rectangle**

**300 X 600**

**Economic Development News**

**TXNCD Receives \$7 Million Build Grant for Port of Cites Landing Rail Expansion**  
September 11, 2020

Annual Texas Feature Here

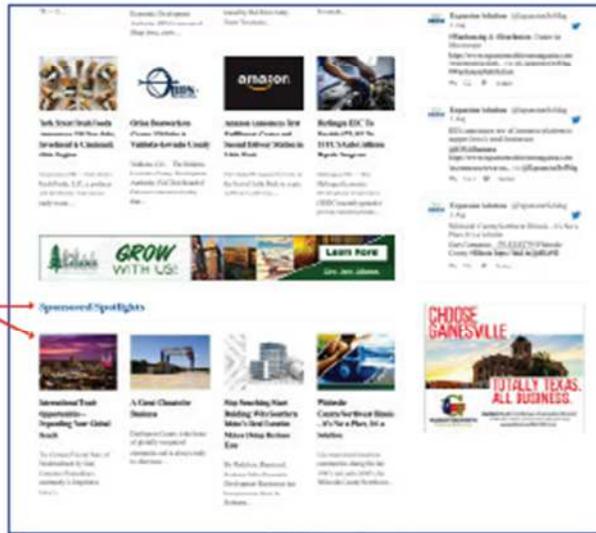
Constant Texas Related Feed of Articles and Press Releases

# Sponsored Spotlight

## Included in Sponsorship

- Sponsorship Featured on Home Page for Two Months / Archived on Site for 12 Months
- Limited to Four Clients on Home Page
- Ad Size: 300 X 600 / Above-the-fold
- Article: Client Provided Content - 1,500 to 3,000 words  
2 to 3 Hi-Res Photos  
Article Title / Byline

## Featured on ESM's Home Page



## Your Advertorial Content/Ad/Images



The fabricated metal industry is, in a way, similar to other industries, perhaps like the printing industry. That's to say, the products each produces seem ubiquitous.

During the average person's stops during the day, you may well see printed items: books, publications, brochures, folders, bills, mail, business cards, labels, etc. That list could go on, as it can for metal fabrication. Think about desktop computers, tablets, smartphones, door latches and handles, screws and nails, faucets, railings, hangers, etc.

### You Get It.

The point is in both industries, raw materials, software, equipment, deep thought and some elbow grease are required to create an infinite amount of finished products that many of us human beings use daily.

When querying professionals who cover metal fabrication from various angles, it's easy to see how it seems so all-encompassing. Yet each company in the business, be it a job shop, a supplier or an ancillary business, has similar concerns combined with unique needs concerning workforce access, training opportunities and growth that could lead to expansion and the search for a new place of business.

### By the Numbers

To illustrate the expanse of the metal fabrication industry, IBIS World, an industry research firm based in New York and Los Angeles, stated in its Industry Report 33231: Structural Metal Product Manufacturing in the U.S. (May 2019) that products offered to the market by operators in the industry with the focus on construction products, such as reinforcing bars, bar joists, railway bridge sections, dam gates, transmission tower sections and railroad car racks accounted for almost \$50 billion in revenue.

Featured Sponsor  
Rectangle  
300 X 600

### You May Also Like:



Museum Keeping Ahead in Workforce Development and Much More



Alabama's Global Footprint is Driving Economic Growth in Key Industries

# Featured Article Sponsor

## Included in Sponsorship

- Ad Size: 300 X 600
- Article Featured on Home Page for Two Months
- Article Pinned on Top of Either the Industry or Location Page for 12 Months
- Archived on Industry or Location Page
- Exclusive to One Advertiser per Article
- Articles will be Google Compliant / Tagged / Searchable

ESM's Featured Article Sponsor Layout

The screenshot shows the ESM Magazine website interface. At the top left is the ESM logo. To the right is a banner for 'MASON MEGARAIL'. Below the navigation bar, the article title 'Day Trippin': Tourism Sector Driving to Comeback' is displayed. A large image of a beach with palm trees is featured below the title. A red oval on the right side of the page highlights a 'Featured Sponsor Rectangle' with dimensions '300 X 600'. Below the main article, there is a 'You May Also Like' section with several article thumbnails. At the bottom of the page, a quote from LeVine is visible: 'This will start with a part of travel, probably with some regional flights, like a two- to four-hour trip,' LeVine said, 'and there will be some attraction to renting single horses from Airbnb. They will have to

Featured on ESM's Home Page

See Editorial Calendar For Editorial Article Options

# Retargeting Digital Campaigns

Our retargeting digital campaigns provide real-time reporting, utilizing the large, yet extremely targeted database of key decision makers and influencers developed by ES through numerous proprietary resources. Our unique database can direct your display or videos to our exclusive audience through social media channels and thousands of nationally recognized websites. This allows you to connect with ideal prospects on a tremendous scale while working together with print/digital advertising to create an unparalleled, cohesive marketing impact for your organization.

## BANNER SPECS THAT ENSURE YOUR ADS ARE DELIVERED

Build your banners to these specifications to ensure maximum exposure to the Expansion Solutions audience. The following banner sizes are the most popular and receive the most engagement.

### Display Banner Sizes

- 300x250 Medium Rectangle
- 728x90 Leaderboard
- 320x50 Mobile Leaderboard
- 160x600 Skyscraper
- 300x600 Banner
- 970x250 Banner

### Other Banner Specs

- 150kb size limit
- .GIF, .JPG, .PNG\* file types
- 30 second animation limit
- 1 pixel contrasting border (if white background)

### Digital Campaign/Retargeting

312,500 Total Impressions **\$2,500 USD**

625,000 Total Impressions **\$5,000 USD**

1,250,000 Total Impressions **\$10,000 USD**

Time Frame Month Options: 3, 6, 9, 12

Cost due 15 days prior to live date.

Digital Reporting Included



Proposal: Print & Digital (ES Magazine)

➔ **May/June 2021:** Full Page Ad / Placement: Ports Feature

Full List of Features for this Issue:

- Biotech/Pharma
- Food Processing
- Ports
- Science / Tech Parks
- Rail
- Financial & Business Services

---

➔ **July/August 2021:** Full Page Ad / Priority Placement: *Facing Inside Front Cover*

Full List of Features for this Issue:

- High Tech
- Warehouse / Distribution
- Workforce Development
- Forestry & Lumber
- Agribusiness
- Solar

---

➔ **September/October 2021:** Full Page Ad / Priority Placement: *Facing Inside Front Cover*

Full List of Features for this Issue:

- Aviation
- Digital Media
- Metal Fabrication
- Ports / FTZs
- Outdoor Recreation
- Back Office

---

➔ **November /December 2021:** Full Page Ad / Priority Placement: *Facing Inside Front Cover*

Full List of Features for this Issue:

- Advanced Manufacturing
- Food Production & Processing
- Opportunity Zones
- Oil, Gas & Coal
- Healthcare
- Certified Site

# **EXPANSION**<sup>®</sup>

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Where Progressive Companies Meet Growing Communities

## **SOLUTIONS**

### *2020/21 Recommended Package*

#### Printed / Digital Edition Expansion Solutions Magazine

**Three Issues:** (Clients Choice of the three issues)

- 3x Full Page Ad [See Page 6](#)
- Priority Placement (Facing Inside Front Cover)

#### Digital Marketing @ [ExpansionSolutionsMagazine.com](http://ExpansionSolutionsMagazine.com)

**Homepage:**

- Mid – Page Banner / 6 Months [See Page 1](#)
- Two Sponsored Contents [See Page 3](#)
- One Article Sponsorships (Recommended: Texas Or Retail Annual Article) [See Page 4](#)
- Texas Page Sponsor / 6 Months [See Page 2](#)

#### Digital Retargeting From Expansion Solutions Magazine's digital audience

- 10,000 Budget / 5 Months [See Page 6](#)
- Six Campaign Ads
- Live Reporting
- Impression Goal: 1,250,000

---

Total Cost: \$ 30,000 Net  
(Package Rate) One-Time Invoice



## CONTRACT BETWEEN FDI GLOBAL & THE CITY OF FREEPORT TEXAS 2021/2022

Courtland,

Thank you for being such a valued customer over the last 6 years.

We thank you for choosing to work with FDI Global in 2021.

Freeport Texas economic development corporation has been our most featured location in the state of Texas and will continue to benefit from our International marketing initiatives in the coming year. In 2020 as a result of the covid -19 pandemic we had to find new ways to connect with a large International audience which we have done very successfully. Our magazine now reaches over 140k corporate executives every month.

As a result, our online distribution numbers have significantly increased on all social media platforms which has given our clients much more International exposure. We now have over 32k followers on social media.

I'm am very excited that you have chosen our International platform to promote the city of Freeport Texas in online, print, digital and video interactive.

Courtland we now have the perfect social media solutions to ensure maximum outreach and visibility for our clients on the international stage. We have taken this unprecedented time to find our own unique formulas to ensure that we connect industry with people. We are very confident that we can effectively market any investment location to site selectors based on :

- » Industry
- » Location
- » Company
- » Job title + Many others factors

We will be using these methods to promote effectively raise awareness and visibility of Freeport in the state of Texas. Our magazine is currently reaching over 140k executives on Facebook, Instagram and LinkedIn with a 25% click through rate. In 2021 Fdi Alliance International magazine will be the most viewed foreign direct investment magazine in the digital and print market globally.

We have successfully increased our online distribution connecting you with industry sector professionals through the LinkedIn network. As a result of these improvements we can now connect you with specific industry sector professionals from companies in the European, and other international markets.

Our leading social media marketing reaching over 500k corporate executives and decision makers from across the world per issue. We reach over 1.5million annually.

Courtland as one of our most valued clients I have done my best to offer you an exclusive package with a special reduction below:

#### July 2021 Issue - Outside Back Cover

2-page editorial showcase in the Texas section. The topic of this showcase will be subject to the focus of the issue.

Company logo on the front cover of the magazine.

Interactive video in the digital Magazine Digital magazine presence and banner on website.

---

#### November 2021 Issue - Inside Front Cover

2-page community profile focusing on the growth of the Freeport region in 2021. What can we expect from the city in 2022.

Interactive video in the digital Magazine Digital magazine presence and banner on website.

---

#### February 2022 Issue - Front Cover

2-page interview with the city Manager

2-page showcase on focusing on the top 5 reasons to invest in Freeport Texas.

Interactive video in the digital Magazine Digital magazine presence and banner on website.

---

You will also receive:

Presence in our interactive digital magazine

Social media marketing / Facebook and LinkedIn targeted advertising as stated

Introducing the Freeport Texas region to companies in new markets. These markets include the Middle East, China & South American markets.

Freeport Promotional Video - Bring your community to life with a video to tell your story.

Viewers are 85% more likely to engage or purchase a product or service after watching a video, your video will include :

- » UAV drone and 360-degree cameras
- » High Definition
- » Narrative
- » Content
- » Map of Location
- » Cinematic backing music
- » Full edited production

## SOCIAL MEDIA BENEFITS AND OUTREACH

FDI ALLIANCE INTERNATIONAL MAGAZINE IS THE LEADING ONLINE DIGITAL FOREIGN DIRECT INVESTMENT PUBLICATION.



Fdi Alliance International magazine is the premier online magazine on the LinkedIn platform reaching over 500k corporate executives every year.



Our platform reaches an additional 500k people on Facebook every year via paid social media Facebook advertising.



We reach over 20k corporate executives via Instagram and Twitter annually.

Due to the global pandemic we had to find new innovative ways of reaching the right people online via social media, this resulted in us partnering with the largest FDI influencers and organisations across social media ensuring that our magazine was seen by the most relevant people in the world.

I can confirm that this partnership with Fdi Global and the city of Freeport Texas will maximize your international exposure across all social media online platforms which as we know is paramount in business as we know it today.



LinkedIn 500k Annual Outreach



Facebook 500k Annual Outreach



Instagram 12k Annual Outreach



Twitter 8k Annual Outreach

The total reduced cost for this package is \$25000

Please note there has been significant reduction as the magazine placements have been sold as a multi - issue package. The cost would be much more if sold individually.

Fdi Alliance international will also be launching the first foreign direct investment tv broadcasting network in 2021.

Courtland please reply with your acceptance or sign the bottom of this agreement to secure your booking.

We are the leading platform in showcasing your location to the right investors form across the world allowing them to understand why your location should be the home for their business.

kind Regards

Courtney Margetson  
*Executive Publisher*

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Courtland Holman  
*Executive Director*

Sign: \_\_\_\_\_

Date: \_\_\_\_\_



# FDI ALLIANCE

## INTERNATIONAL MAGAZINE

### OUTREACH / STATISTICS & VIEWS

LinkedIn outreach from magazine contributors total

188,276

Facebook readers since July 2020

9,374

LinkedIn readers since July 2020

40,679

Instagram readers since July

1876

Digital magazine views via subscription

28,000

Advertisers shared outreach

42,148

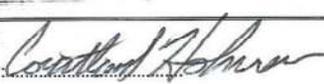
Print circulation

4671

#### BRIDGING THE GAP BETWEEN ECONOMIC DEVELOPMENT AND SITE SELECTION

Outreach Total	228,955 per month
Total readers	79,929 since July 2020
Paid social media campaigns	35k impressions with a 25% readership conversions rate.

GIS PLANNING LICENSE AGREEMENT (HOSTED SOFTWARE) – TERM SHEET

PARTIES	
<b>GIS</b>	GIS Planning Inc. with its main place of business as One Hallidie Plaza, Suite 760, San Francisco, CA 94102
<b>CLIENT</b>	Freeport EDC with its main place of business as 200 W. 2 <sup>nd</sup> Street, Freeport TX 77541
SERVICE	
<b>Service</b>	ZoomProspector Enterprise License with Google Maps
<b>Service Elements</b>	Sites and Buildings Database Thematic Maps RFI Manager Demographic Mapping and Reports to 60 miles Business Data Demographic Data Marketing and Implementation Plan Intelligence Components
CLIENT SITE DETAILS	
<b>Geographic Scope</b>	The geographic scope of the Software will cover the geographic boundaries of Freeport TX, a community with no more than 50,000 people.
FEES	
<b>Initial Fees</b>	\$8,505 invoiced after October 1, 2019.
<b>Renewal Fees</b>	\$8,505 for years 2 & 3, invoiced on or after October 1 2020 and 2021. Client may negotiate new multi year term for years 4+ or price reverts to Year to Year price.
OTHER	
<b>Agreement Date</b>	The date that this Agreement has been signed by both parties.
<b>Initial Term</b>	One year from October 1 2019.
<b>Target Go-Live Date</b>	60 days after the Agreement Date.
<b>Relationship Managers</b>	GIS: Jeff Suneson, Director of Client Services, 916-833-8894, jsuneson@gisplanning.com Client: Courtland Holman, Director of Economic Development, 979-233-3526 cholman@freeport.tx.us
SPECIAL CONDITIONS (if applicable)	
In the case of conflict or ambiguity between any provision contained in the Term Sheet and any provision contained in the Terms and Conditions attached, the provisions in this Term Sheet will take precedence. Client acknowledges that it has read and agrees to be bound by this Agreement (which includes this Term Sheet and the attached Terms and Conditions). The parties agree that the Agreement will become legally binding when signed on behalf of both parties.	
Signed by: .....	Signed by: 
GIS Planning	Freeport TX EDC
Name:	Name: Courtland Holman
Position:	Position: Executive Director
Date:	Date: 7-10-2019

30-407-413

 GIS Planning, Inc.  
 One Hallide Plaza, Suite 760  
 San Francisco CA 94102  
 United States  
 Telephone: (415) 508-8743  
 Federal ID# 94-3306464

# INVOICE

**FREEPORT TEXAS EDC**  
 200 W 2ND STREET  
 Freeport, TX, 77541-5773  
 United States

**ATTN OF: COURTLAND HOLMAN**

Invoice Date : 16 June 2020  
 Account Code : 10081076  
 Invoice Number : 2120707188  
 Order/Contract No: 00107345  
 Purchase Order No. :

Your Tax Registration No. :

Credit Control : Abigail Abong  
 Telephone : +1 917 551 5003  
 Email : abigail.abong@ft.com

Currency : USD

	Description	Gross	Discount	Net
CLIENT:	FREEPORT TEXAS EDC			
CONTRACT START DATE:	17-JUL-2020			
CONTRACT END DATE:	16-JUL-2021			
INVOICE PERIOD:	17-JUL-2020 TO 16-JUL-2021			
BOOKED BY:	COURTLAND HOLMAN			
Item Description:	ZoomProspector Enterprise - Renewal	8,505.00		8,505.00

Terms : 30 NET

Prompt payment is required to ensure continuity of services.

Cheques should be made payable to :  
 GIS Planning, Inc.

Always quote your Invoice Number when paying.

Bankers :  
 BANK OF AMERICA, N.A.  
 222 Broadway, New York, NY 10038  
 Swift Code: BOFAUS3N  
 IBAN:  
 Bank Sort Code: 026009593  
 Account Number: 325000499286

Gross Amount :		8,505.00
Discount :		0.00
Net Amount	USD	8,505.00
CITY	0%	0.00
COUNTY	0%	0.00
STATE	0%	0.00
<b>Amount Due</b>	<b>USD</b>	<b>8,505.00</b>



Date	Invoice #
8/22/2020	506-2

Terms	Due Date
Due on receipt	10/8/2020

Bill To
Freeport Economic Development Corp. Attn: Courtland Holman 200 West Second Street, Suite 232 Freeport, TX 77541

Retail Strategies, LLC  
P.O. Box 531247  
Birmingham, AL 35253  
205.313.3676 (p)  
205.313.3677 (f)

Description	Amount
Professional Consulting and Related Services  Client: Freeport Economic Development Corporation Consultant: Retail Strategies, LLC Year 2: August 22, 2020 - August 21, 2021	45,000.00
<b>Total</b>	<b>\$45,000.00</b>
<b>Balance Due</b>	<b>\$45,000.00</b>

Wiring Instructions  
ABA Routing Number: 062006534  
Beneficiary Bank: SouthPoint Bank  
Beneficiary: Retail Strategies, LLC  
Beneficiary Account: 30035356

Make Check Payable to:  
Retail Strategies, LLC  
P.O. Box 531247  
Birmingham, AL 35253



# PRINT INSERTION ORDER

**CLIENT INFORMATION**

**Ad System #63783**  
**Freeport Economic Development Corporation**  
 Courtland Holman, BSME, PCED-Executive Director  
 200 West Second Street, Suite 232  
 Freeport, TX 77541  
 P: 979.871.0117  
[cholman@freeport.tx.us](mailto:cholman@freeport.tx.us)  
[www.FreeportEDC.com](http://www.FreeportEDC.com)

**BILLING INFORMATION**

same

DATE	SALES CONTACT	EMAIL ADDRESS	PHONE
September 29, 2020	Catherine McFarland	catherine.mcfarland@siteselection.com	770.325.3444
<b>2021 TEXAS ECONOMIC GUIDE</b>			
<b>Print Ad</b>			
Print Ad Size	2.00 Page Spread		
Bleed	TBD		
Color	4-Color		
Position/Placement	First Spread in the Guide		
<b>Web Ad</b>			
Web Ad Size	Leaderboard (728x90 Banner-Top of TX Homepage)	300x250 Homepage Banner	
<b>Ad Details</b>			
Art	New	New	
Art Deadline	4/2/2021	4/2/2021	
Print Ad Rate	\$ 9,500	\$	
Web Ad Rate	\$ 500	\$ N/C (Added Value)	
Total Due	\$10,000	\$	
<p><b>*No cancellation after insertion order has been signed.</b>  <b>*Terms are NET 30.</b></p>			

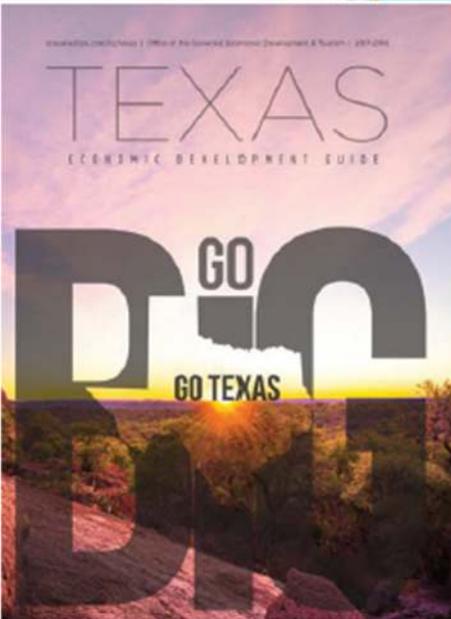
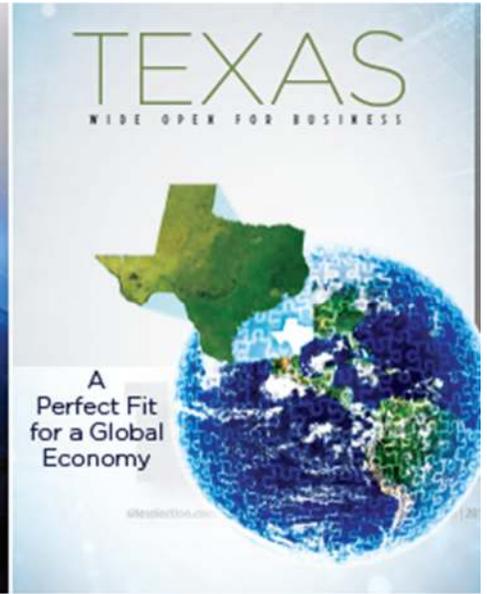
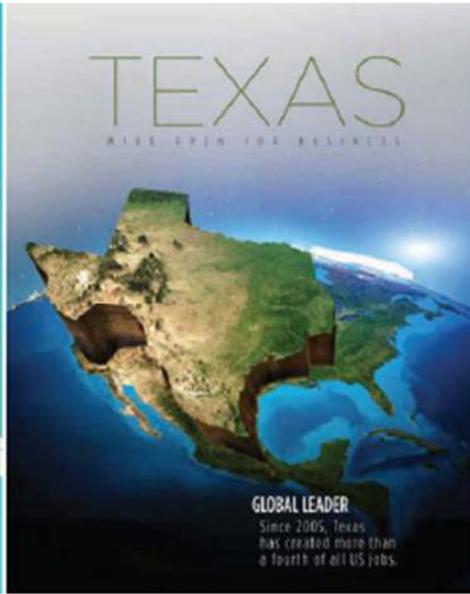
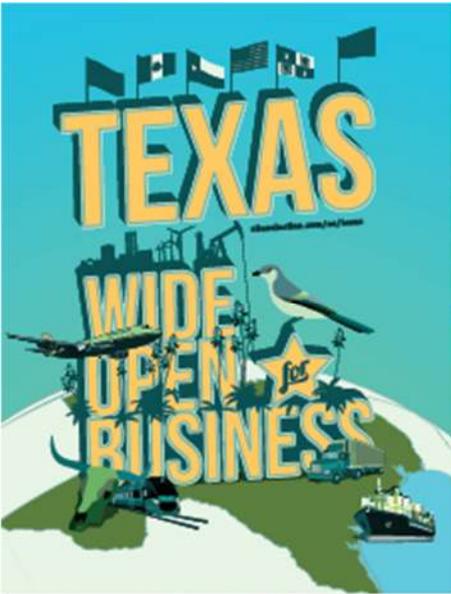
\_\_\_\_\_  
Authorized By

\_\_\_\_\_  
Date

*Catherine McFarland*  
\_\_\_\_\_  
Sales Contact

9/29/2020

\_\_\_\_\_  
Date



**Texas: State of the Decade - 2020 Media Kit**

## EXPANDED REACH



Across all Conway social media channels

[SITESELECTION.COM/CC/TEXAS](http://SITESELECTION.COM/CC/TEXAS)



**15,000**  
TOTAL PRINTED COPIES

15,000 printed copies of Texas Economic Development Guide will be distributed for 12 consecutive months.



**7,500**  
PRINTED COPIES

7,500 copies to be distributed by Conway, Texas Economic Development partners, and Texas Workforce partners at trade shows, events, and mission trips



**7,500**  
POLYBAGGED

7,500 copies of Texas Economic Development Guide will be polybagged with the May Issue of Site Selection magazine.



**SITE SELECTION  
INVESTOR WATCH**  
Digital distribution to Site Selection Investor Watch subscribers



Print distribution at the World Forum for FDI, IAMC forums and other Conway Events

## EXPANDED IMPACT



### DATA ANALYSIS

Demographic, business climate and labor force analysis



### CROSS BORDER INVESTMENT TRENDS

Detailed reporting and analysis of Texas specific cross border investment trends



### INDUSTRY REPORTS

Developing Texas specific in depth industry reports



### COMPETITIVE ADVANTAGES

Actionable analysis of Texas's competitive advantages

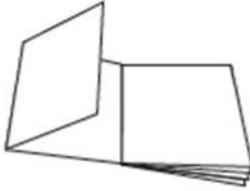


### EXECUTIVE INTERVIEWS

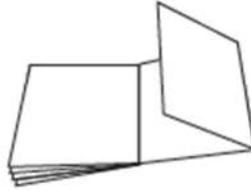
Interviews of C-Suite executives expanding in Texas

# AD INSERTIONS, SIZE OPTIONS & RATES

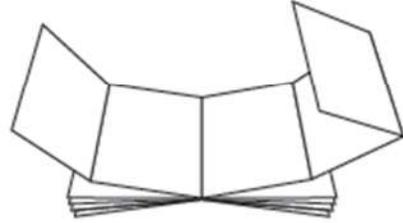
Includes multi-panel gatefolds, full-page ads, and fractional ads



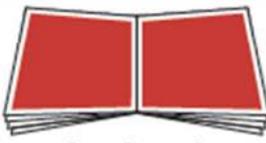
**Front Cover Gatefold**  
 4 panel ... \$19,500  
 3 panel ... \$14,500  
 Page 1 ... \$7,500



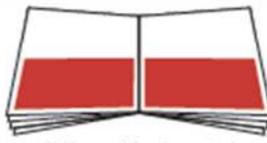
**Back Cover Gatefold**  
 4 panel ... \$18,700  
 3 panel ... \$13,900  
 Facing IBC ... \$7,200



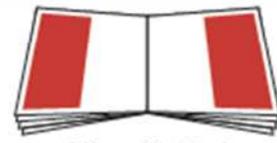
**Interior Gatefold**  
 8 panel ... \$35,000    4 panel ... \$17,000  
 6 panel ... \$27,000    3 panel ... \$13,000



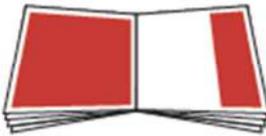
**2 pg Spread**  
 Guaranteed ... \$10,450  
 General ... \$9,500



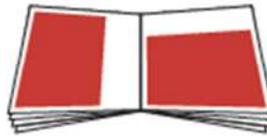
**1/2 pg Horizontal**  
 Spread    Single  
 Guaranteed ... \$7,920    \$3,520  
 General ..... \$7,200    \$3,200



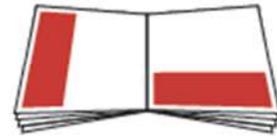
**1/2 pg Vertical**  
 Spread    Single  
 Guaranteed ... \$7,920    \$3,520  
 General ..... \$7,200    \$3,200



**Full Page + 1/3 pg Vertical**  
 Guaranteed ... \$8,250  
 General ... \$7,500

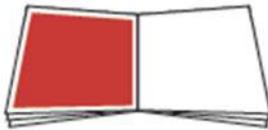


**2/3 pg Vert. or Horiz.**  
 Guaranteed ... \$4,510  
 General ... \$4,100



**1/3 pg Vert. or Horiz.**  
 Guaranteed ... \$2,420  
 General ... \$2,200

## SPECIAL AD PLACEMENTS AVAILABLE UPON REQUEST



**Full page**  
 Guaranteed ... \$6,600  
 General ... \$6,000



**Investment Profile**  
 2 Pages ....\$14,000  
 4 Pages ....\$20,000  
 8 Pages ....\$36,000

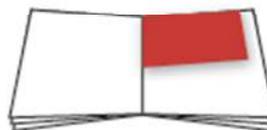
### Web Options

Square\*\* .....\$1,000  
 Leaderboard\*.....\$800  
 Skyscraper\* .....\$800

\*\* Comes with guaranteed FP & above

\* Comes with general FP and above

## EXCLUSIVE OPPORTUNITIES



**POST CARD/TEASER**  
 Bound-In & Perforated  
 \$7,500



**Digital Magazine Sponsorship**  
 \$6,500

### WHY CIRCULATION MATTERS\*

Site Selection Magazine has the highest qualified circulation in the industry. More subscribers mean more potential clients seeing your ad. These subscriber companies invested more than \$275 billion in new projects last year, creating more than 370,000 new jobs.

Site Selection has also aggressively expanded its international circulation by adding hundreds of new subscribers, and potential investors for our advertisers, in China, Europe and Latin America.

### WHY DIRECT REQUEST MATTERS

This often overlooked statistic on an audit statement could perhaps be the most critical for your decision on where to invest your advertising dollars. Conway doesn't just buy lists and mail a magazine to uninterested anybody. We prioritize subscribers that want to receive our content and will actually read our editorial. Interested subscribers mean interested readers. Interested readers pay attention — to your ad.

### WHY CREDIBILITY MATTERS

Conway invests heavily in nurturing the best professional journalists in the industry, who in turn produce the best, most respected editorial content in the industry. Journalistic quality and integrity matter because we actually want all of our publications to be read by our subscribers, referenced by executives and relied on by consultants. Content counts: The more the industry turns to our publications for insight, the more they trust your ads.

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## Directors Notes

September 14 through October 9

Week of September 14 through 18

Meeting with Mr. Ochoa via Ed Garcia contact who is looking for property to build housing on. I have sent him a list of properties when we were meeting.

Tour of city/EDC property with Jeff.

Half day tour from 1 to 5 PM with GCEDD / Houston Galveston Area Council on needs of the city and economic recovery. Also discussion on Brownfield development as there is an EPA superfund site that potential near Bridge Harbor Marina to create either housing or commercial venues. Will be talking with Jillian Donatto in the future regarding grants and funding.

Week of September 21 through 25

Working on Cundieff 380 Program and TIRZ possible funding currently with staff for recommended changes that have been identified before going to FEDC Sub-Committee then Boards and Council. Hope to have it in front of the Board by October 13.

I worked with Bill the owner of Western Auto a couple of months ago and is now in contract for sale of the location. Working with Retail Solutions has 4 plus fast-food restaurants interested in the location. I have also sent Retail Solutions a location next to Subway for a Cell provider store.

Also provided the closed Automotive location on 1309 Hwy 288 to see if there is a retail tenant interested. I have provided a few retail businesses that would work here. Agent has it listed as Industrial. I informed agent we should make this retail as the zoning is C-1 that does not allow industrial. I also did a quick sketch to show a better retail layout that would maximize the site if the Property owner is interested.

Tim and I had a conference call with Realty World on getting new update schedule.

Marinell placed me in contact with a retail/restaurant businessman for the space that is listed for sale next to Lucy Goose out of Sweeny. I have talked to him and placed him in contact with the broker. He was having difficulty connecting with the Real Estate agent. I also had him go onto our Property Locator for information he will need on the two store fronts for sale.

Week of September 28 through October 2

Working on Special Meeting now set for October 8. Also start working on Regular board agenda for October 13<sup>th</sup>.

Continue working on Cundieff incentive. Chris has reviewed the draft agreement. Tim has reviewed the abatement but both still need modification and input from Board. Will have subcommittee for budget review to see what changes are needed on October 1<sup>st</sup>.

Conference call with Conway Data for the Texas Wide Open for Businesses magazine and web site. I will place invoice on October 13<sup>th</sup> agenda. This is the governor's version.

Subcommittee Meeting for Wednesday 1<sup>st</sup> canceled as Jeff has last minute conflict. This was to go over budget as we did not complete detail of spending lines.

Conference call Zoom meeting with SBA on funding resources

Meeting with Engineering Group and Developer regarding a mixed-use development on about 100 acres. I will be meeting with them more and need to bring Mayor, Tim and one board member to meet with them. An NDA will be needed. From Mayor and Board member.

Meeting with Patrick Bourgeois of Freeport Studios. This is our second meeting on the property they own on Hwy 36. The ownership wants to develop the land. Patrick needed information on whom to meet with the city and what permits are needed for a mixed-use housing and restaurant concept. I also stated that the ownership needs to self-annex since they are using city services currently and if they desire more water and sewer capacity it helps us both if they annex into city if possible.

Meeting with Terracon on mapping product they will let me use for no cost. I now have it but they need to fill in data to be useful.

City Council Meeting.

Met with Brenda from HR on Job Description for posting. Brenda will be creating the Freeport posting information if the council has approved budget on the 28<sup>th</sup> of September.

October 5 through October 9

City staff meeting

I had a Tuesday meeting with Gina of Hispanic Chamber of Commerce, Tim and representative from T-Mobile. They are working with rural communities in Brazoria County to bring services and participate within the community. I spoke with Andres Aldana the District Manager to bring in one to two T-Mobile stores in Freeport one of which must be in the downtown. We discussed bring free WIFI to the Downtown of which they are very interested. I also brought up and discussed the possible need for city staff at their jobs to have low cost T-Mobile phones and staff/family discount. I toured Gina and Andres

on the needs of the city. This is one of more meetings. On Wednesday and Thursday, I am in contact with T-Mobile for services some of which I have passed along to HR and Stephanie.

Starting last week and more this week fleshed out by Thursday the Agenda and Packet for the Regular Board Meeting on the 13<sup>th</sup>. Agenda to be posted on Friday the 9<sup>th</sup>.

Tim and I met on the Cundieff 380 and TIRZ rebate to correct any errors. Asked Chris to update 380 Program document. Board need to discuss in Executive Session if the proposed is ok and if there is any other requirements. This will be on the 13<sup>th</sup> executive session.

Generator for the POP box has been ordered and shipped as of the 9<sup>th</sup>. Due for delivery within about 10 days from the 9<sup>th</sup>. The generator is a DuroMax 5,250 Watt Dual Fuel Portable RV Generator 50-State at a cost of \$579. I had to get them proper information to remove the taxes as we are a non-profit non-taxable.

FEDC Special Board meeting on the 8<sup>th</sup>.

Attended a luncheon that the Hispanic Chamber will be hosting for a meet-greet-network with various industrial groups that operate in Freeport and surrounding area. This is a small in person setting. The representative from Freeport LNG presented. This was basically was a small network session. I will be setting up a meeting with representative of Freeport LNG, Jeff and myself to discuss Brian Beach opportunities that the board has Identified, hopefully next week.

Interview with the Facts regarding ICSC and TEDC conferences and what they do to help us grow Freeport with Retail and Housing opportunities.

I have had a running update on Realty World for the past three weeks in your emails. Nothing has changes as of the 8<sup>th</sup> of October. Tim, Chris, Jeff, Billy Shoemaker – Building official and I had a conference call on this topic on the 9<sup>th</sup> at 4PM.

I have contacted Aqua Classic Pool and Spa out of Clute and will be meeting with them next week to obtain a quote to repair the fountains in downtown. [www.aquaclassic.com](http://www.aquaclassic.com)