

**CITY OF FREEPORT  
ECONOMIC DEVELOPMENT CORPORATION**

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

**Special Meeting  
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, June 2, 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 at a Special Board Meeting.

**MEMBERS OF THE BOARD PRESENT:**            Quorum Present

Trey Sullivan- President  
Lesa Girouard  
Kenny Hayes  
Mingo Marquez  
Marinell Music  
Jeff Pena  
Ed Garcia

Tim Kelty: City Manager  
Chris Duncan: Attorney

**Visitors in Attendance:**

I.       **CALL TO ORDER:**

Mr. Sullivan opened the meeting at 6:03P.M. A quorum was present. Trey Sullivan, Lesa Girouard, Mingo Marquez, Jeff Pena, Marinell Music, Kenny Hayes and Ed Garcia. Jeff Pena arrived a 6:15PM.

II.      **INVOCATION AND PLEDGE**

None

III. **CITIZEN COMMENTS:**

Mr. Sullivan announced the opportunity for any visitors present to address the board. Melanie Oldham via teleconference spoke on Waterstone's potential development agreement.

I. **Executive Session – Adjourn into Executive Session**

It is now 6:05 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation June 2, 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).

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

- A. Section 551.087 (Economic and Community Development Matters)
  - 1. Waterstone Development
  - 2. Realty World

**Reconvene into Open Session**

**Board President's statement:**

The Vice President Marinell Music took over the board meeting as President Trey Sullivan left the meeting at 8:00PM.

It is now 8:04 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**

a. Discussion and Action to recommend for approval Waterstone Development Agreement.

**Motion:** Lisa Girouard made the motion to terminate negotiations without prejudice, **seconded** by Mingo Marquez. Motion **PASSED** unanimously.

b. Discussion and Action regarding Realty World

**Motion:** Kenny Hayes made the motion for Realty World to have a cash bond placed in the FEDC escrow account, with an amount as determined by the City's engineering firm Freese and Nichols, by Friday June 5<sup>th</sup> at Noon to cover the cost of the street and utility infrastructure installation. The City will Red Tag the project and the Red Tag will stay in place until the Cash Bond or Performance Bond is received or issued. If the Cash Bond is not received by Friday June 5<sup>th</sup> at Noon then legal action will start., **seconded** by Jeff Pena. Motion **PASSED** unanimously.

IV. ADJOURN

**MOTION** to adjourn was made by Mingo Marquez, **seconded** by Lesa Girouard.  
Motion **PASSED** unanimously. Meeting adjourned at 8:07 p.m.

A handwritten signature in cursive script that reads "Mingo Marquez". The signature is written in black ink and is positioned above a horizontal line.

Mingo Marquez - Secretary