

**THE CITY OF**



**FREEPORT**

200 West Second St • Freeport, TX 77541

979.233.3526 • Fax 979.233.8867



**FREEPORT ECONOMIC DEVELOPMENT CORPORATION**

# **REGULAR BOARD MEETING**

**FREEPORT POLICE DEPARTMENT**

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

**Tuesday, April 13, 2021, 6:00 p.m.**

**DIRECTORS:**

**Jeff Pena:**

**President**

**Open:**

**Vice President**

**Mingo Marquez:**

**Finance**

**VACANT:**

**Secretary**

**Ed Garcia**

**Trey Sullivan**

**Nicole Mireles**

**Courtland Holman: Executive Director**

**Tim Kilty: City Manager (Ex-Officio)**

**Christopher Duncan: Attorney**

**Open seat: Jerry Cain**

**FREEPORT ECONOMIC DEVELOPMENT CORPORATION**  
MEETING AT FREEPORT POLICE DEPARTMENT MUNICIPAL COURT ROOM  
430 NORTH BRAZOSPORT BOULEVARD, FREEPORT TEXAS  
**REGULAR BOARD MEETING AGENDA**  
Tuesday, March 9, 2021, 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\\_mtg\\_041321](https://join.freeconferencecall.com/edc_mtg_041321)

International dial-in numbers: [https://fccdl.in/i/edc\\_mtg\\_041321](https://fccdl.in/i/edc_mtg_041321)

Online meeting ID: [edc\\_mtg\\_041321](#)

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

Board Comments

- a. President Jeff Pena: announcements and comments.
- b. Open: announcements and comments.
- c. Finance Mingo Marquez: announcements and comments.
- d. Ed Garcia: announcements and comments.
- e. Trey Sullivan: announcements and comments.
- f. Nicole Mireles: announcements and 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 March 9 Regular Board Meeting, March 24 Special Board Meeting, and April 1 Special Board Meeting.
- b) Approve February Financial Statement.

**V. Discussion and Action**

- a. Discuss and Take possible Action regarding Board Remote attendance
- b. Discuss and take possible action to remove and or replace board member as a signing authority.
- c. Discuss and take possible action regarding 380 Agreement between the FEDC and the City and Project.
- d. Discussion and take possible action in regards to Brazosport Medical Center request for a Business Improvement Grant.

**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 April 13 2021 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), 551.071 (Consultation with Attorney, 551.074 (Personnel Matters).

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

- A. Section 551.071 (Consultation with Attorney)
  1. Lucy Goose
  2. Realty World
- B. 551.072 (Deliberations about Real Property)
  1. Acquisition of Real Properties, Development of Real Properties
- C. Section 551.087 (Economic and Community Development Matters)
  1. Project Sky High
  2. Project Wing Tips

**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**

- Discussion and possible action with Lucy Goose
- Discussion and possible action with Realty World
- Discussion and possible action with Acquisition of Real Properties, Development of Real Properties .
- Discussion and possible action with Project Sky High
- Discussion and possible action regarding Project Wing Tips

**VII. Directors Notes**

**VIII. Adjourn**

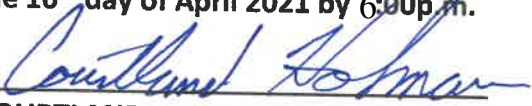
Motion to close board meeting made by \_\_\_\_\_ and seconded by \_\_\_\_\_.  
Motion \_\_\_\_\_.

It is now \_\_\_\_ p.m. and I hereby close the board meeting.

**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 or before Saturday the 10<sup>th</sup> day of April 2021 by 6:00p.m.

  
\_\_\_\_\_  
Betty Wells, City Secretary  
City of Freeport Texas

  
\_\_\_\_\_  
COURTLAND HOLMAN, Executive Director

**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, March 9, 2021 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.

**FEDC BOARD MEMBERS**   Quorum Present

Jeff Pena	President
Marinell Music	Vice President
Lesa Girouard	Secretary
Ed Garcia	
Nicole Mireles	
Mingo Marquez	(Absent)
Trey Sullivan	(Absent)

Courtland Holman: Executive Director  
Tim Kelty: City Manager  
Christopher Duncan: Attorney  
Stephanie Russell: Finance Director  
Jerry Cain: Council Liaison

Visitors in Attendance:  
Melanie Oldham  
Ruben Renabato

**I. Call to Order**

President Jeff Pena opened the meeting at 6:00P.M. A quorum was present: Jeff Pena, Nicole Mireles, Marinell Music, Ed Garcia.

**II. Invocation and Pledge**

Jeff asked for a moment of silence for the Marquez family. Jeff led the Pledge of Allegiance.

**III. Citizen Comments**

Citizens allotted 3 minutes for comments

No Comments

**Board Comments**

a. President Jeff Pena: announcements and comments. (None)

b. VP Marinell Music: announcements and comments.

Marinell Music stated that there will be a benefit supporting the Marquez Family this Friday at 3PM at Bridge Harbor.

c. Finance Mingo Marquez: announcements and comments. (NA)

d. Ed Garcia: announcements and comments. (None)

e. Trey Sullivan: announcements and comments. (NA)

f. Nicole Mireles: announcements and comments. (None)

**IV. Consent Agenda**

c) Approve Meeting Minutes for February 2 Special Board Meeting and February 9 Regular Board Meeting.

d) Approve December and January Financial Statement.

Jeff Pena asked for a moment to review consent agenda. He then asked if Stephanie Russell prepared the Financials. Tim Kelty reported that Stephanie did prepare the report. Then Tim announced the new Finance Director Ms. Cathy Ezell.

Nicole Mireles made a Motion to approve the consent agenda. Marinell Music second. Motion **Passed** Unanimously.

**V. Discussion and Action**

- a. Discuss and take possible action for Membership with the Economic Development Alliance for Brazoria County and pay attached invoice.

Mr. Holman recommended that the FEDC approve the annual membership with the Economic Development Alliance with the City. The City has been bearing the cost in the past but this cost fall more under the FEDC function for both of us to benefit. The Alliance is one of our partners like Greater Houston Partnership. They provide a service to the County as well as our organization providing data, support and help when we are bringing in a developer or business. They also get site selection people looking for locations so they send these leads to us when Gary Bassinger sees a fit. They provide the function currently virtual due to COVID for quarterly conferences and round table meetings with my peers. Some of you have attended the conferences. They has been an active member. Someone from GHP, a State Representative or senator and speaks on the county's behalf on what is happening.

So, my recommendation is to approve \$6,000 and we have plenty of funds in the 30-407-602 account.

Jeff asked how many years the city has paid the membership. Tim responded at least two years. Mr. Holman said at least two years since time has been here and possibly longer.

Jeff ask why the FEDC should bear the cost if the city has been doing so up to now. Mr. Holman stated that this is more of an economic function as that is what the Alliance is for the entire county. This would also free up \$6000 that the city could use on other projects. This is another tool in our box. The Alliance does the county wide videos. They also marketed with me the video on the 300 acres to help market the Wong property. They also do the video for the Port and various other one on their web site. We will have a 30 second video for us only out of the whole 3 minute video.

When a developer call Gary and if we are a better fit he with have the developer contact us and will help do the meet and greet. When I do our round table meeting with developer you see me inviting Gary to the meeting as he is part of our support system to help us land that developer. Gary has also done the housing study for the



entire county. Our membership goes to offset his cost for the study that also affects us and we can utilize that information.

Nicole Mireles asked if we have a copy of the housing study and Mr. Holman said yes. It is also on the Alliance's web site and easily downloadable and can send it to Nicole Mireles.

Ed Garcia made a Motion to approve the invoice. Jeff stated that a motion has been given for the EDC to pay the \$6000 to the Alliance going forward. Marinell Music seconded the Motion. Ed Garcia asked the we are going to work on the 30 second segment for the video. Mr. Holman said that it has already been done but not yet finalized due to the Covid virus. The shots have already been completed 6 or 7 months ago in February. The person that is doing the video was in the hospital with Covid and hopefully withing 30 days or less Gary will be sending the draft version to all of us cities Alvin, Sweeny Pearland, Clute, others. Motion **Passes** with 3 Ayes and 1 Nay.

- b. Discussion and possible to approve a quote from Ochoa Home Building and Design to secure for safety issues 2 structures and other work on the Realty World project.

Mr. Holman let the FEDC board weeded and fenced. But the Contract with Israel Ochoa per his proposal is over my signature authority at \$4800 to secure and weatherize the two constructed building and pick up debris. Fifty percent to be paid up front and 50% due when job is completed.

Nicole Mireles asked if he had done the work and Mr. Holman responded no. Nicole Mireles asked to cleaned up the site as she drove by and it looks a lot better. Mr. Holman responded that he hired Well Nursery to mow, kill grass/weeds and removed the slash grass from the site. The entire site has been fenced and described how it is fenced. A lock is now needed.

Mr. Holman said that he needs approval of the contract.

Marinell Music made a **Motion** to hire Israel Ochoa per the contract shown. Nicole Mireles second the motion. Motion **Passed** Unanimously.

- c. Discussion of feasibility and possible request by FEDC Sub-Committee to the City regarding the use of the City's Visitor Center Building.

The proposal was handed out at the meeting. Nicole stated that she Ed Garcia and Mingo Marques. Ed Garcia presented the proposal the sub-committee hopes the City Council will consider. Ed Garcia read the proposal to the board. The proposal stated that the FEDC will have the sole use of the visitor center at no cost to the FEDC.

Marinell Music asked if there are any upgrade needed.

Ed Garcia said this is a city building and the city should pay for it. The FEDC could help but it is a city building and part of their budget.

Tim Kelty said, when asked Nicole Mireles on care of the museum, that the city takes care of all the city buildings such as the museum through the general fund and Heritage House. Tim discussed the other buildings like the building for Brazosport College was renovated by the college and they maintain the build. Other building is maintained by the city unless leased.

Ed Garcia said that everything that the EDC does is for the benefit of the city and feels that the EDC is part of the city and feels that the city is obligated to assist the EDC assess the site were we would be more accessible to the public and bring in companies that will invest in Freeport.

Marinell Music asked Tim Kelty if there is city money to be used at the Visitor Center.

Tim Kelty stated this was not discussed with city council previously and would have to come out of next year's budget as there is no funds this year but can be discussed at city council.

Jeff Pena discussed the original request per his memory but stated that the only change he sees is that the FEDC has the sole use and the city bares the cost of the Visitor Center. Jeff Pena asked Ed Garcia if this is correct who confirmed that the proposal is Strictly for the use of the EDC.

Tim Kelty responded that it is clear at the proposal is strictly for the FEDC use only without the visitor center being in the building. There is no mention of the cost associated with renovations and can't say yes we will renovate the building for the EDC as the City has no idea with the cost of the renovations could be necessary. But there is no discussion on utilities as well.

Jeff Pena would like the proposal to go back to the sub-committee.

Nicole Mireles did not like the idea of dragging the discussion out more. Nicole Mireles asked Mr. Holman if he understands the proposal. Mr. Holman responded that as he reads the proposal is that the FEDC get the sole use of the building at the city's expense.

Ed Garcia said that they want the city to have the FEDC as part of the city not a step child of the city. The Museum and Heritage house does not pay for its own utilities. At a ll city buildings the city pays for the expenses occurred.

Tim Kelty asked that the proposal be clear on what the EDC is asking. The EDC is a separate corporation. The Museum and Heritage house are not separate corporations and funded through the General Fund. Tim Kelty clarified that the Heritage house is not a 501C3 as it was dissolved when asked by Ed Garcia.

Nicole Mireles said this is the FEDC wish list and that the city can counter offer but we need to start somewhere.

Jeff Pena said it would make more sense and like to get ahead of the council and would like the subcommittee to make a better specific to the proposal.

Ed Garcia said he would like to proceed with the proposal. Jeff Pena said that is fine if the subcommittee want to vote they can but would like to nail down specifics and not wait a whole month in talking with city council is what he is recommending.

Marinell Music asked for clarification if the Visitor Center personnel would move other to the building too.

Jeff Pena state that the visitor center is if is for sole use of the FEDC, no affiliation with the Visitor Center use, and city would bear the cost of the remodel.

Nicole Mireles stated that this is a wish list. They would like it to be sent to council fort them to discuss. Marinell Music asked should we not have someone go in a see what it will cost with an inspector inspection.

Ed Garcia it is up to the city to provided the inspection as it needs to be in compliance. We are not going into the building if has deteriorated and is unsafe.

Melanie Oldham stated that many of our building are neglected. She stated that many in the public has stated the Visitor Center and EDC should share the building.

Ed Garcia believe that the city would want the FEDC to be in a location that can Showcase the city and attract development.

Ed Garcia made a **Motion** to submit the proposal as written to the city council for consideration. Nicole Mireles second the Motion. Motion **Pass** Unanimously.

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

It is now 6:38 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation March 5, 2021 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. Project Sky High
  - a. Presentation, discussion and possible recommendation to city council regarding support of PACE
  - b. Industrial Revenue Bond
2. Project Wing Tips
3. Discuss and possible action per existing contract with Gardner Campbell. (Duncan)
4. Discussion on acquisition and disposal of Real Properties
5. Discussion and possible action regarding Lucy Goose Contract.  
Pulled

B. Section 551.074 (authorizes certain deliberations about officers and employees of the governmental body to be held in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

**1. Analyst-Admin Position**

**Reconvene into Open Session**

**Board President's statement:**

It is now 8:23 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**

Discussion and possible action with Project Sky High

- a. Presentation, discussion and possible recommendation to city council regarding support of PACE

Jeff Pena made a **Motion** to recommend that the City Council participate in the PACE program. Ed Garcia second the motion. Motion **Passed Unanimously**

- b. Industrial Revenue Bond  
No Action

Discussion and possible action with Project Wing Tips  
No Action

Discussion and possible action regarding Analyst – Admin Position  
No Action

Discussion on acquisition and disposal of Real Properties

Jeff Pena made a Motion to authorize Attorney Chris Duncan to prepare a deed upon payment for Gardner Campbell property. Marinell Music second the Motion. Motion **Passed Unanimously**.

Jeff made a Motion to approve Project Enterprise and authorize the purchase and signature of both the President and Vice President to submit the contract this week. Marinell Music second the Motion. Motion **Passed Unanimously**.

**VII. Directors Notes**

Read the notes

**VIII. Adjourn**

Motion to close board meeting made by Nicole Mireles and seconded by Ed Garcia. Motion **Passed Unanimously**

It is now 8:27 p.m. and I hereby close the board meeting.

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Jeff Pena – President (Secretary Position Vacant)

**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, March 24, 2021 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.

**FEDC BOARD MEMBERS**    Quorum Present

Jeff Pena	President
Marinell Music	Vice President
Nicole Mireles	Secretary (voted in at this board meeting)
Ed Garcia	
Ruben Renobato	
Mingo Marquez	(Absent)
Trey Sullivan	(Absent)

Courtland Holman: Executive Director  
Tim Kelty: City Manager  
Christopher Duncan: Attorney  
Cathy Ezell: Finance Director  
Jerry Cain: Council Liaison

Visitors in Attendance:  
Gardner Campbell  
P.H. Crow(?)

**I. Call to Order**

President Jeff Pena opened the meeting at 6:02 p.m. A quorum was present: Jeff Pena, Marinell Music, Ed Garcia, Ruben Renobato and Nicole Mireles. Trey Sullivan and Mingo Marquez were absent.

**II. Invocation and Pledge**

President Pena led the Pledge of Allegiance.

**III. Citizen Comments**

Mr. Gardner Campbell spoke on timeline of his previous agreement with the EDC. He came in February 9 to ask for the deeds to the property so he could start on the next home. The board went into executive session and when the board came out said that they would have a special meeting promptly after the EDC reviewed the minutes over the situation. That never happened. Mr. Cambell stated that Mr. Holman informed him that he was going to be on the next board meeting but could not attend as he was skiing with his grandson. He understands that the deed are being prepared to be delivered to him and appreciates that. He asked the board what he was supposed to do while the board determine what to do about the deeds which the board responded it was up to him so he canceled his order. He has contacted his suppliers and now the pilings are not available and no knowledge of when they will be available. He was put off 40 days as he had to cancel his order due to not having the deeds and in this time per McCoy's Lumber cost has risen 16 percent on his dry end package alone. He expressed at the previous meeting that costs were going up without concern he was put off for 40 days under a good contract even if the board did not like it. He is currently at a \$10,000 loss on this home if he can get the supplies. He is in a bind and does not want the \$10,000 to come out of his pocket as he did nothing wrong. He is expecting when he has the deeds for the two lot that should not have taken 40 days to get as precedence was already set with the previous deed he got and this time will be reviewed by his attorney. He asked who dropped the ball and discuss it in executive session. He is upset with the board and that the board has lost the vision of what the city needs. The bus stops for the poor people and sidewalks on the southwest side of the Velasco bridge were a child had an accident on his bike. The board has lost the vision on what we need for the city. The board talks about big businesses which is great and Freeport attracts them.

Jeff Pena stated that Mr. Campbell's three minutes have expired.

Mr. Campbell ask what the board will do to address these talks. Jeff expressed they will discuss in executive session. Mr. Campbell asked if it would take 40 days, Jeff said he hope not.

#### Board Comments:

Marinell Music said she has been contemplating and watching and we as a board that made a Policy about being able to discuss thing with Courtland. She is finding that this is not working. We are a corporation not a city county and knows we are bound not to have a walking quorum or discuss thing behind each other's back to make a plan on how to vote. Marinell stated that this goes on anyway. Marinell is re-thinking how we coordinate with Courland and it is hindering things she would like to talk about whether it is questions she would like to ask or information Courtland need to talk to her about. He opinion is that this policy is a hindrance but what the board decides to do is up to the board.

She would like a list of businesses that are paying sales tax so that the board can do an outreach on things we can offer an welcome or re-welcome them. Marinell has given some new businesses Courtland card as they did not know we existed. Marinell would like to see a business license being developed at no cost to the businesses to make sure they don't open in the wrong zone. We could visit them and tracking them. Board members should be meeting with the new businesses. The board should ask the city to create a procedure that outlines the codes, ordinances whatever the requirements are and the contacts for each department Whatever the business needs. That way the Board can get a list as the new businesses come in as they have to get there permit so we can meet with them.

As far as Mr. Campbell there are two more deeds left but we should take action on selling the last two to Mr. Campbell as it does the FEDC no good to keep them. Its in the contract on the price and we should sell the additional two. He has proven that he has spent over a Million dollars building quality housing in Freeport. The board need to stop rehashing this and put it to bed so he can build and sell the lots for a higher value. We have not hassled people we don't know as much as we have hassled Mr. Campbell.

#### **IV. Discussion and Action**

- a. Discuss and take possible action appointing a new FEDC Secretary.

Jeff started the discussion on nominations. Ed Garcia nominated Nicole Mireles for Secretary position and Seconded by Ruben Renobato. Motion **Passed** with 4 Ayes and 1 Nay.

Nicole Mireles asked if she was to take the minutes but Chris Duncan clarified that Nicole Mireles makes the decision on whom will take the minutes.

Ed Garcia had a question to Mr. Duncan regarding the By-Laws on the use of the corporate seal in the absence of the secretary and not to wait two weeks. Chris



Duncan stated you can amend the By-Laws but has not seen a board that has an alternate secretary. The only time when the Secretary is required is when we purchase property. But that can be placed on the agenda to amend the By-Law change.

Mr. Holman stated that sometimes the Treasure and Secretary are the same person but he has not seen an alternate Secretary. Mr. Holman stated that the board decided that he is to take the meeting minutes until the hire the Analyst Admin and at that time the new employee would take the minutes.

Mr. Duncan corrected Mr. Holman's statement that now Nicole Mireles has been voted in as Secretary it is at her discretion to do the minutes or have someone else do them.

Nicole said that she has up until the next board meeting to decide to do them or not.

**V. Executive Session – Adjourn into Executive Session**

It is now 6:23 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation March 24, 2021 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), 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters).

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

- A. Section 551.071 (Consultation with Attorney)
  - 1. Discuss regarding potential litigation of a cancelled contract for service.
  
- B. Section 551.087 (Economic and Community Development Matters)
  - 1. Discussion and Possible action regarding Lucy Goose Contract. (Duncan)
  
- C. 551.072 (Deliberations about Real Property)
  - 1. Acquisition of Real Properties

**Reconvene into Open Session**

**Board President's statement:**

It is now 7:57 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**

Discussion and Possible action regarding Lucy Goose Contract.

Chris Duncan recited the motion that the FEDC will vote on.

The FEDC board has discussed the matter of the Lucy Goose lease and they determine since the building came into the FEDC ownership and she had been there 6 months with out any payment during the 6 month the FEDC will give a credit for the vent hood at \$800 per month for the last 6 month or a credit \$4800. Execute a 12-month rent at \$800 per month going forward for the next 12 months with a remainder of \$5200 to be paid for the vent hood to Lucy Goose if they stay business for the entire 12 months term as the FEDC would like the Lucy Goose to remain in business. If the Lucy Goose is given a 30-day notice by the FEDC prior to the 12-month lease term then the FEDC will pay the Lucy Goose the \$5200 remainder. At least 60 days prior to the end of the lease term which is 12-month next year at least 60 days prior to end of the term the parties will need to negotiate a new rent at that time Further the FEDC will pay and install a new façade within the next 12 months.

Jeff asked the board if they wanted to go with the language as read and asked for a motion. Mr. Ruben Renobato made a **Motion** to approve the language of the motion that Mr. Duncan described. Mr. Duncan ask for an amendment of the motion that the lease would start on April 1, 2021. Ruben Renobato amended his **motion** to include Mr. Duncan's amendment. Nicole Mireles **seconded** the motion. No questions or discussion were given. Motion **Passed Unanimously** 4 Aye and 1 Recusal.

Motion to close board meeting made by Nicole Mireles and second by Ed Garcia.  
Motion **Passed Unanimously**.

It is now 8:03p.m. and I hereby close the board meeting.

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Nicole Mireles - Secretary



**April 1**  
**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 Thursday April 1, 2021 at 5:00 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.

**FEDC BOARD MEMBERS**    Quorum Present

Jeff Pena	President
Marinell Music	Vice President
Nicole Mireles	Secretary
Ed Garcia	
Ruben Renobato	Absent
Mingo Marquez	Online
Trey Sullivan	Online

Courtland Holman: Executive Director  
Tim Kelty: City Manager  
Christopher Duncan: Attorney  
Cathy Ezell: Finance Director  
Jerry Cain: Council Liaison

Visitors in Attendance:

Gardner Campbell	James McDonald
Sam Reyna	Jillian S
Mrs. Turner	Ray Turner
Margarette B	Rocs
Melanie Oldham	

**I. Call to Order**

- a. President Jeff Pena opened the meeting at 5:02 p.m. A quorum was present: Jeff Pena, Marinell Music, Lesa Girouard, Ed Garcia, Nicole Mireles, Trey Sullivan, and Mingo Marquez. Ruben Renobato was absent.

**II. Invocation and Pledge**

- a. President Jeff Pena led the Pledge of Allegiance.

**III. Citizen Comments**

Sam Reyna asked a question directed to Marinell Music. The FEDC is funded by sales tax do you pay sales tax do you have a sales tax permit? He stated that the comptroller does not show sales tax being paid. Sam stated the building does not have a sprinkler system. Does it need one and why when the Epic lounge must have a sprinkler system?

Mrs. Rommel Turner stated she is a small businesses owner close to Marinell without the restaurants as she has an antique store. Without city support it is a hard row to hoe. Since the pandemic it has been an uphill battle. Due to Covid her store has dropped \$2000 a week to \$150 a week. Marinell is an asset to Freeport. Freeport does not have many stores. Marinell store is the beginning of Freeport downtown. This is an essential business and the EDC is fighting her tooth and nail, she needs a break. Freeport needs a break. It baffles Mrs. Turner why anyone would put a business in a dead area? Do you want more Dollar stores or stores like Marinell? It will grow if we let it.

Margarette McMahan said that she is sad that the EDC cannot reach a new lease. Opening the shop was a leap of faith for her and the city and a catalyst for opening other businesses in the downtown. If patrons come to downtown create a habit of shopping and dining in downtown Freeport attract others businesses to downtown. The Lucy Goose is unique in Freeport and entire Brazosport area with many uses in one location. No one sees our downtown businesses as they keep driving to other locations. Lucy Goose is a unique shopping experience needed by Freeport and makes it a shopping destination. She read the EDC's mission and vision statement and believe the board is not living up to these statements. The city/ EDC by owning this building placed the EDC in a no-win situation as it relates adhering to its mission and vision statement. By owning the building, it makes it impossible for the EDC to manage or be good stewards of the citizens of Freeport by prioritizing development and enhancement of the downtown retail environment because the EDC is a commercial property owner with its own interest to protect as it relates to building ownership. She realizes and sympathize with this difficult situation for both parties. If an agreement cannot be made for

the betterment of Freeport she wished the owner in any future endeavors and the FEDC wisdom and success as they prioritize the economic and community development of Freeport.

Melanie Oldham said she has attended the EDC meeting for several years. There has been a lot of conversation on attracting big business and industry. The EDC also should concentrate and has been asked to attract and retain small businesses and EDC should do anything to help be successful. The EDC board, Mrs. Music and her partners to sit down and come up with a reasonable solution. Covid has not helped and this is an unusual time and the EDC should give more support to businesses. She admires Marinell who has stuck it out in this tough time. We have a new business owner downtown; Mr. Pena has his business in Downtown. Surely the EDC board members could discuss this and get legal advice from Mr. Duncan on the correct way to do this.

James McDonald and Kasen and they recently opened the restaurant Barcadia in downtown. James feels every business in downtown plays a part in creating a downtown that has been dead for many years. Many of each business customers do not know of each other's business. He believes we need all of us working together would be a much better place. He had in mind to bring other businesses to the downtown. He took a huge leap of faith to come to downtown Freeport and has a \$1 Million investment across from Lucy Goose. He has had some of Lucy Goose customers come to his store and does not believe he would see those customers if she was not there as they would just see Barcadia as a bar or pool hall or arcade place. Over the time that they have been building they have gotten to know Marinell and said that she is the most genuine nicest person in the Freeport area. He has met Jeff and some of the other board members and believe there has to be an easy fix to this problem. Marinell being downtown will play a huge roll in the overall economic impact creating a better downtown. Kasen said Marinell is invested in the community and her blood sweat and tears are invested in downtown. She is like the mother goose of the downtown. She is the stable point of the downtown. Kasen said we are nervous to invest more in to future project that they have already started because of this and have their entire life savings invested in downtown Freeport. They do not think it is far that she be forced to leave when she has placed her blood sweat and tears for this community.

Jillian Goodbren(?) said she works at the Lucy Goose and is Marinell's daughter. Marinell has put blood sweat and tears for the last 3 years. Jillian said that Marinell does not want to leave Freeport and had done her best to revitalize the

downtown area. She was asked to move to the downtown by the EDC. The EDC has put her mother through a lot and this is her heart.

Gardner Campbell thanked the Turner and Campbell family for their investment into the downtown. It does not always need to be big business. His pet peeve is the investment of the Popbox the incubator costing per his paperwork around \$7500 to \$8000 in this useless container that is not legal by Fire department or Building Code standards. The money could be for a better use and maybe to help Mrs. Music move on and stay in her place to sell sandwiches and feed us lunches and have the crafts downtown. We have to support any one that wants to come to the downtown district as it is the end of the road. We have to give them full support from the EDC, City Council and leaders of Freeport.

Sam Reyna came back and said the 212 West Park building must be up to code for sprinkler system. Who is going to pay for it?

Ray Turner said Marinell's store is a true store. He and his wife have a small store in Brazoria. And like his wife said things have been hard and as they had to be closed which seemed forever then got open for a week or two then the water (freeze). The FEDC should be here to help and should try harder to help these people. We are at the end of the line if we don't help small businesses otherwise DOW will have it all. She needs not a hand out but a hand up.

Margarette McMahan came back and said for 15 years she worked as a legal secretary for an attorney specializing on real estate law regarding executing a lease agreement. For 28 years with Brazosport ISD she was responsible for leases and managing the lease. It is typically up to the building owner to upgrade the building like the fire suppression as the building owner owns the building and it is an improvement to the building. The City and EDC give tax abatement to multi million or billion dollar industries to keep businesses in our city where we could have used that money. Can't we give a break to small businesses like hers at a much smaller scale to keep her in downtown?

Roc Cantu formerly Rocs American Kitchens said he was a very successful businesses until evicted by the owners of Lucy Goose Market. Because he had a successful business is that you have to have a conducive product or service for the downtown which is what he had. The luxury of having this meeting like this, the attention like this, a business that speaks for itself when we were shunned. You (EDC) know what your are doing the formalities he appreciates it. Anyone can go into the building as long as they have a service or product that is conducive to the town and it will support itself.

Board Comments:

Marinell said she was going to read the mission statement by Margarett already did this. Marinell said the EDC is an organization to promote economic development within a specific area, to assist business within their specific areas, to get started to succeed and grow thereby helping economic growth. She does not feel how this EDC is acting.

Marinell has copies that can be handed out and has only one lease ever signed in 2018.

She and her sister opened the business on Gulf Blvd in June of 2017. She had many citizen and city officials come to her asking her to move downtown and be the catalyst to revitalizing downtown. So, they moved in June of 2018 to downtown. Many told her no one would go downtown to shop. She said she argued this point and has had many come from all over including out of State. Then Covid and the Freeze happened where she had to shut down for over 30 days. Most people consider downtown is severely distressed.

She and her sister has made a commitment to rehabilitating downtown even if they did not make money. Marinell had used her 401k for a lot of her inventory. She has two storage units that she cannot fit all of her stuff in the store and has made a huge commitment for the downtown.

Marinell said she has only one lease at that is with the Historical Society on June 22 of 2018 when it was a 501C3 corporation with its own board and the previous city manager was part of it when it was formed. On June 30 of 2019 the lease terminated and a new lease was supposed to occur. No new lease has occurred or proposed amendment due to changes in city management. They heard but never actually told that the city was taking over the building and doing away with the board. Per her lease Paragraph D.116 amendment of lease states can only be amended by instrument in writing by the landlord and tenant, both have to sign. This was never enacted upon by the Historical Society or City of Freeport. We were never received any written notification for proposed amendment of the lease. You can't just transfer property from a non-profit corporation that has contracts in place with a business and take over without proper notification in writing and negotiate a new lease. They are completely different entities. Marinell is still trying to find in the City council meeting minutes where or when that transfer was done and how it was done.



She was never noticed when the Historical Society transferred the building to the City. Marinell did sublease the kitchen and dining room to Ronny Cantu and his dad from the onset. A year into the arrangement they Ronny decided to put in a fully operational kitchen. They purchased and install a vent hood and fire suppression system that cost them over \$18,000.

On August 17 of 2020 the Cantu propositioned the City to remove the vent hood and fire suppression by unanimous vote. She met with the Cantu's and offered to buy the Vent Hood and Fires Suppression Marinell said she has a signed bill of sale and paid Cantu \$10,000 in full for the hood and system.

From June of 2017 to present She said she never received a certificate of occupancy and no one from the city has approached her if the building does require a fire sprinkler. She said her sister pays the bills as she is the buyer. And yes, there are two Lucy Goose Markets in the county one in West Columbia and sales taxes are paid every quarter.

Around September 2020 the city transferred the building to the FEDC. She was instructed by members of the EDC Board to negotiate a new lease exclusively with the EDC Attorney Chris Duncan. She has requested a new lease with an annual renewal with a 30 day out and consideration of purchasing the vent hood and fire suppression system as an investment in their building or to be able to remove it if or when they were to vacate the building. She agreed on the rent of \$800 per month. She asked that a face lift be done to the front of the building as there are brick missing and grout missing. This is hazard.

At the last board meeting she was asked to step out and not allow to participate. After an hour she was call back in to open session where Chris Duncan recited the offer.

The only items she could not agree to is that the FEDC buy the vent hood system at \$10,000 and taking a credit of 6 month of back rent at \$4800 and the remaining balance of \$5200 to be paid after an additional business operation after 12 months lease at \$800 per month. The vote was unanimous with Marinell abstaining. The meeting was adjourned. She made a comment that she would not agree to the lease terms and did leave the meeting angry as people saw in her Facebook post.

The only lease in place is with the Freeport museum. At no time has a lease been signed with the City of Freeport. No lease signed with the FEDC. Marinell said there is no implied lease as the one with the Historical Society was not transferred to the City so basically there is no lease. Marinell said she was never given notice

of the transfer in writing. She said Mr. Duncan the city should be sending her some type of final statement and possibly giving back her deposit of \$2000 or transfer the amount to the FEDC while they negotiate a new lease. In the same conversation she was advised not to pay rent until a signed agreement was in place.

Marinell's attorney says there is no enforceable lease.

She said Chris and Jeff advised her that she counter counter offer which she did provide. The proposed lease that she wanted changed such as certificate of occupancy and equipment staying with the building. Paragraph 11 had her maintaining and repairing the building which she did not want the responsibility to repair a 72-year-old building built in 1949.

There are many maintenance issues with the sewer system and there was a company that recommended to the city that concrete floor be jack hammered and the system replaced. The city declined as she was told. The HVAC is improperly installed as told to her by two consultants. The supply air is right next to the return air There are no air ducts. The tech said to her that it will fail as it is working too hard. The size and capacity are not correct for the size of the building.

What is hurtful is someone in the FEDC Board posted an official public notice on the Freeport EDC Facebook page. They made false statement and did not have all the facts. Further someone on the board asked a person on the Concerned Citizens of Freeport to post the notice on their Facebook page to further defame her name. And Eric Hayes who sits on the Planning and Zoning board and running for city council took it upon himself to put it on the CCF page and then finds it being cover in the FACTs newspaper today. Continuing to through her under the bus.

Marinell said city council needs to investigate and review this action for ethics violation and possible breach of confidentiality by Jeff and Eric to what she views as an addition of liability. Marinell said that she has retained an attorney on this matter.

She serves on many chairs and will not allow her character to be defaced.

Marinell stated another attorney whom is well versed in property law has been asking her why do you want to continue to do business with a board that has demonstrated this kind of attitude and destructibility to you. She is at the point

not that it is her best interest to vacate the building and move. Take her equipment per her attorney.

Marinell said unless she can be convinced otherwise, we have a problem here. We have not agreed to anything as stated in the FACTs.

Marinell said Get your facts straight first before placing things in social media and the FACTs. No board member has asked her what is the whole story and how did your situation ever transpire, where is you lease at.

Marinell again said they acted by what they were told to do, instructed to do by the attorney that represents this board and city. What would you do if the attorney told you not to pay rent but you are being crucified on Facebook and the paper because it is being portrayed that we want free rent, free ride and that we would take the \$10,000 and run. If it was, she would not have stayed there for 3 years working 12 or more hours every day.

Marinell said her attorney will have a field day with this.

**IV. Discussion and Action**

**V. Discuss and possible action regarding board member positions.**

- a. Ed Garcia made a motion to table this item. Nicole Mireles second the motion.  
**Motion Passes Unanimously.**

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

It is now 5:54 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation April 1, 2021 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), 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property).

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

Lucy Goose

**Reconvene into Open Session**

**Board President's statement:**

It is now 6:58 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**

Lucy Goose

There is no action

Motion to close board meeting made by Nicole Mireles and second by Ed Garcia.  
Motion **Passed Unanimously**.

It is now 7:00 p.m. and I hereby close the board meeting.

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Nicole Mireles - Secretary

# Freeport Economic Development Corporation

**Title:** Monthly Financial Report

**Date:** April 6, 2021

**From:** Cathy Ezell, Finance Director

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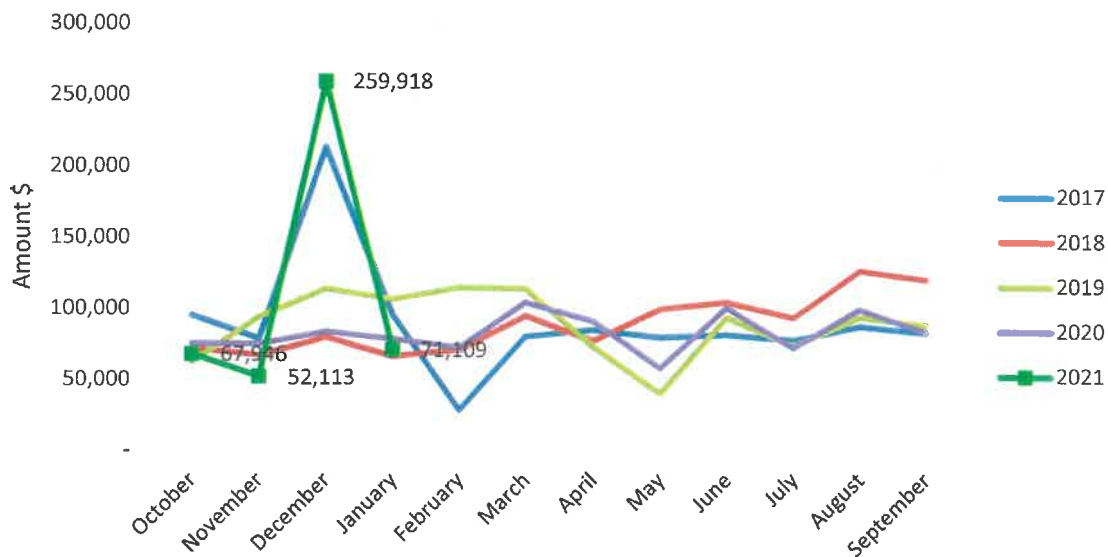
**Staff Recommendation:** N/A

**Item Summary:**

The attached financial report is through February 28, 2021.

- Sales Tax revenue through January (received in March) was over \$ 451,806, which is down from last month and up last fiscal year to-date. There was jump in December (\$259k compared to \$52k in November) due to revenue generated by the industrial sector – the majority of which is from prior periods (back to September) that were all paid in December. This would also explain the dip in revenue experienced since the beginning of the fiscal year. It appears the payments have been caught up so I would anticipate future periods to follow the normal trend.
- The January amount received was \$71,109.07, which is line with the normal sales tax received.

**FEDC Sales Tax Revenue by Year**



- All expenditure categories are under budget for the period.

**Special Considerations:**

The FY2020 annual report due to the Texas Comptroller has been submitted.

**Financial Impact:**

Overall, net Revenue less Expenditures for the period is \$377,692 which is up from the last month.

Revenue & Expenses	FY20 Actual*	Current Budget	Actual YTD
Beg. Fund Bal.*	714,504	884,813	884,813
Revenue	994,360	1,070,120	452,594
Expenses	1,124,051	1,180,189	74,902
Rev. Less Exp.	-129,691	-110,069	377,692
Plus, Transfers In	300,000	0	0
<b>End. Fund Bal.</b>	<b>884,813</b>	<b>774,744</b>	<b>1,262,504</b>

*\*Unaudited*

Balance Sheet	Actual YTD
<b>Assets</b>	
Main Bank Acct.	1,240,735
2nd Bank Acct.	0
Sales Tax Receivable	71,109
Due from City	0
<b>Total Assets</b>	<b>1,311,844</b>
<b>Liabilities</b>	
Note Payable to City	0
Accounts Payable	-525
Cash Due to City	49,864
Beg. Fund Bal.	884,813
Rev. Less Exp/Trf	377,692
<b>Total Liab. &amp; Fund Bal.</b>	<b>1,311,844</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: FEBRUARY 29TH, 2020

30 -ECONOMIC DEVELOPMENT FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b>REVENUE SUMMARY</b>						
ALL REVENUE	<u>1,200,120</u>	<u>0.00</u>	<u>312,618.56</u>	<u>0.00</u>	<u>887,501.44</u>	<u>26.05</u>
TOTAL REVENUES	1,200,120	0.00	312,618.56	0.00	887,501.44	26.05
<b>EXPENDITURE SUMMARY</b>						
<b>ECONOMIC DEVELOPMENT FUND</b>						
SALARIES	98,918	7,607.30	39,721.04	0.00	59,196.96	40.16
BENEFITS	31,690	2,601.40	13,332.96	0.00	18,357.04	42.07
SUPPLIES	7,500	0.00	( 115.42)	0.00	7,615.42	1.54-
SERVICES	728,975	32,250.00	106,566.60	67,500.00	554,908.40	23.88
SUNDRY	28,000	660.00	3,228.05	0.00	24,771.95	11.53
DEBT SERVICE	0	0.00	765,160.98	0.00	( 765,160.98)	0.00
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 ECONOMIC DEVELOPMENT FUND	895,083	43,118.70	927,894.21	67,500.00	( 100,311.21)	111.21
<b>TRANSFERRED TO</b>						
INTERFUND TRANSFERS	<u>275,000</u>	<u>13,234.00</u>	<u>26,468.00</u>	<u>0.00</u>	<u>248,532.00</u>	<u>9.62</u>
TOTAL TRANSFERRED TO	275,000	13,234.00	26,468.00	0.00	248,532.00	9.62
<b>TRANSFERRED FROM</b>						
INTERFUND TRANSFERS	<u>0</u>	<u>0.00</u>	<u>( 300,000.00)</u>	<u>0.00</u>	<u>300,000.00</u>	<u>0.00</u>
TOTAL TRANSFERRED FROM	0	0.00	( 300,000.00)	0.00	300,000.00	0.00
TOTAL EXPENDITURES	1,170,083	56,352.70	654,362.21	67,500.00	448,220.79	61.69
REVENUE OVER/(UNDER) EXPENDITURES	30,037	( 56,352.70)	( 341,743.65)	( 67,500.00)	439,280.65	1,362.47-

CITY OF FREEPORT  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: FEBRUARY 29TH, 2020

30 -ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 41.67

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	312,618.56	0.00	887,381.44	26.05
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>312,618.56</b>	<b>0.00</b>	<b>887,501.44</b>	<b>26.05</b>



30 - ECONOMIC DEVELOPMENT FUND

DEPARTMENT - ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 43.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b><u>SALARIES</u></b>						
30-407-100 SALARIES/WAGES	93,150	6,980.36	36,297.87	0.00	56,852.13	38.97
30-407-165 EDUCATIONAL PAY	1,500	115.40	694.30	0.00	885.30	46.34
30-407-175 LONGEVITY	68	0.00	0.00	0.00	68.00	0.00
30-407-180 AUTO ALLOWANCE	3,600	461.54	2,536.47	0.00	1,061.53	70.51
30-407-181 CELL PHONE ALLOWANCE	600	50.00	250.00	0.00	350.00	41.67
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	39,721.04	0.00	59,196.96	40.16
<b><u>EMPLOYEE</u></b>						
30-407-201 F I C A & MEDICARE	7,500	534.32	2,800.39	0.00	4,699.61	37.34
30-407-210 GROUP INSURANCE	9,800	958.84	4,819.14	0.00	4,980.86	49.17
30-407-230 T H R S	14,000	1,108.24	5,713.45	0.00	8,286.55	40.81
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	13,332.96	0.00	18,357.04	42.07
<b><u>SUPPLIES</u></b>						
30-407-310 OFFICE/COMPUTER SUPPLIES	2,000	0.00	0.00	0.00	2,000.00	0.00
30-407-311 POSTAGE/SHIPPING	200	0.00	0.00	0.00	200.00	0.00
30-407-312 BOOKS/PUBS/SUBSCRIPTIONS	5,000	0.00	102.36	0.00	7,101.76	1.39
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	500	0.00	14.06	0.00	818.04	1.74
TOTAL SUPPLIES	7,500	0.00	116.42	0.00	7,615.42	1.54
<b><u>SERVICES</u></b>						
30-407-411 WATER	300	0.00	0.00	0.00	300.00	0.00
30-407-413 PROFESSIONAL SERVICES	297,600	0.00	64,658.60	67,500.00	164,843.40	44.50
30-407-414 BANK CHARGES	100	0.00	0.00	0.00	400.00	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	0.00	0.00	30,000.00	0.00
30-407-430 ADVERTISING	65,000	32,250.00	33,475.00	0.00	31,925.00	50.86
30-407-434 MARKETING	20,000	0.00	330.00	0.00	19,670.00	1.65
30-407-435 SPECIAL PROJECTS	267,500	0.00	0.00	0.00	267,500.00	0.00
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	8,505.80	0.00	34,570.00	19.74
TOTAL SERVICES	728,975	32,250.00	106,568.60	67,500.00	554,906.40	23.88
<b><u>SUNDRY</u></b>						
30-407-602 SEMINARS/CONFERENCES/TRAVEL	28,000	800.00	1,728.89	0.00	25,271.11	8.46
30-407-604 AUTO REIMBURSEMENT	0	0.00	0.00	0.00	0.00	0.00
30-407-628 PROPERTY/LIABILITY INSURANCE	0	0.00	0.00	0.00	0.00	0.00
30-407-629 PROPERTY TAXES	0	0.00	0.00	0.00	0.00	0.00
30-407-699 OTHER - SUNDRY	3,000	0.00	3,500.00	0.00	500.00	116.67
TOTAL SUNDRY	31,000	800.00	5,228.89	0.00	25,771.11	11.53

CITY OF FREEPORT  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: FEBRUARY 29TH, 2020

30 -ECONOMIC DEVELOPMENT FUND  
DEPARTMENT - ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b>DEBT SERVICE</b>						
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	0	0.00	1,859.56	0.00	( 1,859.56)	0.00
TOTAL DEBT SERVICE	0	0.00	765,160.98	0.00	( 765,160.98)	0.00
<b>CAPITAL OUTLAY</b>						
30-407-880 LAND ACQUISITION	0	0.00	0.00	0.00	0.00	0.00
30-407-899 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
TOTAL ECONOMIC DEVELOPMENT FUND	895,083	43,118.70	927,894.21	67,500.00	( 100,311.21)	111.21

CITY OF FREEPORT  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: FEBRUARY 29TH, 2020

30 -ECONOMIC DEVELOPMENT FUND  
DEPARTMENT - TRANSFERRED TO

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b>INTERFUND TRANSFERS</b>						
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	225,000	13,234.00	26,468.00	0.00	198,532.00	11.76
TOTAL INTERFUND TRANSFERS	275,000	13,234.00	26,468.00	0.00	248,532.00	9.62
TOTAL TRANSFERRED TO	275,000	13,234.00	26,468.00	0.00	248,532.00	9.62

CITY OF FREEPORT  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: FEBRUARY 29TH, 2020

30 -ECONOMIC DEVELOPMENT FUND  
DEPARTMENT - TRANSFERRED FROM

% OF YEAR COMPLETED: 41.67

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	1,170,083	56,352.70	654,362.21	67,500.00	448,220.79	61.69
REVENUE OVER/(UNDER) EXPENDITURES	30,037	( 56,352.70)	( 341,743.65)	( 67,500.00)	439,280.65	1,362.47-

CITY OF FREEPORT  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: FEBRUARY 29TH, 2020

34 -SERIES 2001 - DEBT SVC  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	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)	( 13,234.00)	( 26,468.00)	0.00	( 198,532.00)	11.76
TOTAL TRANSFERRED FROM	( 225,000)	( 13,234.00)	( 26,468.00)	0.00	( 198,532.00)	11.76
TOTAL EXPENDITURES	0	( 13,234.00)	( 13,234.00)	0.00	13,234.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	13,234.00	13,234.00	0.00	( 13,234.00)	0.00

CITY OF FREEPORT  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: FEBRUARY 29TH, 2020

34 -SERIES 2001 - DEBT SVC

% OF YEAR COMPLETED: 41.67

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: FEBRUARY 29TH, 2020

34 -SERIES 2001 - DEBT SVC

DEPARTMENT - ECONOMIC DEVELOPMENT FUND

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b>SERVICES</b>						
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
<b>DEBT SERVICE</b>						
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: FEBRUARY 29TH, 2020

34 -SERIES 2001 - DEBT SVC  
 DEPARTMENT - TRANSFERRED FROM

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<b>INTERFUND TRANSFERS</b>						
34-710-030 TRANSFER FROM EDC	( 225,000)	( 13,234.00)	( 26,468.00)	0.00	( 198,532.00)	11.76
TOTAL INTERFUND TRANSFERS	( 225,000)	( 13,234.00)	( 26,468.00)	0.00	( 198,532.00)	11.76
<b>TOTAL TRANSFERRED FROM</b>	( 225,000)	( 13,234.00)	( 26,468.00)	0.00	( 198,532.00)	11.76
TOTAL EXPENDITURES	0	( 13,234.00)	( 13,234.00)	0.00	13,234.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	13,234.00	13,234.00	0.00	( 13,234.00)	0.00

## Discussion and Action

# Freeport Economic Development Corporation Agenda Item #VI-c

**Title:** Funding City Projects per 380 Agreement with City of Freeport and FEDC

**Date:** April 13, 2021

**From:** Courtland Holman FEDC Executive Director

---

**Staff Recommendation:**

The EDC Staff recommends that the FEDC approve funding for the listed city projects as identified at the Monday April 5, 2021 City Council meeting.

**Item Summary:**

On April 5 City Council made a request through President Jeff Pena to fund various City and FEDC Project using the \$150,000 budgeted 380 Agreement funding that the City loaned the FEDC to pay off the remainder of a loan with the Bank of Clute

On October 15, 2019 the 380 Agreement was presented to the FEDC board for review prior to City Council review and approval

On October 21, 2019 Mr. Holman presented the 380 Agreement request to City Council. After discussion this item was tabled until the next council meeting.

On November 4, 2019 Mr. Holman and Ms. Sullivan presented the 380 Agreement request to City Council which was approved unanimously.

On November 8, 2019 the FEDC approved a 380 Agreement with the City of Freeport as drafted by Chris Duncan, FEDC Attorney and Bond Council in order to pay off in its entirety the remainder of the loan with the Bank of Clute Texas amounting to \$765,600.

**Special Considerations:**

None

**Financial Impact:**

An amount up to \$150,000 will need to be transferred from the FEDC account to the City.

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

**Supporting Documentation:**

Cost of listed city project



**To: Courtland Holman  
Executive Director Freeport Economic Development Corporation**

**From: Lance Petty  
Director of Public Works**

**Date: 4/7/2021**

**Re: \$150,000 dollar payment to the City of Freeport**

Courtland below is the proposed projects and costs associated with the payment of \$150,000 dollars from the Economic Development Corporation for improvements.

**River Place Fishing Pier - \$48,956.00  
Contractor - Docks, Decks, and Bulkheads**

**SFA Softball Fields and Riverside Baseball Field - \$50,301.00  
Contractor – Penny’s Electric  
City will purchase materials**

**Freeport Municipal Park Pavilion - \$49,739.00  
Contractor Brazos – Valley Division LLC.  
Roof repairs and gutters**

**Total expenditures - \$148,996.00**

**Thank You  
Lance Petty**

V-c



# IMPROVEMENT GRANT



3/17/21

Courtland Holman, BSME, PCED  
Executive Director  
Freeport Economic Development Corporation  
200 W. 2nd Street, Suite 232  
Freeport, TX 77541

Dear Mr. Holman,

Brazosport Medical Center, Inc. would like to request permission to submit a Property Improvement Grant under the Business Improvement Grant Program. We believe our project fits the guidelines outlined in the grant description outlined in your packet.

Our mission at Brazosport Medical Center, Inc., located at 905 N Gulf Blvd, as a non-profit organization is to provide a building where affordable healthcare is available to all. We rent space to independent providers that provide low cost medical, dental, and vision care. Currently our Freeport Community Health Center a part of the Community Health Network is a FQHC that specifically works with underserved communities. Our goal is to maintain a safe, clean office that best serves the needs of our tenants and thereby allow them to provide the best care for the community of Freeport.

We would like to have our parking lot cleaned and restripe all our parking spaces around our building, and repaint the wheelstops and handicap spots. Along with that we would like to have new lighting outside and around our building to maintain safety at all times at our facility.

We hope you will consider our request to apply for the Property Improvement Grant. I will follow-up with an email and look forward answering any questions you may have, and we would love to have a sign placed on our property that states funds from the Freeport Economic Development Corporation helped to pay for improvements to the building. It shows the citizens of Freeport that their city cares!

Sincerely,

Victoria Sikes  
Executive Director



3/17/21

Courtland Holman, BSME, PCED  
Executive Director  
Freeport Economic Development Corporation  
200 W. 2nd Street, Suite 232  
Freeport, TX 77541

Dear Mr. Holman,

Brazosport Medical Center, Inc. would like to request permission to submit a Property Improvement Grant under the Business Improvement Grant Program. We believe our project fits the guidelines outlined in the grant description outlined in your packet.

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We would like to have our parking lot cleaned and restripe all our parking spaces around our building, and repaint the wheelstops and handicap spots. Along with that we would like to have new lighting outside and around our building to maintain safety at all times at our facility.

We hope you will consider our request to apply for the Property Improvement Grant. I will follow-up with an email and look forward answering any questions you may have, and we would love to have a sign placed on our property that states funds from the Freeport Economic Development Corporation helped to pay for improvements to the building. It shows the citizens of Freeport that their city cares!

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria Sikes".

Victoria Sikes  
Executive Director

I referred to as "APPLICANT," on behalf of **Brazosport Medical Center, Inc.**, submit to the Freeport Economic Development Corporation, referred to as "FEDC", this application for consideration of a Business Improvement Grant under the provisions of the FEDC's Business Improvement Grant Program.

As part of this application, BRAZOSPORT MEDICAL CENTER, INC represents to FEDC the following:

1. BRAZOSPORT MEDICAL CENTER, INC has received a copy of the FEDC's Guidelines and Criteria for the Business Improvement Grant Program BRAZOSPORT MEDICAL CENTER, INC acknowledges to FEDC that in making this application, BRAZOSPORT MEDICAL CENTER, INC understands the terms and provisions, and all questions relating to any needed interpretation have been answered by authorized representatives of FEDC prior to the submission of this application.

2. BRAZOSPORT MEDICAL CENTER, INC has secured such legal, accounting, and/or other advice that may be necessary for BRAZOSPORT MEDICAL CENTER, INC to determine the desirability of making this application and/or accurately and correctly answering any questions as set out. BRAZOSPORT MEDICAL CENTER, INC acknowledges that it has completely relied on advice and counsel of experts and/or appropriate persons retained, employed, or compensated by BRAZOSPORT MEDICAL CENTER, INC, and that it has not relied upon, nor is BRAZOSPORT MEDICAL CENTER, INC now attempting to rely upon, the advice, counsel of FEDC, its servants, agents, employees and/or elected or appointed officers.

3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity. BRAZOSPORT MEDICAL CENTER, INC acknowledges and verifies that all of the facts, information, and allegations as set out are true, correct and accurate, and that FEDC may rely on as if the same had been signed by BRAZOSPORT MEDICAL CENTER, INC or BRAZOSPORT MEDICAL CENTER, INC's agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. BRAZOSPORT MEDICAL CENTER, INC further acknowledges and understands that any materially false or misleading statements or facts may be considered a violation of the criminal laws of the State of Texas.

4. The BRAZOSPORT MEDICAL CENTER, INC, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time. The BRAZOSPORT MEDICAL CENTER, INC swears and affirms that the BRAZOSPORT MEDICAL CENTER, INC is fully authorized to transact business in the State of Texas and in the State of incorporation if different from the State of Texas.

5. The BRAZOSPORT MEDICAL CENTER, INC hereby certifies that the BRAZOSPORT MEDICAL CENTER, INC does not and will not knowingly employ an undocumented worker. An "undocumented Worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in the manner in the United States. BRAZOSPORT MEDICAL CENTER, INC understands and agrees that if, after receiving a Business Improvement Grant, BRAZOSPORT MEDICAL CENTER, INC is convicted of a violation under 8 U.S.C. Section 1324a(f), the BRAZOSPORT MEDICAL CENTER, INC shall be required to reimburse to the FEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the FEDC. The form of such payment shall be a cashier's check or money order, made payable to the Freeport Economic Development Corporation. The FEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: BRAZOSPORT MEDICAL CENTER, INC.

Mailing Address: P. O. Box 2553  
Phone Number: Freeport, TX 77542

Location in the City of Freeport for which the improvement is being requested

Street Address: 905 North Gulf Blvd  
City/State/Zip: Freeport, TX 77541

Other companies and locations owned and/or operated by the BRAZOSPORT MEDICAL CENTER, INC

Company Name: N/A  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

6. Please attach a separate document providing a legal description of the property upon which the Contemplated improvements will be located as *Exhibit A*.
7. Please attach a vicinity map locating the property within the City of Freeport as *Exhibit B*.
8. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for the proposed improvements and cost estimates as *Exhibit C*.
9. Please attach a letter addressing the need for the project as well as the need for the FEDC grant funds
10. Description of Proposed improvements:

DESCRIPTION	ESTIMATED REPAIR	ESTIMATED START DATE	COMPLETETION DATE
Surface clean parking lot, Restripe lines and wheel stops Including Handicap spots	\$1932.26	April 18, 2021	April 18,2021
New outdoor lighting on Front, sides and back of the building	\$2030.00	April 15,2021	April 15,2021



11. New or existing business: \_\_\_\_\_ New \_\_\_\_\_ Existing

BRAZOSPORT MEDICAL CENTER, INC has been in operation for 22 years.  
Existing number of jobs: \_\_\_\_\_ (if applicable) FT \_\_\_\_\_ PT \_\_\_\_\_

12. New jobs (FT): \_\_\_\_\_ New Jobs (PT): \_\_\_\_\_  
If leased facility, provide the following information (*attach a copy of the current lease*):

Current Landlord: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

13. Prior to BRAZOSPORT MEDICAL CENTER, INC 'S execution of this application, BRAZOSPORT MEDICAL CENTER, INC has had this reviewed by an Attorney of BRAZOSPORT MEDICAL CENTER, INC, or has had the opportunity to do so, and the parties agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based in the drafting of this application.
14. BRAZOSPORT MEDICAL CENTER, INC and owner/landlord indemnify, defend, and hold FEDC harmless from any liability, injury, claim, expenses, and attorney's fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.
15. FEDC has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery does not constitute an offer of an improvement grant.
16. The laws of the State of Texas shall govern the interpretation, validity, performance, and Enforcement of the application for the business improvement grant program. The Business Improvement Grant Program shall be performable in the County of Brazoria. If any provision of this application for business improvement grant program should be held invalid or unenforceable the validity and enforceability of the remaining provisions of this application shall not be affected.
17. Before submitting an application to the FEDC, the BRAZOSPORT MEDICAL CENTER, INC Must meet with the Planning/Building Department of the City of Freeport for any code requirements.

VERIFICATION

I, the undersigned of BRAZOSPORT MEDICAL CENTER, INC, certify that all the information has been furnished freely by the BRAZOSPORT MEDICAL CENTER, INC, and further acknowledge that no rights or privileges may be relied on as part of any application. In addition, it is acknowledged that the Freeport Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Freeport Economic Development Corporation on this, the

31, day of MARCH, 2021.

Applicant: Victoria L. Sikes

Applicant: Robert Scott Briner

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Address: 102 Rose Tr.  
LAKE JACKSON, TX. 77566

Address: 116 Pindall Dr.  
Clute TX 77531

Phone: 979-236-1809

Phone: 979-848-7012

Property Owner/Landlord: \_\_\_\_\_

Signature: \_\_\_\_\_

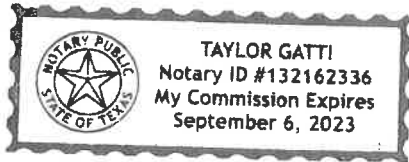
Address: \_\_\_\_\_


Phone: \_\_\_\_\_

The State of Texas  
County of Brazoria

Before me, the undersigned authority, on this day personally appeared

Victoria Sikes, Robert Briner, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: Sept 6, 2023

The State of Texas  
County of Brazoria

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_, known to me to be the person(s)  
whose name(s) are subscribed to the foregoing instrument, and acknowledged to me and that they  
executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

The State of Texas  
County of Brazoria

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_, known to me to be the person(s)  
whose name(s) are subscribed to the foregoing instrument, and acknowledged to me and that they  
executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



# PROPOSAL/CONTRACT

**BRAZOSPORT ELECTRIC LLC**  
 701 WINDING WAY  
 LAKE JACKSON, TX 77566  
 (979) 285-5112

TECL# 17246  
 TEMPL # 14985

PROPOSAL #	
SHEET #	
DATE	3/22/2021

**PROPOSAL SUBMITTED TO:**

NAME: Brazosport Medical Clinic
ADDRESS: 905 N Gulf Blvd
Freeport, TX 77541
PHONE #

**WORK TO BE PERFORMED AT:**

NAME: Brazosport Medical Clinic
ADDRESS: 905 N Gulf Blvd
Freeport, TX 77541
PHONE #

We hereby propose to furnish the material and perform the labor necessary for the completion of

- Install 3 LED vaporproof fixture, remove old conduit & fixtures and install new vaporproof fixture.
- Install 2 LED wall pack on Perry St. side of building, install photocell on each fixture.
- 
- 
- 
- 
- 
- 
- 
- 

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: Two thousand thirty & 00/100

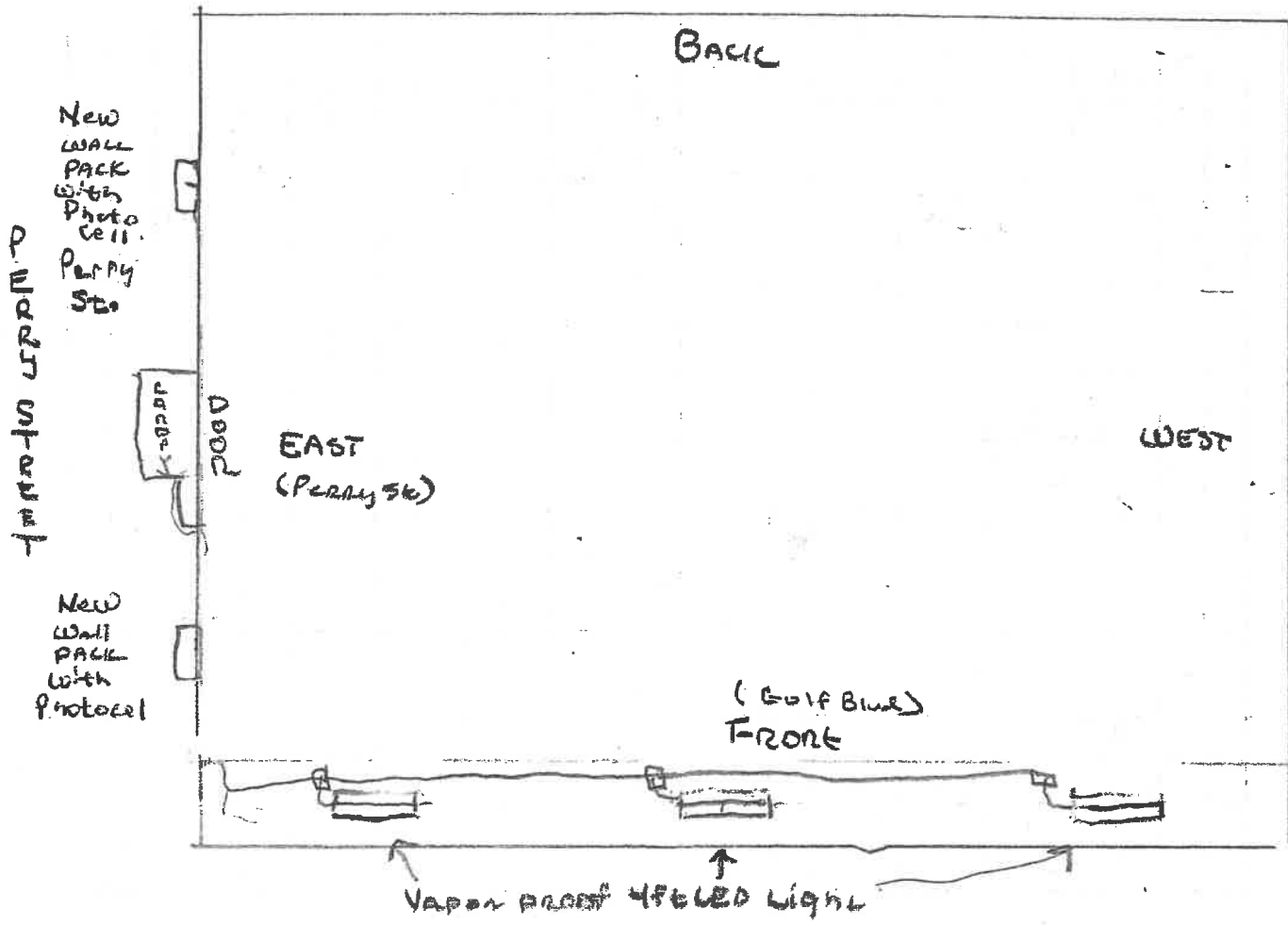
To be decided \_\_\_\_\_ \$ 2,030.00  
 With Payment to be as follows

Any alternation or deviation from above specification involving extra costs will be executed only upon written order' and will become extra charge over and beyond the estimate. All agreements contingent upon strikes, accident, or delays beyond or control.

Approve Proposal: \_\_\_\_\_  
 Print

Approve Proposal: \_\_\_\_\_  
 Signature

**NOTE - This proposal maybe withdrawn by us if not accepted within 30 days**  
 WE ARE REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULTION  
 PO BOX 12157  
 AUSTIN, TX 78711-2157  
 800-803-0202 (512) 463-6599



Remove old light fixture & conduit and install 3 New vaporproof light & new conduit

GOLF BLVD

**J Joe Amigo's Striping Service LLC**

# QUOTE

J Joe Amigo's Striping Service LLC

7514 Augusta Lane  
 Rosharon TX 77583  
 713-459-6114

[joshuaunderwood61@yahoo.com](mailto:joshuaunderwood61@yahoo.com)

INVOICE NO. 100  
 DATE March 26, 2021  
 CUSTOMER ID 47-3447945  
 EXPIRATION DATE 26-Mar-22

TO [vsikes.bmc@comcast.net](mailto:vsikes.bmc@comcast.net)  
 Vicki Sikes  
 905 N. Gulf Blvd.  
 Freeport TX 77541  
 979-236-1809

Contact Person	JOB	PAYMENT TERMS	DUE DATE
Joshua Underwood		Check/Credit	Job completion

surface clean parking lot, wash building, re-stripe lines and wheel-stops with handicap space

QTY	ITEM #	DESCRIPTION	UNIT PRICE	# of Feet	LINE TOTAL
30	101	yellow lines	0.50 per foot		\$ 270.00
25	102	Wheel stops	15 per stop		375.00
1	103	handicap stencil			60.00
	104	pressure wash parking lot before striping			500.00
	105	wash building			480
1	106	replace and reattach wheel stop			100.00
	107				
	108				
	109				
	110				

Payment due 0-30 days = Original Total

**TOTAL # of feet**

Payment after 30-60 days = 10% surcharge to total

**SUBTOTAL \$ 1,785.00**

Payment after 60-90 days = 20% surcharge to total

**Tax 147.26**

**TOTAL \$ 1,932.26**

Quotation prepared by: \_\_\_\_\_

This is a quotation on the goods named, subject to the conditions noted below:  
 (Describe any conditions pertaining to these prices and any additional terms of the agreement.  
 You may want to include contingencies that will affect the quotation.)







# Untitled Map

Write a description for your map.



## Legend

-  Brazosport Cares

Google

@ 2021 Google

N Gulf Blvd

100 ft







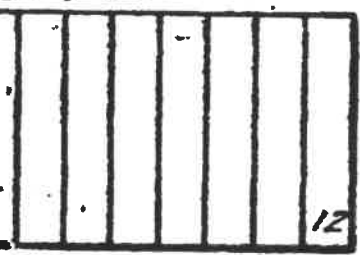




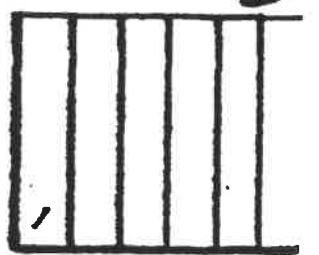
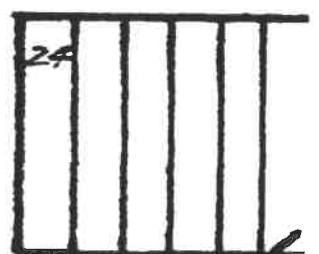
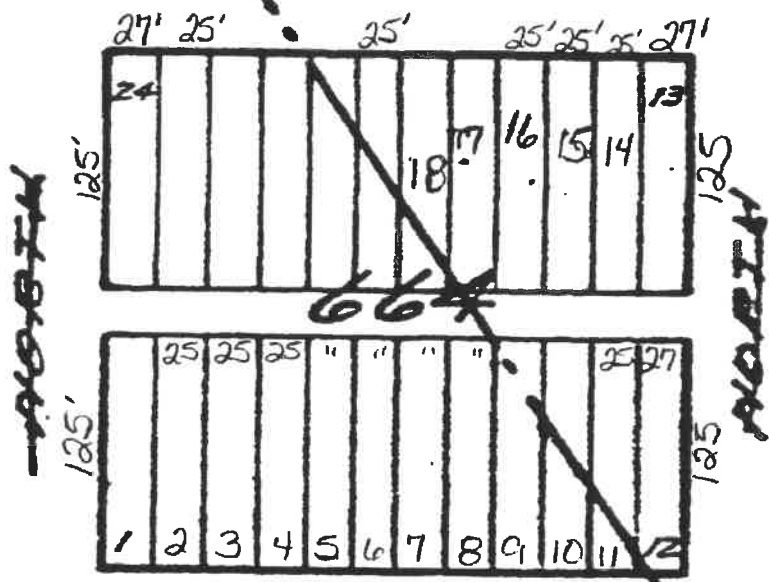
EVARD



5 3



9VE.



1



**Form 424**  
**(Revised 05/11)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
**Filing Fee: See instructions**



**Certificate of Amendment**

This space reserved for office use.

**FILED**  
In the Office of the  
Secretary of State of Texas

**MAR 09 2015**

**Corporations Section**

**Entity Information**

The name of the filing entity is:

Community Advisory Board of the Brazosport Medical Center, Inc.

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- |   |   |
|---|---|
| <input type="checkbox"/> For-profit Corporation           | <input type="checkbox"/> Professional Corporation               |
| <input checked="" type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association          | <input type="checkbox"/> Professional Association               |
| <input type="checkbox"/> Limited Liability Company        | <input type="checkbox"/> Limited Partnership                    |

The file number issued to the filing entity by the secretary of state is: 152003801

The date of formation of the entity is: January 14, 1999

**Amendments**

**1. Amended Name**

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

Brazosport Medical Center, Inc.

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

**2. Amended Registered Agent/Registered Office**

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent

(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

*First Name* *M.I.* *Last Name* *Suffix*

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

*Street Address (No P.O. Box)* *City* *State* *Zip Code*

TX

**3. Other Added, Altered, or Deleted Provisions**

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

Add each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Alter each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

Delete each of the provisions identified below from the certificate of formation.

**Statement of Approval**

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

The amendment was adopted at a meeting of members held on December 9, 2014 at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitle to cast.

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: March 3, 2015

By: Community Advisory Board of the  
Brazosport Medical Center, Inc.  
to  
Brazosport Medical Center  
R. Scott Briner  
Signature of authorized person

R. Scott Briner, Chairman of the Board of Directors  
Printed or typed name of authorized person (see instructions)

BYLAWS  
BRAZOSPORT MEDICAL CENTER, INC.  
BOARD OF DIRECTORS

I. Definitions

"Corporation" shall mean the Board of the Brazosport Medical Center, Inc. "Board" shall refer to the Corporation's Board of Directors.

II. Members

The members of the Board shall be the members of the Corporation.

III. Officers

The officers of the Board shall be a Chair of the Board, a Vice Chair of the Board, a Secretary and a Treasurer. The officers shall all be elected from and by the members at the Annual Meeting. They may be re-elected.

IV. The Board

1. Powers, Numbers, Vacancies and Term of Office. The Rector (or ecclesiastical authority) at St. Paul's Episcopal Church, or his/her designee is the only ex officio member on the Board. The Board shall consist of not less than nine or more than fifteen members and will have voting rights. There shall also be an Advisory Board consisting of a number to be determined by the Board, who will assist with designated projects. Duties and privileges for each will be as follows.

**Board Member – Voting Position**

- Attendance at each monthly Board member Meeting. Board Members will have no more than 2 unexcused absences per calendar year and absences to be reported to the Executive Director;
- Ownership of no less than two strategic plan objective items;
- Attendance at Annual Planning Meeting.

**Advisory Board member – Nonvoting Position**

- Open invitation to attend the monthly Board Member Meeting;
- Will be called upon periodically to assist with organization efforts as appropriate and able;
- Open Invitation to attend and participate at the Annual Planning Meeting;
- Can become a Voting Board Member at anytime if you have previously served as a Board Member or after successfully serving as an Advisory Board Member for one year.

2. Membership. Members who are not ex officio shall be elected by the members at the Annual

Meeting or as needed and shall serve a term of four years. No such member may serve more than four consecutive terms. The members shall try to ensure, insofar as is reasonably possible, cultural and ethnic diversity on the Board. Members must reside in Brazoria County.

3. Annual Meetings. The Corporation shall hold its Annual Meeting in January if possible. This meeting may also serve as a regular meeting of the Board.

4. Regular Meetings. The Board will meet at least every two months at a time and place agreed upon by the Chair and a majority of the Board. As many of the Board as possible shall be accommodated

5. Special Meetings. Special meetings may be called by the Chair, or at the request of three members of the Board.

6. Notice of Meetings. Members shall be notified not less than 72 hours in advance of any meeting of the Board. With the unanimous consent of the Board, which may be obtained by any reasonable means of communication, this requirement may be waived.

7. Quorum. One-half of the Board shall constitute a quorum.

8. Compensation. Members shall serve without compensation, but may be reimbursed for reasonable expenses associated with the performance of their duties as members.

9. Liability Insurance. The Corporation shall provide appropriate liability insurance for members and officers.

10. Removal. A member who is not ex officio may be removed by vote of 2/3 of the total membership of the Board. If an ex officio member is not performing his/her duties responsibly, as determined by a vote of a majority of the total membership of the Board, the matter will be referred to the organization having the power of appointment with the request that another member be appointed to replace the non-performing member. A member, whether ex officio or elected, who has missed three consecutive meetings of the Board shall be deemed to have resigned from the Board.

11. A vote of the Board may be taken by mail, or by telephone and/or email, provided that at least ten days is given to respond if the vote is by mail and a response is obtained from a majority of the Board; or, if by phone, at least two-thirds of the Board have been contacted in person and an absolute majority of the Board has voted in favor of the proposal in question.

#### V. Committees.

The Board shall have the power to establish such committees as it deems necessary to carry out its work. No committee shall be established without a definite charge and a term in which to complete its work.

#### VI. The Chair and Vice Chair

The Chair shall preside at meetings, set the agenda of regular and annual meetings, preside at the Annual Meeting, call special meetings, and carry out such other functions as the Board may determine. The Vice Chair shall serve as Chair in the absence of the Chair. The Chair is the CEO of the Center. The Vice Chair may also be given the title of President and COO of the Center.

#### VII. The Secretary

The Secretary shall keep accurate records of the actions of the Board and assure that such reports as are required by state or federal law are filed in a timely fashion. The Secretary shall also keep a complete set of minutes from all Board meetings and meetings of the Corporation, including a record of all decisions made by the Executive Committee made outside of meetings of the Board. These records shall be kept in a safe place and made available as needed to members of the Board. The actual recording of minutes and other administrative functions of this office may be delegated to another individual, who need not be a member of the Board. Nevertheless, the Secretary shall take care that these responsibilities are faithfully carried out.

#### VIII. The Treasurer

The Treasurer shall keep the financial records of the Corporation, receive and disburse funds in accordance with the actions of the Board, report on the financial condition of the Corporation at each regular meeting of the Board, and file such tax returns and financial statements in a timely fashion as may be required by state or federal law or the requirements of funding organizations. The actual keeping of records and other duties associated with the Treasurer's position may be delegated to another individual who need not be a member of the Board. Nevertheless, the Treasurer should take care that these responsibilities are faithfully carried out.

#### IX. Duties and Powers of the Board

The Board shall have all powers required to carry out its purpose as stated in the Articles of Incorporation. However, the Board may not engage in any activity that may be considered to be the practice of medicine, nor shall it oversee, or be responsible for, the decisions of the professional staff operating at the Center acting in their capacity as professionals.

#### X. The Executive Committee

1. The Executive Committee shall consist of the Chair, Vice-Chair, Secretary, Treasurer and all Committee Chairs of the Board. The Executive Committee shall generally meet if needed, monthly at the call of the Chair at a time and place convenient to the members. The Executive Committee may act as the Board in those months in which there is no Board meeting.

2. The Executive Committee is authorized to act for the Board if a decision must be made concerning an issue on which Board approval is required, and the matter is of sufficient urgency that a decision must be made before the board is to meet again. The Board must then be



informed of the decision of the Executive Committee as soon as reasonably possible. The Board may reverse such a decision of the Executive Committee by a vote of 2/3 of those present and voting at the next duly called meeting of the board.

3. Any member of the Executive Committee may designate another member of the Board to act in his/her stead in any meeting of the Executive Committee. Such a substitute shall have full voice and vote and serve in the same capacity as the officer for whom he/she is substituting.

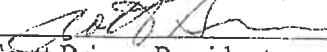
XI. Amendment of the Bylaws

1. These Bylaws may be amended by a vote of 2/3 of the total membership of the Board.

The revised by-laws were adopted by a unanimous vote at a meeting of the board of directors held on February 20, 2013 at which a quorum was present.

Dated: February 20, 2013

**BOARD OF DIRECTORS-  
BRAZOSPORT MEDICAL CENTER, INC.**

By   
\_\_\_\_\_  
R. Scott Briner, President



The State of Texas

Secretary of State

NOV. 8, 2000

THE REV. MICHAEL GEMIGNI  
1617 W. W. 11TH ST.  
FREEPORT TX 77541

RE:  
COMMUNITY ADVISORY BOARD OF THE BRAZOSPORT MEDICAL CENTER, INC.  
CHARTER NUMBER 01520038-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD YOUR  
ARTICLES OF AMENDMENT.

THE APPROPRIATE EVIDENCE IS ATTACHED FOR YOUR FILES AND THE  
ORIGINAL HAS BEEN FILED IN THIS OFFICE.

PAYMENT OF THE FILING FEE IS ACKNOWLEDGED BY THIS LETTER.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State



The State of Texas  
Secretary of State

CERTIFICATE OF AMENDMENT

FOR

COMMUNITY ADVISORY BOARD OF THE BRAZOSPORT MEDICAL CENTER, INC.

FORMERLY

COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF AMENDMENT FOR THE ABOVE  
NAMED ENTITY HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO  
CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF AMENDMENT.

DATED NOV. 8, 2000

EFFECTIVE NOV. 8, 2000



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State

NOV 08 2000

**ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION**

Pursuant to the provisions of article 1396-4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following articles of amendment to its articles of incorporation:

**ARTICLE ONE**

The name of the corporation is **COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC**.

**ARTICLE TWO**

The amendment(s) to the articles of incorporation was adopted on **SEPTEMBER 19, 2000**. The Articles of Incorporation are amended as follows.

Article I. Name

The name of the corporation is Community Advisory Board of the Brazosport Medical Center, Inc., hereinafter referred to as the Board.

**ARTICLE THREE**

(Check one the following)

The amendment was adopted at a meeting of members held on **SEPTEMBER 19, 2000** at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

The amendment was adopted at a meeting of the board of directors held on **SEPTEMBER 19, 2000** and received the vote of a majority of the directors in office, there being no members having voting rights in respect thereof.

Dated 11/6, 2000

  
**COMMUNITY ADVISORY BOARD OF THE  
SOUTHERN BRAZORIA COUNTY CLINIC**

By 

President

## Amendment to the Articles of Incorporation

### I. Name

The name of the corporation will be the Community Advisory Board of the Brazosport Medical Center, Inc., hereinafter referred to as the Board.

The amendment was adopted at a meeting of members held on September 19, 2000 at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

A handwritten signature in black ink, appearing to read 'Michael Gemignani', written over a horizontal line.

(The Rev.) Michael Gemignani, Chair of the Board



# The State of Texas

Secretary of State

JAN. 15, 1999

THE REV. MICHAEL GENIGHANI  
1617 W. 11TH STREET  
FREETPORT TX 77541

RE:  
COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.

CHARTER NUMBER 01520038-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



VERY TRULY YOURS,

A handwritten signature in dark ink, appearing to read "Stan [unclear]".

Secretary of State



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION  
OF

COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE  
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE  
FOUND TO CONFORM TO LAW.

ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE  
THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF  
ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW,  
THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

DATED JAN. 14, 1999

EFFECTIVE JAN. 14, 1999



A handwritten signature in black ink, appearing to read "John T. ...".

Secretary of State

ARTICLES OF INCORPORATION

FILED  
In the Office of the  
Secretary of State of Texas

JAN 14 1999

I. Name

The name of the Corporation will be the Community Advisory Board of the Southern Brazoria County Clinic, Inc., hereinafter referred to as the Board. **Corporations Section**

II. Nonprofit Status

The Board is a nonprofit corporation.

III. Duration

The Board is perpetual.

IV. Purpose

The exclusive purpose of the Board shall be to promote health care and health-care-related education within Brazoria County, Texas.

V. Registered Agent

The registered agent of the Board is:

Ron Null  
Treasurer, Episcopal Diocese of Texas  
Diocesan Center  
3203 W. Alabama  
Houston, TX 77098.

VI. Directors

There shall initially be ten(10) directors, namely:

Ms. Esther Bernard  
United Way of Brazoria County  
P. O Box 1959  
Angleton, TX 77516

Mr. Celestino Damien  
Damien/Gallion & Associates  
1725 W. 2nd St.  
Freeport, TX 77541



Maj. Ron Draper  
Salvation Army  
P. O. Box 2029  
Freeport, TX 77541

Ms. Alice Garcia  
WIC  
1108C E. Mulberry  
Angleton, TX 77515

The Rev. Michael Gemignani, Rector  
St. Paul's Episcopal Church  
1617 W. 11th St.  
Freeport, TX 77541

The Rev. Frank Moreno, Pastor  
Iglesia Bautista Nueva Vida  
134 Talisman  
Lake Jackson, TX 77566

Mr. Tom Perryman  
U. S. Healthworks  
1102 Brazosport Blvd.  
Freeport, TX 77541

Ms. Mary Ruth Rhodenbaugh  
Rt 6, Box 6770  
Brazoria, TX 77422

Mrs. Francine Robinson  
1010 Magnolia, #207  
Freeport, TX 77541

Mr. John Smith, III  
1415 N. Ave. G  
Freeport, TX 77541

VII. Incorporator

The incorporator is:

(c) Participate or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office; or

(d) Attempt to influence the outcome of any specific public election or to carry on, directly or indirectly, any voter registration drives.

## XII. Distribution of Assets on Dissolution

Upon the dissolution of the Board, the assets of the Board remaining after payment or provision for payment of the Board's liabilities shall be distributed exclusively to the following in the stated order of priority: (a) the Protestant Episcopal Church Council of the Diocese of Texas, a Texas non-profit corporation, if it accepts the same; (b) the Salvation Army of Brazoria County, if it accepts the same; (c) Episcopal Health Charities, if it accepts the same; and (d) if none of these 501(c)(3) entities are willing to accept the remaining assets of the Board, then to any 501(c)(3) organization designated by the Directors serving in office at the time of the Board's dissolution.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of January, 1999.

  
(The Rev.) Michael Gemignani, INCORPORATOR

48 007507

34

**DEED WITHOUT WARRANTIES**

1500  
=  
cash

**The State of Texas**

**The County of Brazoria**

KNOW ALL MEN BY THESE PRESENTS:

That we, the **PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS (the Grantor)**, a Texas Non-profit Corporation, for and in consideration of the sum of Ten Dollars and other good and valuable consideration paid, receipt and sufficiency of which we hereby acknowledge, do by these presents **SELL, RELEASE, and FOREVER GRANT** without warranties unto **THE COMMUNITY ADVISORY BOARD OF THE BRAZOSPORT MEDICAL CENTER (the Grantee)**, a Texas Non-profit Corporation, all of the property described as follows:

LOTS THIRTEEN(13), FOURTEEN(14), FIFTEEN(15) AND SIXTEEN(16) IN BLOCK 664, VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS.ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 32, PAGE 14, DEEDRECORDS, BRAZORIA COUNTY, TEXAS.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtances thereto in any manner belonging to the said Grantee, it successors and assigns, forever, so that neither the said Grantor, nor any person or persons claiming under it, shall, at any time hereafter, have, claim or demand any right or title to the aforesaid premises or appurtances of any part *thereof*. This conveyance is made without any warranties, express or implied.

1/2nd

WITNESS my hand at Houston, Texas, this 11<sup>th</sup> day of February, AD. 2002.

**The Protestant Episcopal Church Council of the Diocese of Texas**

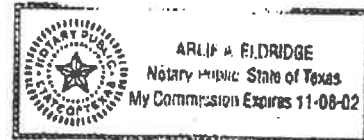
By: Stuart Hellmann  
Stuart Hellmann, President

**The State of Texas**

**County of Harris**

Before me the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged by me that he executed the same for the purposes and consideration therein expressed.

Archie A. Eldridge Notary Public



**ADDRESS FOR GRANTEE IS:**

Brazosport Medical Center  
905 N Gulf Blvd  
Freeport, TX 77541  
att: Nela Capus ✓

**AFTER RECORDING, PLEASE RETRUN DEED TO GRANTEE**

This document prepared by Michael Gemignani, Texas Bar #07794960

FILED FOR RECORD  
2002 FEB 14 PM 2:46

Joyce Hudman  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, JOYCE HUDMAN, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Joyce Hudman  
County Clerk of Brazoria Co., TX



The State of Texas

Secretary of State

DEC. 21, 1999

THE REV. MICHAEL GEMIGNANI  
1617 W. 11TH STREET  
FREEPORT ,TX 77541

RE:  
COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD YOUR  
ARTICLES OF AMENDMENT.

THE APPROPRIATE EVIDENCE IS ATTACHED FOR YOUR FILES AND THE  
ORIGINAL HAS BEEN FILED IN THIS OFFICE.

PAYMENT OF THE FILING FEE IS ACKNOWLEDGED BY THIS LETTER.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State



The State of Texas  
Secretary of State

CERTIFICATE OF AMENDMENT

FOR

COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF AMENDMENT FOR THE ABOVE  
NAMED ENTITY HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO  
CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF AMENDMENT.

DATED DEC. 21, 1999

EFFECTIVE DEC. 21, 1999



A handwritten signature in cursive script, appearing to read "Elton Bomer".

Elton Bomer, Secretary of State

<p>FILED          In the Office of the          Secretary of State of Texas            DEC 21 1999            Corporations Section</p>
--

ARTICLES OF AMENDMENT  
 Community Advisory Board of the  
 Southern Brazoria Country Clinic, Inc.

(The amendments were adopted by the Board at a duly called meeting of the Board on November 17, 1999, at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.)

The amendments are set forth below, the original numbers being retained.

IV. Purposes

The corporation is organized exclusively for charitable and educational purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, said purposes generally related to the promotion of improved health care and health-care-related education in Southern Brazoria County, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code.

XI. Acts Forbidden

Regardless of any other provisions of these Articles of Incorporation or the laws of the State of Texas, the Corporation shall not:

(e)[ADDED] Carry on, except as an insubstantial part of its activities, any other activities not permitted to be carried on by a corporation except from federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding section of any future United States Internal Revenue law.

XII. Distribution of Assets on Dissolution

Upon the dissolution of the Board, the assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the future section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of Brazoria County, Texas, exclusively for such purposes or organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of December, 1999.

  
 (The Rev.) Michael Gemignani, INCORPORATOR and PRESIDENT of  
 the Board



## Office of the Secretary of State

March 17, 2015

Brazosport Medical Center  
PO Box 2553  
Freeport, TX 77542 USA

----

RE: Brazosport Medical Center, Inc.  
File Number: 152003801

It has been our pleasure to file the Certificate of Amendment for the referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we may be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure



**Form 424**  
**(Revised 05/11)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
**Filing Fee: See instructions**



## Certificate of Amendment

This space reserved for office use.

**FILED**  
In the Office of the  
Secretary of State of Texas  
**MAR 09 2015**  
**Corporations Section**

### Entity Information

The name of the filing entity is:

Community Advisory Board of the Brazosport Medical Center, Inc.

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- |   |   |
|---|---|
| <input type="checkbox"/> For-profit Corporation           | <input type="checkbox"/> Professional Corporation               |
| <input checked="" type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association          | <input type="checkbox"/> Professional Association               |
| <input type="checkbox"/> Limited Liability Company        | <input type="checkbox"/> Limited Partnership                    |

The file number issued to the filing entity by the secretary of state is: 152003801

The date of formation of the entity is: January 14, 1999

### Amendments

#### 1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

Brazosport Medical Center, Inc.

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

#### 2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent  
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
-------------------	-------------	------------------	---------------

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

<i>Street Address (No P.O. Box)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
		TX	

### 3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

**Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

**Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

**Delete** each of the provisions identified below from the certificate of formation.

### Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

The amendment was adopted at a meeting of members held on December 9, 2014 at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: March 3, 2015

By: Community Advisory Board of the  
Bronzeport Medical Center, Inc.  
to  
Bronzeport Medical Center  
R. Scott Briner  
Signature of authorized person

R. Scott Briner, Chairman of the Board of Directors  
Printed or typed name of authorized person (see instructions)

OGDEN UT 84201-0029

In reply refer to: 4077591934  
Apr. 21, 2015 LTR 4168C 0  
76-0607911 000000 00  
00032203  
BODC: TE

BRAZOSPORT MEDICAL CENTER INC,  
905 N GULF BLVD  
FREEPORT TX 77541-3907



015945

Employer Identification Number: 76-0607911  
Person to Contact: Ms. Wiles  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 30, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 2000.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

4077591934  
Apr. 21, 2015 LTR 4168C 0  
76-0607911 000000 00  
00032204

BRAZOSPORT MEDICAL CENTER INC  
905 N GULF BLVD  
FREEPORT TX 77541-3907

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



Tamara Ripperda  
Director, Exempt Organizations

BYLAWS  
BRAZOSPORT MEDICAL CENTER, INC.  
BOARD OF DIRECTORS

I. Definitions

"Corporation" shall mean the Board of the Brazosport Medical Center, Inc. "Board" shall refer to the Corporation's Board of Directors.

II. Members

The members of the Board shall be the members of the Corporation.

III. Officers

The officers of the Board shall be a Chair of the Board, a Vice Chair of the Board, a Secretary and a Treasurer. The officers shall all be elected from and by the members at the Annual Meeting. They may be re-elected.

IV. The Board

1. Powers, Numbers, Vacancies and Term of Office. The Rector (or ecclesiastical authority) at St. Paul's Episcopal Church, or his/her designee is an ex officio member on the Board with voting rights and is counted for the quorum. The Board shall consist of not less than nine or more than fifteen members and will have voting rights. There shall also be an Advisory Board consisting of a number to be determined by the Board, who will assist with designated projects. The Executive Director serves as an ex-officio member of the Board with no voting rights and is not counted for the quorum. The Executive Director is also the Chief Executive Officer for the corporation. Duties and privileges for each will be as follows.

**Board Member – Voting Position**

- Attendance at each monthly Board member Meeting. Board Members will have no more than 3 absences per calendar year and absences to be reported to the Executive Director; after missing the 3rd meeting the Chairman of the Board will call the board member to discuss the member's plan to attend more regularly or to withdraw from the board.
- Ownership of no less than two strategic plan objective items;
- Attendance at Annual Planning Meeting.

**Advisory Board member – Nonvoting Position**

- Open invitation to attend the monthly Board Member Meeting;
- Will be called upon periodically to assist with organization efforts as appropriate and able;
- Open Invitation to attend and participate at the Annual Planning Meeting;
- Can become a Voting Board Member at any time if the Advisory Board member has previously served as a Board Member or after successfully serving as an Advisory Board Member for one year.

2. Membership. Members who are not ex officio shall be elected by the members at the Annual Meeting or as needed and shall serve a term of four years. No such member may serve more than three consecutive terms. The members shall try to ensure, insofar as is reasonably possible, cultural and ethnic diversity on the Board. Members must reside in Brazoria County.

3. Annual Meetings. The Corporation shall hold its Annual Meeting in January if possible. This meeting may also serve as a regular meeting of the Board.

4. Regular Meetings. The Board will meet at least every two months at a time and place agreed upon by the Chair and a majority of the Board. As many of the Board as possible shall be accommodated

5. Special Meetings. Special meetings may be called by the Chair, or at the request of three members of the Board.

6. Notice of Meetings. Members shall be notified not less than 72 hours in advance of any meeting of the Board. With the unanimous consent of the Board, which may be obtained by any reasonable means of communication, this requirement may be waived.

7. Quorum. One-half of the Board shall constitute a quorum.

8. Compensation. Members shall serve without compensation, but may be reimbursed for reasonable expenses associated with the performance of their duties as members.

9. Liability Insurance. The Corporation shall provide appropriate liability insurance for members and officers.

10. Removal. A member who is not ex officio may be removed by vote of 2/3 of the total membership of the Board. If an ex officio member is not performing his/her duties responsibly, as determined by a vote of a majority of the total membership of the Board, the matter will be referred to the organization having the power of appointment with the request that another member be appointed to replace the non-performing member. A member, whether ex officio or elected, who has missed three consecutive meetings of the Board shall be deemed to have resigned from the Board.

11. A vote of the Board may be taken by mail, or by telephone and/or email, provided that at least ten days is given to respond if the vote is by mail or email and a response is obtained from a majority of the Board; or, if by phone, at least two-thirds of the Board have been contacted in person and an absolute majority of the Board has voted in favor of the proposal in question.

#### V. Committees.

The Board shall have the power to establish such committees as it deems necessary to carry out its work. No committee shall be established without a definite charge and a term in which to complete its work.

## VI. The Chair and Vice Chair

The Chair shall preside at meetings, set the agenda of regular and annual meetings, preside at the Annual Meeting, call special meetings, and carry out such other functions as the Board may determine. The Chair is the Chairman of the Board of Directors of the Center. The Vice Chair shall serve as Chair in the absence of the Chair.

## VII. The Secretary

The Secretary shall keep accurate records of the actions of the Board and assure that such reports as are required by state or federal law are filed in a timely fashion. The Secretary shall also keep a complete set of minutes from all Board meetings and meetings of the Corporation, including a record of all decisions made by the Executive Committee made outside of meetings of the Board. These records shall be kept in a safe place and made available as needed to members of the Board. The actual recording of minutes and other administrative functions of this office may be delegated to another individual, who need not be a member of the Board. Nevertheless, the Secretary shall take care that these responsibilities are faithfully carried out.

## VIII. The Treasurer

The Treasurer shall keep the financial records of the Corporation, receive and disburse funds in accordance with the actions of the Board, report on the financial condition of the Corporation at each regular meeting of the Board, and file such tax returns and financial statements in a timely fashion as may be required by state or federal law or the requirements of funding organizations. The actual keeping of records and other duties associated with the Treasurer's position may be delegated to another individual who need not be a member of the Board. Nevertheless, the Treasurer should take care that these responsibilities are faithfully carried out.

## IX. Duties and Powers of the Board

The Board shall have all powers required to carry out its purpose as stated in the Articles of Incorporation. However, the Board may not engage in any activity that may be considered to be the practice of medicine, nor shall it oversee, or be responsible for, the decisions of the professional staff operating at the Center acting in their capacity as professionals.

## X. The Executive Committee

1. The Executive Committee shall consist of the Chair, Vice-Chair, Secretary, Treasurer and all Committee Chairs of the Board. The Executive Committee shall generally meet if needed, monthly at the call of the Chair at a time and place convenient to the members. The Executive Committee may act as the Board in those months in which there is no Board meeting.

2. The Executive Committee is authorized to act for the Board if a decision must be made concerning an issue on which Board approval is required, and the matter is of sufficient urgency that a decision must be made before the board is to meet again. The Board must then be informed of the decision of the Executive Committee as soon as reasonably possible. The Board may reverse such a decision of the Executive Committee by a vote of 2/3 of those present and voting at the next duly called meeting of the board.



3. Any member of the Executive Committee may designate another member of the Board to act in his/her stead in any meeting of the Executive Committee. Such a substitute shall have full voice and vote and serve in the same capacity as the officer for whom he/she is substituting.

#### XI. Amendment of the Bylaws

These Bylaws may be amended by a vote of 2/3 of the total membership of the Board.

The revised by-laws were adopted by a unanimous vote at a meeting of the board of directors held on February 8, 2016 at which a quorum was present.

Dated: \_\_\_\_\_

2/8/16

**BOARD OF DIRECTORS  
BRAZOSPORT MEDICAL CENTER, INC.**

By \_\_\_\_\_

R. Scott Briner, Chair

## **BRAZOSPORT MEDICAL CENTER**

### **Board of Directors 2021**

#### **Board Members**

R. Scott Briner, Board Chairman  
116 Pintail Drive  
Clute, TX 77531

Jose D. Montoya, Secretary  
1104 N Avenue N  
Freeport, TX 77541

Trey Sullivan, Treasurer  
217 S. Front St  
Freeport, TX 77541

Philip Koury  
201 Oak Drive South #206  
Lake Jackson, TX 77566

Winston Rossow  
511 S. Avenue D  
Freeport, TX 77541

Jimmie Birmingham  
302 Carnation  
Lake Jackson, TX 77566

Andy Dill  
132 Brazos Landing Ct  
Freeport, TX 77541

#### **Advisory Board**

Dennis Fink  
P O Box 67  
Lake Jackson, TX 77566

Brooks Bass  
1326 W Broad Street  
Freeport, TX 77541

SIGN GRANT



3/17/21

Courtland Holman, BSME, PCED  
Executive Director  
Freeport Economic Development Corporation  
200 W. 2nd Street, Suite 232  
Freeport, TX 77541

Dear Mr. Holman,

Brazosport Medical Center, Inc. would like to request permission to submit a Sign Improvement Grant under the Business Improvement Grant Program. We believe our project fits the guidelines outlined in the grant description outlined in your packet.

Our mission at Brazosport Medical Center, Inc., located at 905 N Gulf Blvd, as a non-profit organization is to provide a building where affordable healthcare is available to all. We rent space to independent providers that provide low cost medical, dental, and vision care. Currently our Freeport Community Health Center a part of the Community Health Network is a FQHC that specifically works with underserved communities. Our goal is to maintain a safe, clean office that best serves the needs of our tenants and thereby allow them to provide the best care for the community of Freeport.

We have been asked by our tenants to make some changes to our pole sign on the property. Currently our sign has our name at the top. Many patients get confused when calling for appointments because they think Brazosport Medical Center is the provider name and call the wrong number. We would like to make some changes to the panels on that sign to reflect the Freeport Community Health Network is the provider and have their phone listed.

We hope you will consider our request to apply for the Sign Improvement Grant. I will follow-up with an email and look forward answering any questions you may have, and we would love to have a sign placed on our property that states funds from the Freeport Economic Development Corporation has helped to pay for improvements to the building. It shows the citizens of Freeport that their city cares!

Sincerely,

Victoria Sikes  
Executive Director

I referred to as "APPLICANT," on behalf of **Brazosport Medical Center, Inc.**, submit to the Freeport Economic Development Corporation, referred to as "FEDC", this application for consideration of a Business Improvement Grant under the provisions of the FEDC's Business Improvement Grant Program.

As part of this application, BRAZOSPORT MEDICAL CENTER, INC represents to FEDC the following:

1. BRAZOSPORT MEDICAL CENTER, INC has received a copy of the FEDC's Guidelines and Criteria for the Business Improvement Grant Program BRAZOSPORT MEDICAL CENTER, INC acknowledges to FEDC that in making this application, BRAZOSPORT MEDICAL CENTER, INC understands the terms and provisions, and all questions relating to any needed interpretation have been answered by authorized representatives of FEDC prior to the submission of this application.

2. BRAZOSPORT MEDICAL CENTER, INC has secured such legal, accounting, and/or other advice that may be necessary for BRAZOSPORT MEDICAL CENTER, INC to determine the desirability of making this application and/or accurately and correctly answering any questions as set out. BRAZOSPORT MEDICAL CENTER, INC acknowledges that it has completely relied on advice and counsel of experts and/or appropriate persons retained, employed, or compensated by BRAZOSPORT MEDICAL CENTER, INC, and that it has not relied upon, nor is BRAZOSPORT MEDICAL CENTER, INC now attempting to rely upon, the advice, counsel of FEDC, its servants, agents, employees and/or elected or appointed officers.

3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity. BRAZOSPORT MEDICAL CENTER, INC acknowledges and verifies that all of the facts, information, and allegations as set out are true, correct and accurate, and that FEDC may rely on as if the same had been signed by BRAZOSPORT MEDICAL CENTER, INC or BRAZOSPORT MEDICAL CENTER, INC's agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. BRAZOSPORT MEDICAL CENTER, INC further acknowledges and understands that any materially false or misleading statements or facts may be considered a violation of the criminal laws of the State of Texas.

4. The BRAZOSPORT MEDICAL CENTER, INC, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time. The BRAZOSPORT MEDICAL CENTER, INC swears and affirms that the BRAZOSPORT MEDICAL CENTER, INC is fully authorized to transact business in the State of Texas and in the State of incorporation if different from the State of Texas.

5. The BRAZOSPORT MEDICAL CENTER, INC hereby certifies that the BRAZOSPORT MEDICAL CENTER, INC does not and will not knowingly employ an undocumented worker. An "undocumented Worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in the manner in the United States. BRAZOSPORT MEDICAL CENTER, INC understands and agrees that if, after receiving a Business Improvement Grant, BRAZOSPORT MEDICAL CENTER, INC is convicted of a violation under 8 U.S.C. Section 1324a(f), the BRAZOSPORT MEDICAL CENTER, INC shall be required to reimburse to the FEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the FEDC. The form of such payment shall be a cashier's check or money order, made payable to the Freeport Economic Development Corporation. The FEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: BRAZOSPORT MEDICAL CENTER, INC.

Mailing Address: P. O. Box 2553  
Phone Number: Freeport, TX 77542

Location in the City of Freeport for which the improvement is being requested

Street Address: 905 North Gulf Blvd  
City/State/Zip: Freeport, TX 77541

Other companies and locations owned and/or operated by the BRAZOSPORT MEDICAL CENTER, INC

Company Name: N/A  
Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

6. Please attach a separate document providing a legal description of the property upon which the Contemplated improvements will be located as *Exhibit A*.
7. Please attach a vicinity map locating the property within the City of Freeport as *Exhibit B*.
8. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for the proposed improvements and cost estimates as *Exhibit C*.
9. Please attach a letter addressing the need for the project as well as the need for the FEDC grant funds
10. Description of Proposed improvements:

DESCRIPTION	ESTIMATED REPAIR	ESTIMATED START DATE COMPLETION DATE	
		ESTIMATED START DATE	COMPLETION DATE
Replace top 2 panels On existing Pole sign	3,840.00	May 3, 2021 ??	May 24, 2021 ??

11. New or existing business: \_\_\_\_\_ New  Existing

BRAZOSPORT MEDICAL CENTER, INC has been in operation for 22 years.

Existing number of jobs: \_\_\_\_\_ (if applicable) FT \_\_\_\_\_ PT \_\_\_\_\_

New jobs (FT): \_\_\_\_\_ New Jobs (PT): \_\_\_\_\_

12. If leased facility, provide the following information (*attach a copy of the current lease*):

Current Landlord:

\_\_\_\_\_

Address:

\_\_\_\_\_

Phone Number:

\_\_\_\_\_

13. Prior to BRAZOSPORT MEDICAL CENTER, INC 'S execution of this application, BRAZOSPORT MEDICAL CENTER, INC has had this reviewed by an Attorney of BRAZOSPORT MEDICAL CENTER, INC, or has had the opportunity to do so, and the parties agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based in the drafting of this application.
14. BRAZOSPORT MEDICAL CENTER, INC and owner/landlord indemnify, defend, and hold FEDC harmless from any liability, injury, claim, expenses, and attorney's fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.
15. FEDC has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery does not constitute an offer of an improvement grant.
16. The laws of the State of Texas shall govern the interpretation, validity, performance, and Enforcement of the application for the business improvement grant program. The Business Improvement Grant Program shall be performable in the County of Brazoria. If any provision of this application for business improvement grant program should be held invalid or unenforceable the validity and enforceability of the remaining provisions of this application shall not be affected.
17. Before submitting an application to the FEDC, the BRAZOSPORT MEDICAL CENTER, INC Must meet with the Planning/Building Department of the City of Freeport for any code requirements.

VERIFICATION

I, the undersigned of BRAZOSPORT MEDICAL CENTER, INC, certify that all the information has been furnished freely by the BRAZOSPORT MEDICAL CENTER, INC, and further acknowledge that no rights or privileges may be relied on as part of any application. In addition, it is acknowledged that the Freeport Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Freeport Economic Development Corporation on this, the

31, day of MARCH, 2021

Applicant: Victoria L. Sikes

Applicant: Robert Scott Briner

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Address: 102 Rose Tr.  
LAKE JACKSON, TX 77566

Address: 116 Pintail Dr.  
Clute TX 77531

Phone: 979-236-1809

Phone: 979-848-7012

Property Owner/Landlord: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

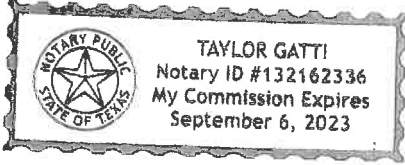
Phone: \_\_\_\_\_

The State of Texas  
County of Brazoria

Before me, the undersigned authority, on this day personally appeared

Victoria Sikes, Robert Briner, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument; and acknowledged to me and that they executed the same for the purposes therein expressed.





[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: Sept 6, 2023

The State of Texas  
County of Brazoria

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_, known to me to be the person(s)  
whose name(s) are subscribed to the foregoing instrument, and acknowledged to me and that they  
executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

The State of Texas  
County of Brazoria

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_, known to me to be the person(s)  
whose name(s) are subscribed to the foregoing instrument, and acknowledged to me and that they  
executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



The State of Texas

Secretary of State

JAN. 15, 1999

THE REV. MICHAEL GEMIGNANI  
1617 W. 11TH STREET  
FREERPORT TX 77541

RE:  
COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



VERY TRULY YOURS,  
*[Signature]*

Secretary of State



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION  
OF

COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE  
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE  
FOUND TO CONFORM TO LAW.

ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE  
THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF  
ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW,  
THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

DATED JAN. 14, 1999

EFFECTIVE JAN. 14, 1999



Secretary of State

ARTICLES OF INCORPORATION

FILED  
In the Office of the  
Secretary of State of Texas

JAN 14 1999

Corporations Section  
of the Secretary of State

I. Name

The name of the Corporation will be the Community Advisory Board of the Southern  
Brazoria County Clinic, Inc., hereinafter referred to as the Board.

II. Nonprofit Status

The Board is a nonprofit corporation.

III. Duration

The Board is perpetual.

IV. Purpose

The exclusive purpose of the Board shall be to promote health care and health-care-  
related education within Brazoria County, Texas.

V. Registered Agent

The registered agent of the Board is:

Ron Null  
Treasurer, Episcopal Diocese of Texas  
Diocesan Center  
3203 W. Alabama  
Houston, TX 77098.

VI. Directors

There shall initially be ten(10) directors, namely:

Ms. Esther Bernard  
United Way of Brazoria County  
P. O Box 1959  
Angleton, TX 77516

Mr. Celestino Damien  
Damien/Gallion & Associates  
1725 W. 2nd St.  
Freeport, TX 77541

Maj. Ron Draper  
Salvation Army  
P. O. Box 2029  
Freeport, TX 77541

Ms. Alice Garcia  
WIC  
1108C E. Mulberry  
Angleton, TX 77515

The Rev. Michael Gemignani, Rector  
St. Paul's Episcopal Church  
1617 W. 11th St.  
Freeport, TX 77541

The Rev. Frank Moreno, Pastor  
Iglesia Bautista Nueva Vida  
134 Talisman  
Lake Jackson, TX 77566

Mr. Tom Perryman  
U. S. Healthworks  
1102 Brazosport Blvd.  
Freeport, TX 77541

Ms. Mary Ruth Rhodenbaugh  
Rt 6, Box 6770  
Brazoria, TX 77422

Mrs. Francine Robinson  
1010 Magnolia, #207  
Freeport, TX 77541

Mr. John Smith, III  
1415 N. Ave. G  
Freeport, TX 77541

VII. Incorporator

The incorporator is:

The Rev. Michael Gemignani  
1617 W. 11th St.  
Freeport, TX 77541

#### VIII. Members

The members of the Board shall consist of its Directors.

#### IX. Separability

If any provision of these Articles of Incorporation or the Bylaws of the Board is held invalid or unenforceable in any respect, the other provisions hereof or thereof shall remain valid and enforceable.

#### X. Liability

No member of the Board shall be liable to the Board for monetary damages for an act or omission in such member's capacity as a member of the Board, except that this Article does not eliminate or limit the liability of such member for:

- (1) A breach of such member's duty of loyalty to the Board;
- (2) An act or omission not in good faith or that involves intentional misconduct or a knowing violation of the law;
- (3) A transaction from which such member received an improper benefit, whether or not the benefit resulted from an action taken within the scope of such member's office;
- (4) An act or omission for which the liability of such member is expressly provided for by statute.

#### XI. Acts Forbidden

Regardless of any other provisions of these Articles of Incorporation or the laws of the State of Texas, the Corporation shall not:

- (a) Permit any part of the net earnings of the Corporation to inure to the benefit of any private individual unless such benefit is incidental to and in accomplishment of the Corporation's purposes as expressed in Article IV of these Articles of Incorporation provided, reasonable compensation may be paid for personal services rendered to or for the Corporation affecting one or more of its purposes;
- (b) Devote any of its activities to attempting to influence legislation by propaganda or otherwise;

(c) Participate or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office; or

(d) Attempt to influence the outcome of any specific public election or to carry on, directly or indirectly, any voter registration drives.

## XII. Distribution of Assets on Dissolution

Upon the dissolution of the Board, the assets of the Board remaining after payment or provision for payment of the Board's liabilities shall be distributed exclusively to the following in the stated order of priority: (a) the Protestant Episcopal Church Council of the Diocese of Texas, a Texas non-profit corporation, if it accepts the same; (b) the Salvation Army of Brazoria County, if it accepts the same; (c) Episcopal Health Charities, if it accepts the same; and (d) if none of these 501(c)(3) entities are willing to accept the remaining assets of the Board, then to any 501(c)(3) organization designated by the Directors serving in office at the time of the Board's dissolution.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of January, 1999.

  
\_\_\_\_\_  
(The Rev.) Michael Gemignani, INCORPORATOR



The State of Texas

Secretary of State

DEC. 21, 1999

THE REV. MICHAEL GEMIGNANI  
1617 W. 11TH STREET  
FREEPORT ,TX 77541

RE:  
COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD YOUR  
ARTICLES OF AMENDMENT.

THE APPROPRIATE EVIDENCE IS ATTACHED FOR YOUR FILES AND THE  
ORIGINAL HAS BEEN FILED IN THIS OFFICE.

PAYMENT OF THE FILING FEE IS ACKNOWLEDGED BY THIS LETTER.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State





The State of Texas  
Secretary of State

CERTIFICATE OF AMENDMENT

FOR

COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZDRIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF AMENDMENT FOR THE ABOVE  
NAMED ENTITY HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO  
CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF AMENDMENT.

DATED DEC. 21, 1999

EFFECTIVE DEC. 21, 1999



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State

FILED  
In the Office of the  
Secretary of State of Texas  
DEC 21 1999  
Corporations Section

**ARTICLES OF AMENDMENT**  
**Community Advisory Board of the**  
**Southern Brazoria Country Clinic, Inc.**

(The amendments were adopted by the Board at a duly called meeting of the Board on November 17, 1999, at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.)

The amendments are set forth below, the original numbers being retained.

**IV. Purposes**

The corporation is organized exclusively for charitable and educational purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, said purposes generally related to the promotion of improved health care and health-care-related education in Southern Brazoria County, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code.

**XI. Acts Forbidden**

Regardless of any other provisions of these Articles of Incorporation or the laws of the State of Texas, the Corporation shall not:

(e)[ADDED] Carry on, except as an insubstantial part of its activities, any other activities not permitted to be carried on by a corporation except from federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding section of any future United States Internal Revenue law.

**XII. Distribution of Assets on Dissolution**

Upon the dissolution of the Board, the assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the future section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of Brazoria County, Texas, exclusively for such purposes or organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of December, 1999.

  
(The Rev.) Michael Gemignani, INCORPORATOR and PRESIDENT of  
the Board



The State of Texas

Secretary of State

NOV. 8, 2000

THE REV. MICHAEL GEMIGNI  
1617 W. W. 11TH ST.  
FREEPORT TX 77541

RE:  
COMMUNITY ADVISORY BOARD OF THE BRAZOSPORT MEDICAL CENTER, INC.  
CHARTER NUMBER 01520038-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD YOUR  
ARTICLES OF AMENDMENT.

THE APPROPRIATE EVIDENCE IS ATTACHED FOR YOUR FILES AND THE  
ORIGINAL HAS BEEN FILED IN THIS OFFICE.

PAYMENT OF THE FILING FEE IS ACKNOWLEDGED BY THIS LETTER.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State



The State of Texas  
Secretary of State

CERTIFICATE OF AMENDMENT

FOR

COMMUNITY ADVISORY BOARD OF THE BRAZOSPORT MEDICAL CENTER, INC.

FORMERLY

COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC, INC.  
CHARTER NUMBER 01520038

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF AMENDMENT FOR THE ABOVE  
NAMED ENTITY HAVE BEEN RECEIVED IN THIS OFFICE AND ARE FOUND TO  
CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF AMENDMENT.

DATED NOV. 8, 2000

EFFECTIVE NOV. 8, 2000



A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State

NOV 08 2000

**ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION**

Pursuant to the provisions of article 1396-4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following articles of amendment to its articles of incorporation:

**ARTICLE ONE**

The name of the corporation is **COMMUNITY ADVISORY BOARD OF THE SOUTHERN BRAZORIA COUNTY CLINIC.**

**ARTICLE TWO**

The amendment(s) to the articles of incorporation was adopted on **SEPTEMBER 19, 2000**. The Articles of Incorporation are amended as follows.

Article I. Name

The name of the corporation is Community Advisory Board of the Brazosport Medical Center, Inc., hereinafter referred to as the Board.

**ARTICLE THREE**

(Check one the following)

The amendment was adopted at a meeting of members held on **SEPTEMBER 19, 2000** at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.

The amendment was adopted at a meeting of the board of directors held on **SEPTEMBER 19, 2000** and received the vote of a majority of the directors in office, there being no members having voting rights in respect thereof.

Dated 11/6, 2000

  
**COMMUNITY ADVISORY BOARD OF THE  
SOUTHERN BRAZORIA COUNTY CLINIC**

By 

President

Amendment to the Articles of Incorporation

I. Name

The name of the corporation will be the Community Advisory Board of the Brazosport Medical Center, Inc., hereinafter referred to as the Board.

The amendment was adopted at a meeting of members held on September 19, 2000 at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitled to cast.



(The Rev.) Michael Gemignani, Chair of the Board



## Office of the Secretary of State

March 17, 2015

Brazosport Medical Center  
PO Box 2553  
Freeport, TX 77542 USA

----

RE: Brazosport Medical Center, Inc.  
File Number: 152003801

It has been our pleasure to file the Certificate of Amendment for the referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we may be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure

Form 424  
(Revised 05/11)

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
Filing Fee: See instructions



This space reserved for office use.

**FILED**  
In the Office of the  
Secretary of State of Texas

**MAR 09 2015**

## Certificate of Amendment

**Corporations Section**

### Entity Information

The name of the filing entity is:

Community Advisory Board of the Brazosport Medical Center, Inc.

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- |   |   |
|---|---|
| <input type="checkbox"/> For-profit Corporation           | <input type="checkbox"/> Professional Corporation               |
| <input checked="" type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association          | <input type="checkbox"/> Professional Association               |
| <input type="checkbox"/> Limited Liability Company        | <input type="checkbox"/> Limited Partnership                    |

The file number issued to the filing entity by the secretary of state is: 152003801

The date of formation of the entity is: January 14, 1999

### Amendments

#### 1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

Brazosport Medical Center, Inc.

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

#### 2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:



Registered Agent  
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
-------------------	-------------	------------------	---------------

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

<i>Street Address (No P.O. Box)</i>	<i>City</i>	<i>TX</i>	<i>State    Zip Code</i>
-------------------------------------	-------------	-----------	--------------------------

**3. Other Added, Altered, or Deleted Provisions**

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

**Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

**Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

**Delete** each of the provisions identified below from the certificate of formation.

**Statement of Approval**

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

The amendment was adopted at a meeting of members held on December 9, 2014 at which a quorum was present, and the amendment received at least two-thirds of the votes which members present or represented by proxy were entitle to cast.

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: March 3, 2015

*Community Advisory Board of  
Brazosport Medical Center, ds  
itd*

By: *Brazosport Medical Center*  
*R. Scott Briner*  
Signature of authorized person

R. Scott Briner, Chairman of the Board of Directors  
Printed or typed name of authorized person (see instructions)

OGDEN UT 84201-0029

In reply refer to: 4077591934  
Apr. 21, 2015 LTR 4168C 0  
76-0607911 000000 00  
00032203  
BODC: TE

BRAZOSPORT MEDICAL CENTER INC,  
905 N GULF BLVD  
FREEPORT TX 77541-3907



015945

Employer Identification Number: 76-0607911  
Person to Contact: Ms. Wiles  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 30, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 2000.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

4077591934  
Apr. 21, 2015 LTR 4168C 0  
76-0607911 000000 00  
00032204

BRAZOSPORT MEDICAL CENTER INC  
905 N GULF BLVD  
FREEPORT TX 77541-3907

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



Tamera Ripperda  
Director, Exempt Organizations

BYLAWS  
BRAZOSPORT MEDICAL CENTER, INC.  
BOARD OF DIRECTORS

I. Definitions

"Corporation" shall mean the Board of the Brazosport Medical Center, Inc. "Board" shall refer to the Corporation's Board of Directors.

II. Members

The members of the Board shall be the members of the Corporation.

III. Officers

The officers of the Board shall be a Chair of the Board, a Vice Chair of the Board, a Secretary and a Treasurer. The officers shall all be elected from and by the members at the Annual Meeting. They may be re-elected.

IV. The Board

1. Powers, Numbers, Vacancies and Term of Office. The Rector (or ecclesiastical authority) at St. Paul's Episcopal Church, or his/her designee is an ex officio member on the Board with voting rights and is counted for the quorum. The Board shall consist of not less than nine or more than fifteen members and will have voting rights. There shall also be an Advisory Board consisting of a number to be determined by the Board, who will assist with designated projects. The Executive Director serves as an ex-officio member of the Board with no voting rights and is not counted for the quorum. The Executive Director is also the Chief Executive Officer for the corporation. Duties and privileges for each will be as follows.

**Board Member – Voting Position**

- Attendance at each monthly Board member Meeting. Board Members will have no more than 3 absences per calendar year and absences to be reported to the Executive Director; after missing the 3rd meeting the Chairman of the Board will call the board member to discuss the member's plan to attend more regularly or to withdraw from the board.
- Ownership of no less than two strategic plan objective items;
- Attendance at Annual Planning Meeting.

**Advisory Board member – Nonvoting Position**

- Open invitation to attend the monthly Board Member Meeting;
- Will be called upon periodically to assist with organization efforts as appropriate and able;
- Open Invitation to attend and participate at the Annual Planning Meeting;
- Can become a Voting Board Member at any time if the Advisory Board member has previously served as a Board Member or after successfully serving as an Advisory Board Member for one year.

2. Membership. Members who are not ex officio shall be elected by the members at the Annual Meeting or as needed and shall serve a term of four years. No such member may serve more than three consecutive terms. The members shall try to ensure, insofar as is reasonably possible, cultural and ethnic diversity on the Board. Members must reside in Brazoria County.
3. Annual Meetings. The Corporation shall hold its Annual Meeting in January if possible. This meeting may also serve as a regular meeting of the Board.
4. Regular Meetings. The Board will meet at least every two months at a time and place agreed upon by the Chair and a majority of the Board. As many of the Board as possible shall be accommodated
5. Special Meetings. Special meetings may be called by the Chair, or at the request of three members of the Board.
6. Notice of Meetings. Members shall be notified not less than 72 hours in advance of any meeting of the Board. With the unanimous consent of the Board, which may be obtained by any reasonable means of communication, this requirement may be waived.
7. Quorum. One-half of the Board shall constitute a quorum.
8. Compensation. Members shall serve without compensation, but may be reimbursed for reasonable expenses associated with the performance of their duties as members.
9. Liability Insurance. The Corporation shall provide appropriate liability insurance for members and officers.
10. Removal. A member who is not ex officio may be removed by vote of 2/3 of the total membership of the Board. If an ex officio member is not performing his/her duties responsibly, as determined by a vote of a majority of the total membership of the Board, the matter will be referred to the organization having the power of appointment with the request that another member be appointed to replace the non-performing member. A member, whether ex officio or elected, who has missed three consecutive meetings of the Board shall be deemed to have resigned from the Board.
11. A vote of the Board may be taken by mail, or by telephone and/or email, provided that at least ten days is given to respond if the vote is by mail or email and a response is obtained from a majority of the Board; or, if by phone, at least two-thirds of the Board have been contacted in person and an absolute majority of the Board has voted in favor of the proposal in question.

#### V. Committees.

The Board shall have the power to establish such committees as it deems necessary to carry out its work. No committee shall be established without a definite charge and a term in which to complete its work.

## VI. The Chair and Vice Chair

The Chair shall preside at meetings, set the agenda of regular and annual meetings, preside at the Annual Meeting, call special meetings, and carry out such other functions as the Board may determine. The Chair is the Chairman of the Board of Directors of the Center. The Vice Chair shall serve as Chair in the absence of the Chair.

## VII. The Secretary

The Secretary shall keep accurate records of the actions of the Board and assure that such reports as are required by state or federal law are filed in a timely fashion. The Secretary shall also keep a complete set of minutes from all Board meetings and meetings of the Corporation, including a record of all decisions made by the Executive Committee made outside of meetings of the Board. These records shall be kept in a safe place and made available as needed to members of the Board. The actual recording of minutes and other administrative functions of this office may be delegated to another individual, who need not be a member of the Board. Nevertheless, the Secretary shall take care that these responsibilities are faithfully carried out.

## VIII. The Treasurer

The Treasurer shall keep the financial records of the Corporation, receive and disburse funds in accordance with the actions of the Board, report on the financial condition of the Corporation at each regular meeting of the Board, and file such tax returns and financial statements in a timely fashion as may be required by state or federal law or the requirements of funding organizations. The actual keeping of records and other duties associated with the Treasurer's position may be delegated to another individual who need not be a member of the Board. Nevertheless, the Treasurer should take care that these responsibilities are faithfully carried out.

## IX. Duties and Powers of the Board

The Board shall have all powers required to carry out its purpose as stated in the Articles of Incorporation. However, the Board may not engage in any activity that may be considered to be the practice of medicine, nor shall it oversee, or be responsible for, the decisions of the professional staff operating at the Center acting in their capacity as professionals.

## X. The Executive Committee

1. The Executive Committee shall consist of the Chair, Vice-Chair, Secretary, Treasurer and all Committee Chairs of the Board. The Executive Committee shall generally meet if needed, monthly at the call of the Chair at a time and place convenient to the members. The Executive Committee may act as the Board in those months in which there is no Board meeting.
2. The Executive Committee is authorized to act for the Board if a decision must be made concerning an issue on which Board approval is required, and the matter is of sufficient urgency that a decision must be made before the board is to meet again. The Board must then be informed of the decision of the Executive Committee as soon as reasonably possible. The Board may reverse such a decision of the Executive Committee by a vote of 2/3 of those present and voting at the next duly called meeting of the board.

3. Any member of the Executive Committee may designate another member of the Board to act in his/her stead in any meeting of the Executive Committee. Such a substitute shall have full voice and vote and serve in the same capacity as the officer for whom he/she is substituting.

#### XI. Amendment of the Bylaws

These Bylaws may be amended by a vote of 2/3 of the total membership of the Board.

The revised by-laws were adopted by a unanimous vote at a meeting of the board of directors held on February 8, 2016 at which a quorum was present.

Dated: 2/8/16

**BOARD OF DIRECTORS  
BRAZOSPORT MEDICAL CENTER, INC.**

By   
R. Scott Briner, Chair



## **BRAZOSPORT MEDICAL CENTER**

### **Board of Directors 2021**

#### **Board Members**

R. Scott Briner, Board Chairman  
116 Pintail Drive  
Clute, TX 77531

Jose D. Montoya, Secretary  
1104 N Avenue N  
Freeport, TX 77541

Trey Sullivan, Treasurer  
217 S. Front St  
Freeport, TX 77541

Philip Koury  
201 Oak Drive South #206  
Lake Jackson, TX 77566

Winston Rossow  
511 S. Avenue D  
Freeport, TX 77541

Jimmie Birmingham  
302 Carnation  
Lake Jackson, TX 77566

Andy Dill  
132 Brazos Landing Ct  
Freeport, TX 77541

#### **Advisory Board**

Dennis Fink  
P O Box 67  
Lake Jackson, TX 77566

Brooks Bass  
1326 W Broad Street  
Freeport, TX 77541

45 7507

34

1500  
11  
cash

# DEED WITHOUT WARRANTIES

The State of Texas

The County of Brazoria

KNOW ALL MEN BY THESE PRESENTS:

That we, the **PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS (the Grantor)**, a Texas Non-profit Corporation, for and in consideration of the sum of Ten Dollars and other good and valuable consideration paid, receipt and sufficiency of which we hereby acknowledge, do by these presents **SELL, RELEASE, and FOREVER GRANT** without warranties unto **THE COMMUNITY ADVISORY BOARD OF THE BRAZOSPORT MEDICAL CENTER (the Grantee)**, a Texas Non-profit Corporation, all of the property described as follows:

LOTS THIRTEEN(13), FOURTEEN(14), FIFTEEN(15) AND SIXTEEN(16) IN BLOCK 664, VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 32, PAGE 14, DEEDRECORDS, BRAZORIA COUNTY, TEXAS.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtances thereto in any manner belonging to the said Grantee, it successors and assigns, forever, so that neither the said Grantor, nor any person or persons claiming under it, shall, at any time hereafter, have, claim or demand any right or title to the aforesaid premises or appurtances of any part thereof. This conveyance is made without any warranties, express or implied.

Ignat

WITNESS my hand at Houston, Texas, this 11<sup>th</sup> day of February, AD. 2002.

The Protestant Episcopal Church Council of the Diocese of Texas

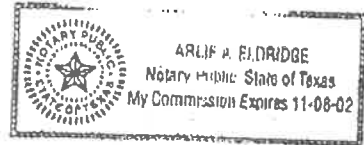
By: Stuart Hellmann  
Stuart Hellmann, President

The State of Texas

County of Harris

Before me the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged by me that he executed the same for the purposes and consideration therein expressed.

Archie A. Eldridge Notary Public



ADDRESS FOR GRANTEE IS:

Brazosport Medical Center  
905 N Gulf Blvd  
Freeport, TX 77541  
att: Nate Copus ✓

AFTER RECORDING, PLEASE RETURN DEED TO GRANTEE

This document prepared by Michael Gemignani, Texas Bar #07794960

FILED FOR RECORD  
2002 FEB 14 PM 2:46

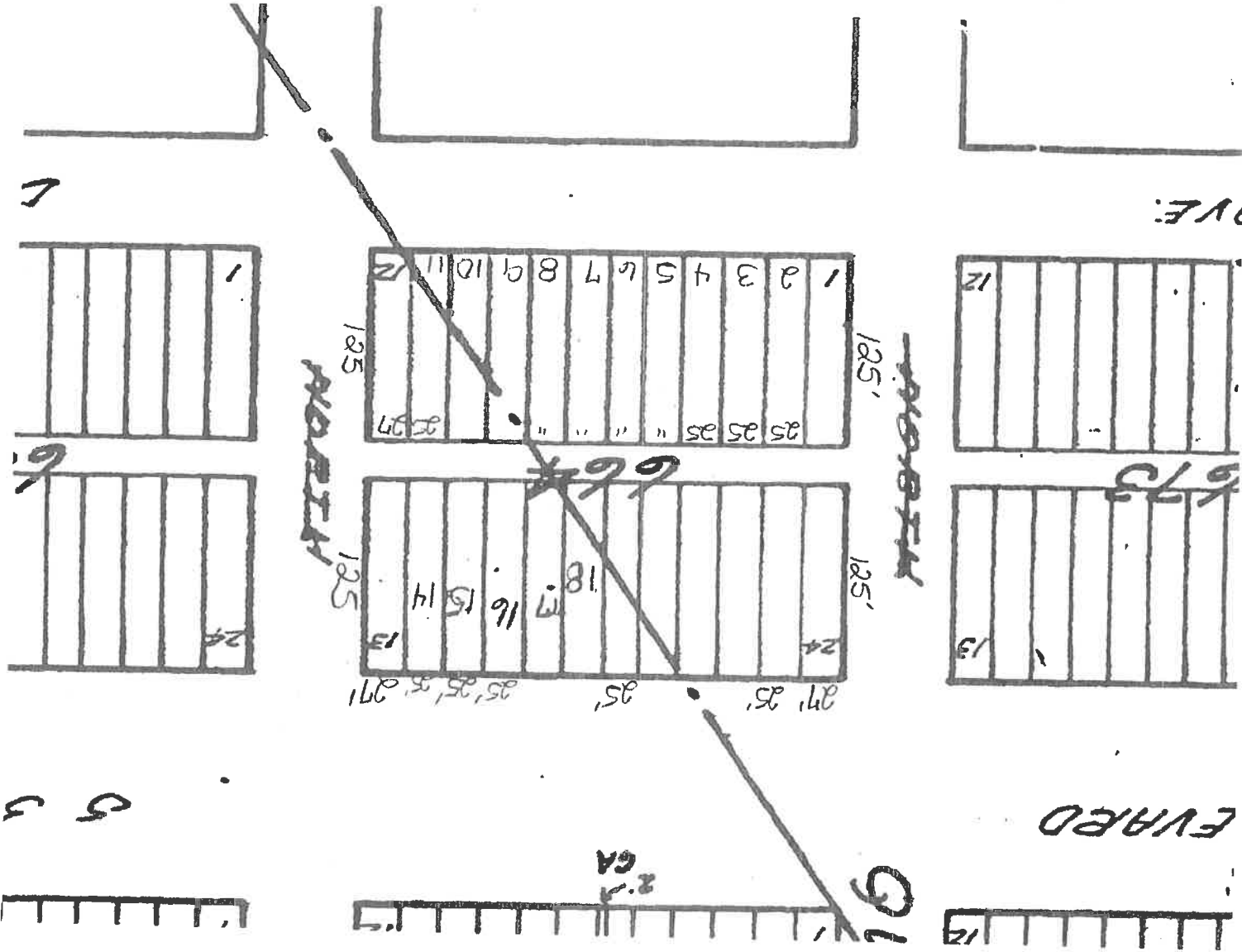
Joyce Hudman  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, JOYCE HUDMAN, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Joyce Hudman  
County Clerk of Brazoria Co., TX







QUOTATION

ORDER

COAST GRAPHICS & SIGNS, INC.  
**281.499.9721**  
FAX 281.595.2052  
16811 FM 521, PO Box 546, Rosharon, TX 77583  
www.coastsigns.com / info@coastsigns.com

DATE 3/2/2021

ORDER NO. \_\_\_\_\_

CUST. PO. NO. \_\_\_\_\_

CUSTOMER BRAZOSPORT MEDICAL CENTER

STREET 905 NORTH GULF BLVD. CITY FREEPORT STATE TEXAS ZIP 77541

NAME VICTORIA SIKES PHONE (979)236-1809 FAX \_\_\_\_\_

JOB ADDRESS LISTED ABOVE ZIP \_\_\_\_\_

The undersigned, hereinafter called the Buyer, requests COAST GRAPHICS & SIGNS, herein called seller, to enter this order for:

PROPOSAL

A.) FURNISH AND INSTALL NEW SIGN FACES ON POLE SIGN PER SHOP DRAWINGS AS FOLLOWS:

1.) 3/16" HIGH IMPACT ACRYLIC FACES WITH TRANSLUCENT VINYL GRAPHICS.

B.) 12 MONTH WARRANTY (ON NEW SIGN FACES AND INSTALLATION ONLY.)

C.) TERMS: 50% DEPOSIT REQUIRED, BALANCE DUE UPON COMPLETION OF WORK.

Notice to Buyer: Do Not Sign This Contract Before You Read Conditions On Reverse Side

Accepted:

COAST GRAPHICS & SIGNS .....

Buyer \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_ 20\_\_\_\_\_

TERMS Total due upon completion of work

Note: There will be a 3% processing fee added to all Credit Card payments

Purchase Price \$ 3,840.00

Sales Tax \$ 316.80

City Permit \$ TO FOLLOW

Total \$ 4,156.80

Less Down Payment \$ 2,078.40

Total Balance \$ 2,078.40

X EXEMPT

10'

4'



Freeport Family Health

4'

OB/GYN • Pediatrics • Pharmacy  
Dental • Mental Health

[www.mychn.org](http://www.mychn.org) (281) 824 -1480

Vision Habitat

EXAM GLASSES CONTACTS



**COASTSIGNS.NET**

**P 281.499.9721 F 281.595.2052**

16811 FM 521, PO Box 546, Rosharon, TX 77583

[www.coastsigns.net](http://www.coastsigns.net) / [info@coastsigns.net](mailto:info@coastsigns.net)

**COAST GRAPHICS & SIGNS, INC.**

SCALE: 3/8"=1'

APPROVED BY:

DATE: 3/3/21

## CONDITIONS OF CONTRACT TO BUYER

1. Buyer will furnish Seller with address and plot plan showing exact location of the sign for each job, on Seller's request.
2. Electrical connection to the sign will be Buyer's responsibility.
3. Since abnormal submerged conditions such as rocks, stumps, gas lines, sewer lines, water, and or sand, cave-ins, etc. cannot be foreseen, all hardship cost will be charged to the Buyer.
4. Seller reserves the right to modify or correct sign in any way necessary to conform with any changes in city, county or state law regulations or orders and conditions beyond Seller's control at job site to insure proper installation.
5. Seller assumes no responsibility for consent of public authorities of owner or lessee of building for the installation of sign.
6. Seller shall not be liable for any failure to install sign due to strikes, fires, rainy weather, floods, windstorms, freezing weather, sickness, commercial delays, acts of God, war or any other unforeseen conditions or contingencies beyond its control.
7. In the event building or location is not in readiness when the sign is ready for installation, 90% of the total balance shall be paid to the Seller immediately and the remainder of the balance shall be paid when the sign is installed.
8. Price of sign does not include city permit fee, does not include engineer's fee (if required by the city to obtain the city permit) or does not include anything the city would require to obtain the city permit. Price of sign does not include state and local sales tax. Price of sign does not include any changes or conditions made by shopping center or landlord.
9. It will be Buyer's responsibility to furnish all pitch-pans and steel stubbed thru roof, if necessary, for attached signs.
10. All signs installed by Seller out of his immediate area of operations, are subject to mileage or delivery charges.
11. If Buyer wants job started before the city permit is secured, Buyer will be responsible to pay for work performed on sign, if the city permit is not issued due to city regulations and ordinances.
12. A down payment will be required with all orders. No work on sign will be started until the down payment is paid to the Seller from Buyer.
13. The total balance will be paid on the date sign is installed, unless specified in TERMS on front side.
14. The contract will not accept any verbal changes. All changes are to be written into the contract and initialized by Seller and Buyer.
15. This contract shall apply to and bind the heirs, executors, administrators, successors, and assigns of Buyer and shall inure to the benefit of the Seller, his successors and assigns.
16. In the event that Buyer fails to pay the total balance of the sign on the designated time specified in Terms, and in the event of any check that Buyer pays Seller that becomes marked NSF or ACCOUNT CLOSED by Seller or Seller's bank, Buyer gives his consent and authorization to remove sign from Buyer's property, shopping center's property, or landlord's property immediately. After the balance, plus additional installation fee has been paid in full, the sign will be reinstalled.
17. In the event Buyer fails to comply with the conditions and terms of this contract, Buyer will pay all collection fees as set by a commercial collection agency and reasonable attorney fees incurred in prosecution of suit.

All work performed by **Coast Graphics & Signs** is guaranteed to be performed in first class condition insofar as workmanship is concerned. All materials furnished by **Coast Graphics & Signs** are guaranteed under the same provisions as guaranteed by the suppliers to **Coast Graphics & Signs** up to one year. There is a 90 day workmanship guarantee on new signs after installation if the sign has been connected to an electrical time clock by a licensed and bonded electrician, and the sign is not lighted over six hours per twenty-four day. After this designated time limit, Buyer will be charged a standard service call fee plus parts not guaranteed to **Coast Graphics & Signs** and to Buyer, from the suppliers. Buyer must meet all conditions of this contract or the guarantee will become void immediately. Also this guarantee will become void immediately if any one or any other sign company performs any work to the sign, other than the electrician wiring the sign during the guarantee period. **THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**

**Coast Graphics & Signs** is not responsible or liable in any way for breakage or damage of the work covered in this contract after installation.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# CHAMELEON WRAPS and Graphics



## Chameleon Wraps & Graphics

9762 Whithorn Drive  
Houston, Texas 77095  
Ph: 281-858-8568

email: info@chameleonwraps.com

# PROPOSAL

SUBMITTED TO FREEPORT FAMILY HEALTH	PHONE # 979-239-1633	FAX #	DATE 4-1-2021
STREET 905 N. GULF BLVD.	CONTACT VICTORIA SIKES	MOBILE# 979-236-1809	E-MAIL vsikes.bmc@comcast.net
CITY, ST. ZIP CODE FREEPORT, TEXAS 77541	JOB LOCATION SAME		

Thank you for considering Chameleon Wraps & Graphics. The quotation you requested is detailed below. If you have any questions, please don't hesitate to call us at 281-858-8568. If for any reason we are not available, please direct any questions or concerns to us via e-mail at info@chameleonwraps.com so we may further assist you.

### SCOPE OF WORK    REPLACEMENT OF SIGN FACES

TO PROVIDE LABOR AND MATERIALS TO REPLACE EXISTING 4- 4' X 10' SIGN FACES IN EXISTING SIGN CABINET.  
FIRST SURFACE APPLIED VINYL GRAPHICS TO WHITE ACRYLIC.  
LAYOUT AS PER APPROVED DESIGN. (SEE SUGGESTED COLORS)

TOTAL PRICE: \$3460.00 + TAXES  
TAX EXEMPT

50% MATERIALS DEPOSIT  
BALANCE DUE ON COMPLETION

WE PROPOSE HEREBY TO FURNISH MATERIAL & LABOR COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS.  
THIS ESTIMATE IS GOOD FOR 30 DAYS

ACCEPTED  
Chameleon Wraps & Graphics

By Anthony Goff Date \_\_\_\_\_



PURCHASER:  
Signature x \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

**FACE CHANGES ON EXISTING SIGN**



SIGN LAYOUT  
SCALE: 3/8" = 1'-0"

SCOPE OF WORK	
Labor and materials to replace top two (2) sign faces with new sign faces. Faces to have first surface applied 3M vinyl graphics.	
VINYL COLORS	
	3M# 3630-77 INDIGO
	3M# 3630-133 RASPBERRY



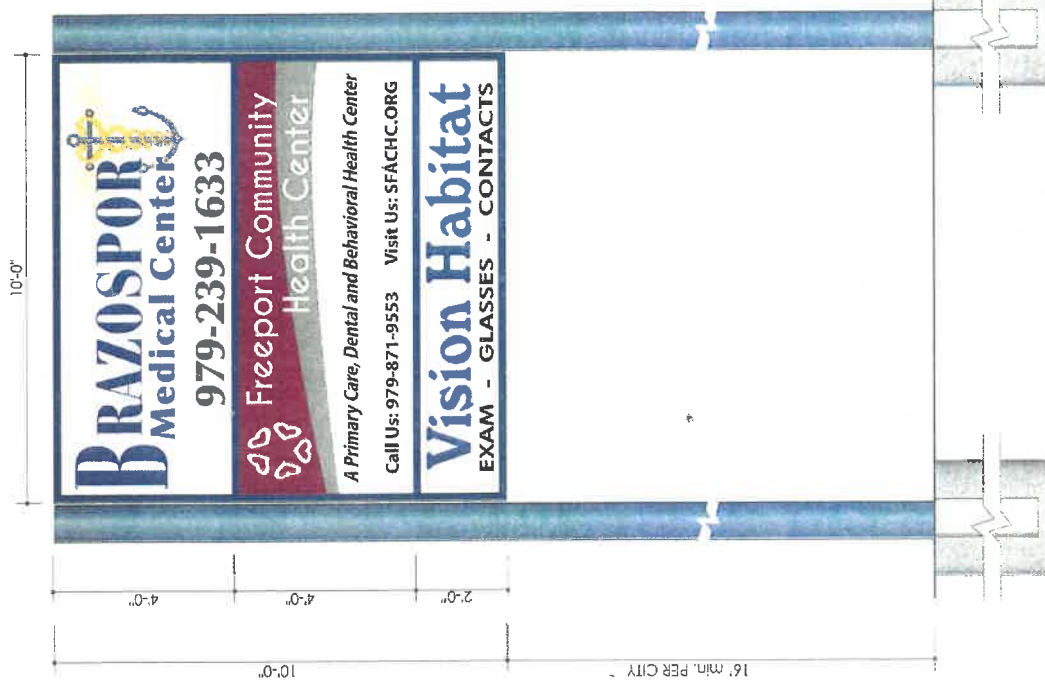
9762 Whithorn Drive  
Houston, Texas 77095  
Ph: 281-858-8568  
email: info@chameleonwraps.com

PROJECT NAME: **FREEPORT FAMILY HEALTH**  
 PROJECT ADDRESS: **905 N. GULF BLVD. FREEPORT, TEXAS 77541**  
 PATH: \_\_\_\_\_ DATE: **4-1-2021** CLIENT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

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*Sign needing to be changed.*

# MULTI-TENANT POLE SIGN



**SIGN A** QTY: 1

**FABRICATE AND INSTALL DOUBLE-FACED ILLUMINATED CABINET SIGN.**

TO REMOVE AND DISPOSE OF EXISTING SIGNS ON POLE AND USE EXISTING STEEL POLE.

TO SET 1 - NEW STEEL POLE AS REQUIRED TO SUPPORT NEW SIGN.

TO MANUFACTURE AND INSTALL 1 - 10' X 10' DOUBLE FACE, INTERNALLY ILLUMINATED ALL ALUMINUM CONSTRUCTED SIGN CABINET, TO BE DIVIDED INTO SECTIONS AS SHOWN.

TO PAINT POLES TO BLUE TO MATCH CABINET.

FACES: 3/16" ACRYLSTEEL #7328 WHITE

GRAPHICS: HP VINYL AND DIGITAL PRINT OF LOGO

- PAINT COLORS**
- P1: PMS 287 blue
- VINYL COLORS**
- V-1: 3M/3630-157 SULTAN BLUE
  - V-2: 3M/3630-22 BLACK
  - V-3: 3M/3630-133 RASPBERRY
  - V-4: 3M/3630-61 SLATE GRAY
- DIGITALLY PRINTED IMAGE

Approved by: \_\_\_\_\_



FRONT VIEW SIGN DESIGN  
SCALE: 3/16 = 1'-0"

*original sign replaced in 2017.*



REMOVE AND DISPOSE OF EXISTING SIGNS

TO USE EXISTING POLE, WILL NEED TO ADD TO STEEL APPROX. 5' OF NEW STEEL.

SIGN LAYOUT  
SCALE: 3/8 = 1'-0"

<p><b>CLIENT:</b> BRAZOSPORT MEDICAL CENTER</p> <p><b>ADDRESS:</b> 905 N. GULF BLVD.</p> <p><b>CITY/STATE:</b> FREEPORT, TEXAS 77541</p> <p><b>SALES REP:</b> ANTHONY EOFF</p>	<p><b>DRAWING:</b> NWS17-0119</p> <p><b>DESIGNER:</b> ALE</p> <p><b>SCALE:</b> NOTED</p> <p><b>DATE:</b> 01.19.17</p>	<p><b>PAGE 1 OF 1</b></p>	<p><b>REVISION LOG</b></p> <p>R3 REVISED LAYOUTS</p> <p>R5 REVISED TO TWO POLE STRUCTURE</p> <p>R6 REVISED LAYOUT ON FREEPORT COMMUNITY</p>	<p><b>SPECIFICATIONS</b></p> <p>ALL SIGNS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LOCAL, STATE, FEDERAL, ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND BONDING OF THE SIGN.</p>	<p><b>PRIMARY ELECTRICAL</b></p> <p>UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120V, A.C. ELECTRICAL SYSTEMS. THE FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.</p>
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# PETE C. GARCIA

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**President of Pete Garcia International Inc. and  
Executive Director United States-Mexico Chamber of Commerce**

**Pete is President and Principal of Pete Garcia International Inc, an airline and international business development consultancy firm** which assists airlines and other industries to improve branding, revenues, develop new business and improve profits.

**PGI** also helps both US and Latin American companies develop cross-border business with business plans, marketing and risk and legal protection management.

Pete Garcia is the **Executive Director** of The United States-Mexico Chamber of Commerce Houston- The Woodlands- Gulf Coast Chapter which sole purpose is to develop business and encourage business development as well as investments between our two great countries.

Pete was formerly **VP Latin America for Continental Airlines**, Mr. Garcia was the key force in **driving revenues tenfold** in this region, from **\$250M to \$2.5B**. He created the strategies and programs that built its brand awareness and enabled Continental to **increase its destinations from 25 to more than 75**. Pete guided the growth of Continental to increase its presence in **Mexico from 7 non-stop destinations to over 30 from Houston and New York**. **Pete worked at Continental for 30 years and retired as an officer of the company.**

**Garcia** also served as a board member for **Copa Airlines** of Panama and participated in the growth in areas of branding, marketing, revenue, route planning, sales and distribution.

Garcia is often referred to as "**The Father of Latinization**" at Continental and within the travel industry for the creation of a marketing and customer service concept targeting the needs and better understandings of the Latin American customer base thus, raising the level of customer service and product offered while establishing its brand as it grew throughout the region.

## **Community Service**

Pete was recently Chair of the Houston Mayor's International Trade Development Council of The Americas. He is the Immediate Past **Chairman of the Board** of Avance Houston, an organization that helps families with their educational needs. He served as Vice-Chair of Amigos de las Americas. He also serves on the **Advisory Board** of Hermann Memorial Hospital and previously on the International Investment Committee of The Greater Houston Partnership and the Supervisory Council at Houston CVB. Pete also serves on the **Executive on the board** of The World Chamber of Commerce-Houston and the Executive Committee of The Woodlands Chamber of Commerce in the Woodlands, Texas. Pete is a **Senior Fellow of the American Leadership Forum**, ALF is an organization of 1200 executives who thrive to improve communities for both the public and private sectors.

Pete was born in Freeport, TX before moving to Colombia, South America and has moved around the globe while working for Continental Airlines including working in Australia, Mexico and the US.

Contact information: 713-854-1577 / [www.petegarciainternational.com](http://www.petegarciainternational.com)

# VII

## Directors Notes