



FREEPORT ECONOMIC DEVELOPMENT CORPORATION

REGULAR BOARD MEETING

FREEPORT POLICE DEPARTMENT

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

Tuesday, May 11, 2021, 6:00 p.m.

DIRECTORS:

Jeff Pena:

TBD:

Mingo Marquez:

Nicole Mireles:

Ed Garcia

David McGinty

Margaret McMahan

Ruben Renobato

President

Vice President

Finance

Secretary

Courtland Holman: Executive Director

Tim Kelty: City Manager (Ex-Officio)

Christopher Duncan: Attorney

City Liaison: 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, May 11, 2021, 6:00 p.m.

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

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Online meeting ID: [edc_mtg_051121](https://fccdl.in/i/edc_mtg_051121)

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 any time prior to or during the meeting. All comments received will be read aloud into the record.

- I. Call to Order**

- II. Invocation, Pledge, and Swearing In Of New Board Members**

- III. Citizen Comments**

Citizens allotted 3 minutes for comments

Board Comments

- a. President Jeff Pena: announcements and comments.
- b. Finance Mingo Marquez: announcements and comments.
- c. Secretary Nicole Mireles: announcements and comments.
- d. Ed Garcia: announcements and comments.
- e. David McGinty: announcements and comments.
- f. Margaret McMahan: announcements and comments.
- g. Ruben Renobato: 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by Board Member or Executive Director and acted upon separately.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 April 13, 2021 Regular Board Meeting.
- b) Approve March Financial Statement.

V. Discussion and Action

- a. Discuss and take possible action for FEDC Offices, ie Vice President
- b. Discuss and take possible action for authorizing signing authority to
 - i. Cathy Ezell – City Finance Director replacing Stephanie Russell
 - ii. Vice President
- c. Discussion and take possible action regarding improvements to EDC owned properties.
- d. Discussion and take possible action regarding Realty Policy on EDC owned properties.
- e. Discussion and take possible action regarding the promotion of the Business Improvement Grant and PACE program.
- f. Presentation by Brazoria County Hispanic Chamber of Commerce regarding business retention and expansion programs.

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 May 11, 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)

In Accordance with the Texas Government Code:

- A. Section 551.087 (Economic and Community Development Matters)
 - 1. Project Sky High
 - a. Industrial Revenue Bond
 - 2. Project Enterprise
- B. Section 551.071 (Consultation with Attorney)
 - 1. Realty World

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 Project Sky High
Discussion and possible action with Project Enterprise
Discussion and possible action with Realty World

VII. Director's 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 Friday the 7th day of May 2021 by 3:00p.m.



COURTLAND HOLMAN, Executive Director



Betty Wells, City Secretary
City of Freeport Texas

IV -a

**CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION**
200 West 2nd Street, Freeport, Texas 77541

MINUTES

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met on Tuesday, April 13, 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
Open: Vice President
Mingo Marquez Finance
Nicole Mireles Secretary
Ed Garcia
Trey Sullivan
Ruben Renabato

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

Visitors in Attendance:
Melanie Oldham
David McGinty
Vicki Sikes

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, Trey Sullivan, Mingo Marquez, and Ruben Renabato.

II. Invocation and Pledge

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

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

d. Trey Sullivan: Trey asked to move Item D under Discussion and Action up to the first action to discuss in order to respect the time of the representative from Brazosport Medical Center.

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

f. Ruben Renabato announcements and comments. (None)

IV. Consent Agenda

- a) Approve Meeting Minutes for March 9 Regular Board Meeting, March 24 Special Board Meeting, and April 1 Special Board Meeting.

Ed Garcia commented that Marinell's attorney said there is no enforceable lease and he never heard the attorney say this nor knows who is the attorney. Chris Duncan was asked by Jeff if this language should be removed or kept. Chris responded that as it was by someone else as said by Marinell Music. It should be restated that "Marinell Music said" as it is best that statement from third parties not be of the record. Chris said that Ed Garcia can make a motion to change the sentence. Jeff asked if the sentence stays does it expose the FEDC liability wise. Chris stated No but that it is written incorrectly and should be changed.

Mingo Marquez made a motion to amend the sentence to include that "Marinell Music said that" the contract is not enforceable and not the lawyer. Jeff Pena second the motion. Motion Passed Unanimously.

Jeff, stated that there is a grammatical error on the last page second paragraph of the same meeting minutes from "yer" to "You".

A motion was by Nicole Mireles to approve the meeting minutes. Ed Garcia second the Motion. **Motion Passed Unanimously.**

b) Approve February Financial Statement.

Jeff pulled the finances from the consent agenda for discussion and asked Finance Director Cathy Ezell to give an update on the Finances. Cathy state that the finances spiked in December due to the Industrial District paid all at once as shown in the graph. As shown in January the sales tax is more like normal. We are tracking more revenue that last year. Jeff asked what is the cash in the bank and Cathy responded it is \$1.2 Million.

Ed Garcia made a motion to accept the Financial Statement. Ruben Renabato second the Motion. **Motion Passed Unanimously.**

V. **Discussion and Action**

"d" was moved up in the agenda to be discussed first

a. Discuss and Take possible Action regarding Board Remote attendance.

Jeff Pena presented that the Governor has lifted some of the requirements including masking. Jeff asked Attorney Chris Duncan to discuss this item. Chris stated that TML guidance to all cities attorneys is that remote attendance to meetings are allowed not required. Therefore, each city council or board can make their own decision whether to allow remote meetings or not allow remote meetings. The open meeting statue pre Covid would not have allowed remote meetings. Due to Covid the Governor has suspended this requirement for in person attendance. It is up to the board to make the rule to continue with remote meeting or not. Chris said that the current By-Law requirements is to attend in person. If the board wants to make changes to the By-Laws regarding remote attendance it will need to take action. Jeff said that we already have rules in place to attend in person and do not need to change it going forward and affords the public better service for the board members to attend in person. Jeff does not believe any formal motion is needed but asked how to express what is desired going forward.

Nicole Mireles asked if we can just go back to following the By-laws and attend in person?

Chris Duncan said that he does not believe any formal motion is needed. The board never made a motion to amend our rules regarding remote attendance when Covid started. But no one called into question previously so it would not be appropriate to go back and take retroactive action.

Jeff said that because of the common-sense approach of remote attendance due to covid though not explicitly stated was acceptable and should not be counted against attendance. But now that the Governor has lifted the requirements the common-sense approach would be to go back to physical attendance. Jeff asked Chris what that motion should be.

Chris said that the motion should be, considering the recent order by the Governor to open up the State, the FEDC going forward will enforce the attendance rule going forward.

Nicole Mireles made the Motion that per the recent order by the Governor to open up the State the FEDC, going forward, will enforce the in-person attendance rule. Ruben Renabato Second the Motion. Motion **Passed** 4 Ayes and 2 Nays.

- b. Discuss and take possible action to remove and or replace board member as a signing authority.

Courtland Holman stated that as Marinell Music is no longer on the board and was a signing authority she will need to be removed. Jeff Pena asked if that needs to be a formal motion. Chris Duncan said yes as the bank will need to see that motion to remove Marinell Music as a signing authority and draft a Resolution as a formal vote in order to give to the bank.

Ed Garcia made the Motion to remove Marinell Music as a signing authority and draft a Resolution. Motion was Seconded by Mingo Marquez. Motion **Passed** Unanimously.

- c. Discuss and take possible action regarding 380 Agreement between the FEDC and the City and Project.

Jeff gave a history of an outstanding loan that the FEDC had that the city helped in paying off the balance.

Chris Duncan said there was a large bank loan taken out many years ago for the Freeport Marina Project and the FEDC took a big loan to finance the Project. Every year the FEDC had to pay on the loan. The Loan had a balloon payment coming due so the board decided to payoff the balloon payment rather than try to renew the loan as the city was trying to obtain bonds and City Finance had concerns that this would affect the city's ability to get bonds. By having the FEDC outstanding loan, that the City had guaranteed, it would go against the city debt total. It was in the best interest of the City and FEDC to pay off the debt but the FEDC did not have enough funds in its account so the City chipped in \$300,000 and entered into a 380 Agreement between the City and FEDC that the FEDC would fund infrastructure projects or projects is the city wanted to be accomplished. The payback is \$150,000 per year for two years.

Jeff Pena asked if we have paid back any to the City. Chris Duncan said we have not paid any money back to the City.

Ed Garcia asked if we are voting to approve the November 12th agreement. Chris Duncan stated no that has already been approved. Chris said what is being asked for now is that some projects have been asked for by the City and suggested that the FEDC pay for the projects using the \$150,000 debit for this year.

Jeff Pena said that the city has come forward with a couple of different projects that they were looking to finance and at the last city council meeting it was brought up that the FEDC could fund the projects from the amount we owed the City. Part of the goal of the loan is that the FEDC would pay back the City for meaningful projects that would help benefit the City and fall in line with the FEDC mission.

Mr. Holman said that there are three projects that the city is request the FEDC fund. Mr. Holman read the memo attached in the Board Packet. Mr. Holman said that the City is requesting, through Public Works Director Lance Petty, the funding of three projects. The first one is the River Place Fishing pier replacement amounting to \$48,956.00. The second SFA Softball Field and Riverside Baseball Fields amounting to \$50,301.00. The third one being the Freeport Municipal Park Pavilion amounting to \$49,739.00. Total expenditures total 148,996.00. Mr. Holman recommend to give the full amount of \$150,000.

Jeff asked if there is a time table on when to pay back the amount or is it just random if we have the funds. Mr. Holman stated that the FEDC was to budget \$150,000 each fiscal year. We have budgeted the \$150,000 for this fiscal year. We will need to do so next fiscal year. The allocated funds shall be spent this fiscal year. Mr. Holman commented that if it goes unspent can the funds rollover may be a question for Chris Duncan but we knew that the City and FEDC had enough project in the pipeline that the funds would be spent such as street improvements and other dilapidated items. Mr. Holman stated that it is up to the board to decide what projects they wanted to fund using the budgeted \$150,000.

Jeff said this is the key on what projects and that the board be sensitive to the idea that these projects are in the spirit or the mission fall in line with the FEDC purpose. Jeff would also like to announce that these are FEDC funded projects.

Tim Kelty responded that these would be considered FEDC project and FEDC would get the credit and would want to have the FEDC to a press release through social media and other media. Tim said that Mr. Petty is moving very fast on completing projects and expected that the fishing pier would take a couple of weeks. The lighting for the baseball field shortly thereafter.

Chris Duncan disagreed stating that these projects cannot be considered as FEDC projects under statue and explained why. These projects are the repayment of a debit to the city and considered City projects. As the FEDC is working with the City on funding the projects there is

nothing wrong as far as public relations go that the FEDC is helping fund the City projects but must be careful not to say these are FEDC Projects as there is a legal process for FEDC projects. Chris said it is not written in stone in the 380 Agreement that we can't use the other \$150,000 this year if a project that the FEDC and City want to pursue this year possibly happens; just need to do a budget amendment.

Mingo Marquez made a Motion to approve funding of the three proposed projects working together with the City of Freeport. Nicole Mireles second the Motion. **Motion Passed Unanimously.**

- d. Discussion and take possible action in regards to Brazosport Medical Center request for a Business Improvement Grant.

Executive Director Courtland Holman presented two grant requests from the Brazosport Medical Center that is utilizing the Business Improvement Grant. First one is for Surface Parking in the amount of \$1,932.26 and outdoor lighting for \$2,030.00 totaling \$3,962.26 which is a cost sharing amount. The second grant request is for sign that is also a cost sharing amount with a maximum of \$3,500.00 on the cost sharing at \$3,840.00. Mr. Holman stated that Vicki Sikes from Brazosport Medical center is here if anyone wished to ask questions.

Ed Garcia asked if what is in the packet is what is requested from them. Mr. Holman responded yes but it can be modified as this is the first one.

Mr. Pena asked if there is a table of contents. Mr. Holman said yes there is, not in this packet, and it is broken into five different grant sections. Mr. Holman explained all five different versions.

Mr. Holman presentation continued on work to be performed and design off the sign. A question was asked how much the FEDC would pay for the first grant request of \$3,962.26 which would be ½ of this amount at \$1,981.13. The second grant at \$3,840 which the FEDC would fund \$1,920.00.

Jeff asked if this falls under the grant qualifications which Mr. Holman responded to as Yes it does. Mr. Holman explained that the intent of the grant is to focus on the downtown but it was written with leeway allowing the board to used it in other parts of the city.

Chris Duncan stated that the contractors listed in the grant application were not from Freeport and the board in the future may want the Grant recipient to hire local first.

Mingo Marquez made a **Motion** to approve both Grants. Ed Garcia second the motion.

Nicole Mireles asked if this grant is promoted; if I meet with businesses about this grant; should the board meet with businesses? Mr. Holman responded Yes to all the questions as he has met with businesses and sent this information out but stated he is only one person. Mr. Holman said yes, the board needs to step up and promote this to businesses; some of the board members have already done so as this is how some of these contacts have been created including this one.

Jeff Pena would like this word to get out in the Newspaper and other media.

Ruben Renabato stated that this is a very worthy nonprofit organization that provides vital medical services to Freeport.

Motion **Passed** Unanimously.

Trey Sullivan had to recuse himself as he is on the Brazosport Medical Center board.

Melanie Oldham asked if a nonprofit can receive grant funding. Mr. Duncan stated that City Government and FEDC can devote funds to a nonprofit as long as it serves a public purpose.

VI. Executive Session – Adjourn into Executive Session

It is now 6:53 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 551.071 (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 8:21 p.m. and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session.

Discussion and Action

Discussion and possible action with Lucy Goose

No Action

Discussion and possible action with Realty World
No Action

Discussion and possible action with Acquisition of Real Properties, Development of Real Properties.

A Motion was made by Mingo Marquez to authorize Attorney Chris Duncan to make inquiries in regards to Project Enterprise and report back to the FEDC board. Ed Garcia second the motions. Motion **Passed** Unanimously.

Discussion and possible action with Project Sky High
No Action

Discussion and possible action regarding Project Wing Tips
No Action

VII. Directors Notes
Read the notes

VIII. Adjourn
Motion to close board meeting made by Mingo Marquez and seconded by Nicole Mireles.
Motion **Passed** Unanimously

It is now 8:22 p.m. and I hereby close the board meeting.

Nicole Mireles - Secretary

Freeport Economic Development Corporation

Title: Monthly Financial Report

Date: April 6, 2021

From: Cathy Ezell, Finance Director

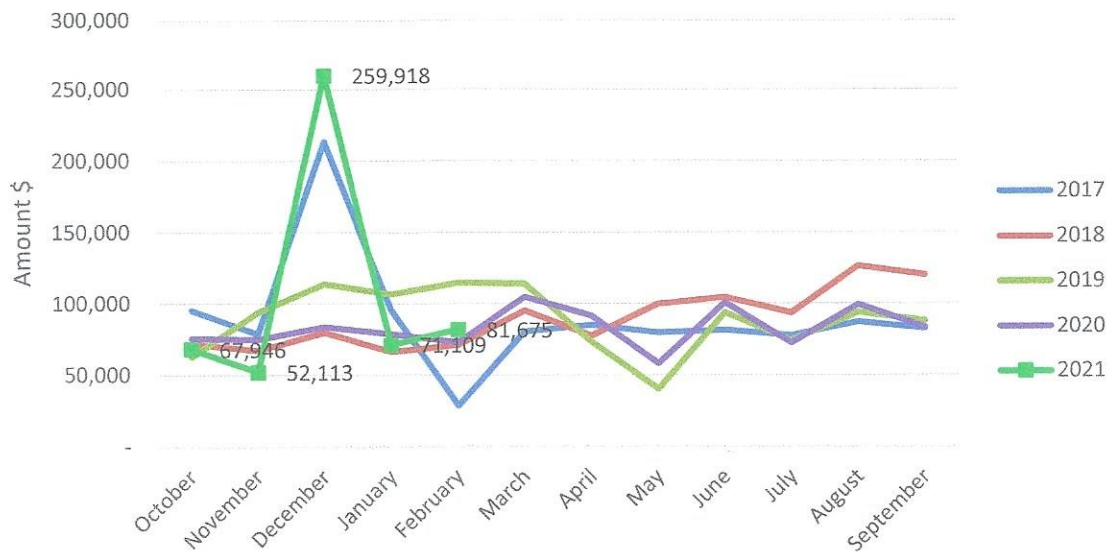
Staff Recommendation: N/A

Item Summary:

The attached financial report is through March 31, 2021.

- Sales Tax revenue through February (received in April) was over \$ 532,761, which is up 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 February amount received was \$81,674.55, 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:

N/A

Financial Impact:

As of March 31, 2021, Revenues exceed Expenditures by \$350,565.

Board or 3rd Party recommendation:

N/A

Supporting Documentation:

Freeport Economic Development Corporation Monthly Report as of March 31, 2021.

Freeport Economic Development Corporation
Monthly Financial Report
As of March 31, 2021

	FY2020 Actuals	FY2021 Budget	Year to Date Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	\$ 714,504	\$ 884,813	\$ 884,813		
Revenues					
Tax-Sales EDC	\$ 994,360	\$ 1,070,000	\$ 532,761	\$ 537,239	49.79%
Interest Income	-	120	2,046.02	(1,926)	1705.02%
Total Revenues	\$ 994,360	\$ 1,070,120	\$ 534,807	\$ 535,313	49.98%
Expenditures					
Salaries					
Salaries/Wages	\$ 91,417	\$ 147,070	\$ 44,570	\$ 102,500	30.30%
Educational Pay	1,500.20	3,000	750.10	2,250	25.00%
Longevity	-	60	30.03	30	50.05%
Auto Allowance	6,000	6,000	3,000	3,000	50.00%
Cellphone Allowance	600	1,200	300	900	25.00%
Overtime	-	1,000	-	1,000	0.00%
Total Salaries	99,517	158,330	48,650	109,680	30.73%
Benefits					
FICA & Medicare	7,050	12,112	3,447	8,665	28.46%
Group Insurance	4,968	22,198	5,747	16,451	25.89%
TMRS	12,831	22,839	7,048	15,791	30.86%
Workmen's Compensation	-	125	-	125	0.00%
Unemployment Insurance	-	175	-	175	0.00%
Total Benefits	24,849	57,449	16,242	41,207	28.27%
Supplies					
Office/Computer Supplies	616	3,500	-	3,500	0.00%
Postage/Shipping	39	200	-	200	0.00%
Books/Publ/Subscriptions	(101)	2,000	-	2,000	0.00%
Printing	-	500	-	500	0.00%
Furnitures & Fixtures	-	500	-	500	0.00%
Other Supplies	554	800	-	800	0.00%
Total Supplies	1,108	7,500	-	7,500	0.00%

Freeport Economic Development Corporation
Monthly Financial Report
As of March 31, 2021

	FY2020 Actuals	FY2021 Budget	Year to Date Actual	Budget Balance	% YTD Budget
Services					
Water	-	300	-	300	0.00%
Professional Services	72,298	298,250	10,405	287,845	3.49%
Bank Charges	-	100	71	29	70.58%
Professional Fees-Auditor	-	4,000	-	4,000	0.00%
Professional Fees-Legal	37,521	30,000	16,989	13,011	56.63%
Advertising	36,642	87,900	-	87,900	0.00%
Marketing	2,830	20,000	-	20,000	0.00%
Special Projects	2,305	300,500	85,435	215,065	28.43%
Electricity	-	2,000	-	2,000	0.00%
Other Services	8,505	38,000	-	38,000	0.00%
Total Services	160,100	781,050	112,900	668,150	14.45%
Sundry					
Seminars/Dues/Travel	8,364	24,860	6,450	18,410	25.95%
Property/Liability Insurance	218	-	-	-	N/A
Other-Sundry	1,500	1,000	-	1,000	0.00%
Total Sundry	10,082	25,860	6,450	19,410	24.94%
Debt Service					
Principal	763,301	-	-	-	N/A
Interest Expense	1,860	-	-	-	N/A
Total Debt Service	765,161	-	-	-	N/A
Capital Outlay	-	150,000	-	150,000	0.00%
Total Capital Outlay	-	150,000	-	150,000	0.00%
Interfund Transfers					
Transfer to General Fund	50,000	-	-	-	N/A
Transfer to EDC Debt Serv	13,234	-	-	-	N/A
Transfer from General Fund	(300,000)	-	-	-	N/A
Total Interfund Transfers	(236,766)	-	-	-	N/A
Total Expenditures	\$ 824,051	\$ 1,180,189	\$ 184,241.96	\$ 995,947.04	15.61%
Revenue Over/(Under)					
Expenditures	\$ 170,309	\$ (110,069)	\$ 350,565		
Ending Fund Balance	\$ 884,813	\$ 774,744	\$ 1,235,378		

VII

Directors Notes

Directors Notes

April 12th through May 7, 2021

Week of April 12

Tour housing developer Jim Maddox and others

SBA conference call

Zoom meeting with members of Project Sky High and CBRE on the FEDC 8.8 Acre Mixed Use office/retail/other development. Also, the conversation included the industrial aspects in the ETJ.

Have keys made for 308 and 310 W Park Street

Obtain key and do final walk through of 312 W. Park Street of FEDC owned building from Marinell Music. Building is clean and in good condition.

Week of April 19

Meeting with Jim Maddox and David Cockrell a housing and a retail/industrial developer-business owner. Again, toured Jim and David. Had both meet with Eric Hayes on Eric's properties.

Attended the re-opened live in-person "The Alliance Quarterly Luncheon". Presenter of demographics and state of the county was Brazosport College economist.

Conference call with Bali Kumar of Pace Loan Group and representatives of Project Sky High.

Week of April 26

Meeting Between ethosIQ and myself on their services to help economic development of cities.

Attended conference call with various participants of Project Sky High including funding group, a utility and Fred Welch of GHP.

SBA Conference call

Meeting and tour with David Cottrell and an industrial representative looking for industrial properties for his clients. We went to sites on Hwy 332, Marlin Ave, and FM 1495.

Zoom meeting with Chad Davis, Matt Smith & Jake Muai of AEON. They gave a brief overview and demo of their platform that site selectors ask for from cities. I have questions and will see if this is a fit for Freeport.

Zoom meeting with Travis James of TXP on the TIRZ with Project Sky High, Tim Kelty, Patrick Rollings of CBRE and Dub from Texas PACE authority in regards to the 8.8-acre portion of the Project Sky High development in downtown area.

Week of May 3

Breakfast meeting with Jeff to review various development such as Skymark, Sky High and Downtown.

Tim Kelty and I met with Lisa Templer the CFO and Anne Bartlett both from Brazosport Community College regarding having them join the TIRZ.

Zoom meeting with Terry Ingram of Newport LLC regarding his services to help small to medium industrial and retail business on financing and production services. I will be connecting him with Gina at the Brazoria County Hispanic Chamber of Commerce and the Alliance.

Second conference call with Matt Smith & Jake Muai of AEON and now included Brian Holman (no know relationship) for their product that may be useful for EDC in the determination on the use of properties and information site selectors need. This firm is based in Utah but I see some gaps in the product that may not be useful in Texas. I will have a conference call with them next week and dive into their product more deeply.

Got an update from a firm that I attracted from Japan. They have hired Terracon and Coldwell Banker on testing and locating sites. They will be sampling the possible development sites next week or the following week.

Project Sky High has sent Industrial Revenue Bond information to Jeff Pena, Chris Duncan, Tim Kelty and myself along with Fred Welch of GHP and others. I have forward to Cathy Ezell in Finance Department as at our next board meeting an expanded version will be presented to finally start the mix of industrial development in the ETJ and 8.8 Acre mixed use retail and headquarters in downtown area. This has been a two year process and still expanding.

Received from T-Mobile on May 6 due May 7, 2021 for a "T-Mobile Will Reward One Lucky Town with a Prize Package Worth \$3 Million". I started the application and LeAnn Strahan completed it for Tim Kelty's name to be placed on the submittal. This was a quick turnaround

and sent to my by my T-Mobile contact that I have been working with to get the 5G system in Freeport (now live) and working on WIFI / Smart Homes in Freeport.

If awarded the **Hometown Techover** is a prize package worth \$3 million that includes:

- A \$200,000 T-Mobile Hometown Grant and consulting services from Smart Growth America
- Little League® field refurbishment including a tech upgrade and T-Mobile Little League Call Up Grant support
- Free concert with 18-time chart – topping multi-platinum duo Florida Georgia Line
- AND MORE!