

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, 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 Kelty: 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 Kelty 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 1st, 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 adding goals for 2020-2021 and new personnel rules for Executive Director's, **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.



Lesla Girouard – Secretary