

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
200 West 2nd 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, July 07, 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

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

Tim Kelty: City Manager
Chris Duncan: Attorney

Visitors in Attendance:

Melanie Oldham
Doug Kirk
David Towers

I. CALL TO ORDER:

Mrs. Marinell Music opened the meeting at 6:03P.M. A quorum was present. Trey Sullivan (Vía Teleconference), Lesa Girouard, Mingo Marquez, Jeff Pena, Marinell Music, Kenny Hayes and Ed Garcia.

II. INVOCATION AND PLEDGE

III. CITIZEN COMMENTS:

Ms. Melanie Oldham said the statement she is about to say was prepared by David Towers and herself after talking about various issues and both listened to the city strategic plan where Mr. Courtland Holman presented the EDC plan. Ms. Melanie Oldham statement was "Woohoo downtown zoning district as of yesterday evening is done". Ms. Melanie Oldham said the question now is when does the board expect the City to move on any of the non-conforming buildings. Ms. Melanie Oldham said discussion should be made regarding fountains, lighting and also where to put signage of stores. Ms. Melanie Oldham stated this is going to be define moment in Economic Development for Freeport but it is important to be seen as getting the job done. Ms. Melanie Oldham said in her opinion the board should set a plan and motion tonight and put discussion on the next agenda. Ms. Melanie Oldham said fixing a fountain right now not in a month, three months or five months but now in a week or two would be a visible work being done will help silence those that say negative things about Freeport and ability to rise up and be great again. Ms. Melanie Oldham said to paint and repair or replace the flag pole that is a visible progress. Ms. Melanie Oldham stated while the big projects will be great and eventually been seen as a great idea they do nothing to quiet the people that just talk to hear themselves talk about the lack of progress in Freeport. Ms. Melanie Oldham thanked the board for their time and attention.

Mr. Kirk stated he is interested in developing homes in Freeport. Mr. Kirk said he also does public private partnership with the school district in Sweeny and develops over there also. Mr. Kirk said he looks forward to having a conversation with the board.

IV. DISCUSSION AND ACTION

A) DISCUSSION REGARDING REALTY WORLD

Executive Director Mr. Courland Holman said Realty World has submitted their engineering plans for the streets and are waiting on Mr. Billy Shoemaker to approve the permits in construction from Freese and Nichols. Mr. Courtland Holman stated as soon as Mr. Billy Shoemaker approves and has gotten the additional information then the bond can be allocated and the construction of the streets can be started.

City Manager Mr. Tim Kelty said when the performance bond is submitted the city attorney will review it and make sure it is valid.

Ms. Melanie Oldham said she has been attending meetings for almost two years and heard the first presentation by Realty World and thinks they have had multiple contracts since then. Ms. Melanie Oldham stated that she knows in the first two contracts Realty World was supposed to complete infrastructure before building one house. Ms. Melanie Oldham said that now most builders and agreements have to complete infrastructure

before they build the first home. Ms. Melanie Oldham asked the board if Realty World only planned on doing four homes.

Mrs. Marinell Music said she is in favor of giving Realty World a hard deadline of having the performance bond by noon next Friday, July 17, 2020. Mrs. Marinell Music asked Mr. Chris Duncan to give written notification of the deadline to Realty World tomorrow Wednesday, July 8, 2020.

Mr. Courtland Holman said what Mr. Billy Shoemaker understands is that from the engineering firm they are supposed to deliver engineering plans for his approval and stamping.

Mr. Jeff Pena asked is the typical process for receiving and reviewing engineering plans strictly Ms. Shoemakers responsibility or is does it get passed on to the retained city engineering firm.

Mr. Tim Kelty replied to Mr. Jeff Pena and told him it is a long process when somebody submits a building plan for infrastructure can be reviewed by Veolia, Fire Chief, Mr. Billy Shoemaker, Building Inspector and others.

MOTION made by Mrs. Marinell Music upon Mr. Billy Shoemaker receiving all the information that is required for his approval to issue permits once that has been validated by Mr. Billy Shoemaker then Realty World has ten business days from that point to provide the performance bond, **seconded** by Mrs. Lesa Girouard. Motion **PASSED** unanimously.

B) AN UPDATE ON THE POP-UP PROJECT; STATUS AND ACCOUNTING BUDGET TO DATE.

Mr. Chris Duncan said he sent out to the board an update of the pop-up project and the progress. Mr. Chris Duncan said the pop-up should be done by the end of this week. Mr. Chris Duncan stated all the painting has been done from the inside and out. Mr. Chris Duncan said the roof has been covered with a special paint for the roofing that prevents rust and leaks. Mr. Chris Duncan stated they are comparing the prices on a roll up door or Dutch doors for the pop-up. Mr. Chris Duncan said the constructor worker would be able to do everything for \$5,000 but it did not include air conditioning and generator. Mr. Chris Duncan said the budgeted amount for this project is \$9,000 and believes this project will be done under budget and hopefully will be completed by the end of this week and delivered and put somewhere in Freeport.

C) AN UPDATE ON HOW THE STRATEGIC PLAN TO THE COUNCIL WAS RECEIVED/TAKE-AWAYS.

Mr. Courtland Holman said he presented to the City Council what was discussed in the two workshops the EDC had. Mr. Courtland Holman stated out of the main items City

Council wants the EDC to focus on Downtown Revitalization and bringing businesses into the Downtown.

Mr. Tim Kelty said Mr. Courtland Holman gave a really good presentation and City Council liked what they heard.

D) DISCUSS AND POSSIBLE ACTION FOR THE BOARD TO DEVELOP A CONTRACTOR QUALIFICATION APPLICATION AND THE PROCESSES.

Mr. Chris Duncan said there has been a suggestion to the board to develop a pre-qualification type of procedure that any contractor or developer coming in to do business with the Freeport EDC submit certain qualified information such as what they have done in the past, have they done bonds and infrastructure, financial status and other information.

Mr. Kirk said he already has a plan in mind when he decided he wanted to approach the City of Freeport about building houses. Mr. Kirk asked if the City of Freeport know what they want and are they going to focus on what they want. Mr. Kirk said quality housing is what he does and that is when the city and himself will get together.

Mr. Kenny Hayes said he thinks the board has an executive director to negotiate contracts and the board should give him the qualifications to look at on each individual basis.

Mr. Chris Duncan said the board should focus on contractors that have a good history background check and also for the contractor to be able to do the job financially.

MOTION made by Mrs. Lesa Girouard for Mr. Courtland Holman to prepare a list of what he thinks is reasonable of developer qualification questions or information that the developer or builder must supply the FEDC for the development of the 192 lots for next board meeting, **seconded** by Mr. Mingo Marquez, with all present voting, "Aye" 5-0. Mr. Jeff Pena voted "Nay".

V. ADJOURN

MOTION to adjourn was made by Mr. Mingo Marquez, **seconded** by Mrs. Lesa Girouard. Motion **PASSED** unanimously. Meeting adjourned at 8:24 p.m.

A handwritten signature in cursive script, reading "Mingo Marquez", is written over a horizontal line.

Mr. Mingo Marquez, Secretary