

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
200 West 2nd 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, February 11, 2020 at 6:00 p.m. in the Freeport Police Department Municipal Court Room, located at 430 North Brazosport, Freeport, TX, for the purpose of considering the agenda items.

MEMBERS OF THE BOARD PRESENT:

Quorum Present

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

Tim Kelty: City Manager
Chris Duncan: Attorney
Stephanie Russell: Finance Director

Visitors in Attendance:

David McGinty
Bob Koole
David Towers

I. OPEN SESSION:

Mr. Sullivan opened the meeting at 6:02P.M. A quorum was present. Trey Sullivan, Lesa Girouard, Mingo Marquez, Ed Garcia, Marinell Music and Kenny Hayes.

II. INVOCATION AND PLEDGE

III. CITIZEN COMMENTS:

Mr. Sullivan announced the opportunity for any visitors present to address the board.

Mr. David Towers said he was curious about the lawn services and said one of the properties the EDC owns has high grass. Mr. Holman said he will call the lawn services to take care of mowing the property.

IV. CONSENT AGENDA

A) APPROVE MEETING MINUTES FOR JANUARY 14, 2020 REGULAR BOARD MEETING.

MOTION made by Mr. Hayes to approve the meeting minutes for January 14, 2020 regular board meeting, **seconded** by Ms. Music. Motion **PASSED** unanimously.

B) APPROVE DECEMBER 2019 FINANCIAL STATEMENT.

MOTION made by Ms. Music to approve December 2019 financial statement, **seconded** by Mr. Hayes. Motion **PASSED** unanimously.

V. EXECUTIVE SESSION-ADJOURN INTO EXECUTIVE SESSION

It is now 6:08 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation February 11, 2020 meeting and do hereby convene and 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. Proposals for a housing development on City property
 - 2. Discussion and Presentation of Manufacturing development and possible discussion of incentives
- B. Section 551.072 (Deliberations about Real Property).
 - 3. Discussion and possible action regarding purchase and disposition of real property.

Reconvene into Open Session

It is now 8:18 p.m. and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session.

VI. DISCUSSION AND ACTION

A. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSALS FOR A HOUSING DEVELOPMENT ON CITY PROPERTY

MOTION made by Mr. Marquez to authorize Mr. Holman to pay up to \$500 per lots that were identified in Executive Session, **seconded** by Mr. Garcia. Motion **PASSED** unanimously.

B. DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE AND DISPOSITION OF REAL PROPERTY

MOTION made by Ms. Girouard to authorize Mr. Holman to obtain the services of a commercial brokerage real estate firm to perform real estate services for the EDC, **seconded** by Ms. Music. Motion **PASSED** unanimously.

C. DISCUSSION AND ACTION OF APPROVING FDI ALLIANCE CONTACT AS ALLOCATED IN THE 2019/2020 BUDGET.

Mr. Holman said the FDI Alliance Magazine is being utilized for advertising in the UK. Mr. Holman said the past year that FDI Alliance Magazine has been used for four or five issues, got the Freeport name out in the UK. Mr. Holman stated that not only will advertisement be physically but also digital. Mr. Holman said that Mr. Courtney is going to help bring 5 lead generations and also help with Facebook, Instagram and linked in campaigns for the EDC to get out father for investors. Mr. Holman stated Freeport will be on the front cover of the Next Issue coming up and he is writing a twelve-hundred-word article on diversity of industry in Freeport. Mr. Sullivan asked Mr. Holman if this is something he would want to renew year to year. Mr. Holman replied and said yes. Mr. Sullivan asked Mr. Holman what does that translate to the positive economic growth for the EDC. Mr. Holman replied and said the positive economic growth for the EDC is that CEO's and CFO's are able to see this and can determine if the City is fit for what they are looking to expand or invest in. Ms. Russell asked Mr. Holman if this also goes to site selectors as well. Mr. Holman replied and said yes it does. Mr. Holman stated that this project is being seen by multiple people and the first year was trying to get the name out.

MOTION made by Ms. Girouard to spend \$15,000 to advertise in the FDI Alliance Magazine, **seconded** by Ms. Music. Motion **PASSED** unanimously.

D. DISCUSSION AND ACTION OF APPROVING EXPANSION SOLUTIONS MAGAZINE CONTRACT AS ALLOCATED IN THE 2019/2020 BUDGET.

Mr. Holman said he is not only going to focus on industrial but also, he will be focusing more on retail. Mr. Holman said the magazine will be ready for the next ICSC in Las Vegas this year which there will be a booth there and wants to start capturing retail as well.

MOTION made by Mr. Garcia to approve expansion solutions magazine contract as allocated in the 2019/2020 budget, **seconded** by Ms. Music. Motion **PASSED** unanimously.

E. DISCUSSION ON VISION TO GROW FREEPORT TO IDENTIFY OUR SHORT-AND LONG-TERM PLANS TO FORMALIZE IT.

Ms. Music said looking at Mr. Holman's notes for every week and seeing the progress and things he is doing she noticed that the EDC board has really not set any goals. Ms. Music stated when it comes time to review Mr. Holman's performance how will that be done if no long- or short-term goals are set. Mr. Sullivan said the goals should go inside with what the approve budget is which include marketing, name recognition, website services, special projects and others. Mr. Marquez said Mr. Pena had work on a matrix, vision and goals before the EDC director was hired and may have something line out for the board that can be used. Mr. Sullivan said this agenda item will be kept on the agenda for next month's meeting.

F. DISCUSSION OF EDC POLICY WHICH IS CURRENTLY THE CITY POLICY.

Mr. Holman said he has talked to Ms. Russell and Mr. Kelty and said the EDC is following the City's policy. Mr. Holman stated the EDC is a corporation which means the board is not required to follow the City's policy. Mr. Duncan said since he has been working with the EDC no other policy has been adopted from the City's policy except human resources. Ms. Russell stated the board said last year they would follow the City's purchasing policy with the only exception being is Mr. Holman's authority within it. Mr. Duncan said Mr. Holman can draft some policies for the board to look at.

G. DISCUSSION OF SUBCOMMITTEE REGARDING PROPERTY TAX ABATEMENT AND INCENTIVES.

Mr. Holman said the current property tax abatement has expired and a better version should be reallocated. Mr. Duncan stated Ms. Russell found other cities that have computer programs calculations and look at all the benefits they can be given. Like 380 agreements and incentive payments for housing. Mr. Duncan said they will

look into getting the computer programs to use and put that together in the policy.
Mr. Duncan stated it is required to have a tax abatement policy.

H. DISCUSSION AND POSSIBLE ACTION REGARDING:

(1) CITY -WIFI IN DOWNTOWN, PARKS AND OTHER AREAS

(2) DEVELOPMENT OF BRYAN BEACH ENTRY AND POSSIBLE LONG-TERM GOALS

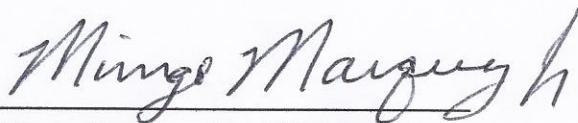
Item pulled and will be placed on a future agenda.

VII. EXECUTIVE DIRECTOR'S REPORT

Directors Report given by FEDC Director Courtland Holman.

VIII. ADJOURN

MOTION to adjourn was made by Ms. Music, **seconded** by Mr. Marquez. Motion **PASSED** unanimously. Meeting adjourned at 8:55 p.m.

A handwritten signature in cursive script that reads "Mingo Marquez Jr." is written over a horizontal line.

Mingo Marquez Jr. - FEDC Secretary