

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

**MINUTES**

STATE OF TEXAS            )

)

COUNTY OF BRAZORIA     )

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CITY OF FREEPORT        )

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BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met on Tuesday, May 18, 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  
Ed Garcia            Vice President  
Mingo Marquez      Finance (Absent)  
Nicole Mireles      Secretary  
David McGinty  
Margaret McMahan  
Ruben Renabato

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

Visitors in Attendance:  
No one filled out Visitor Attendance

**I. Call to Order**

Vice President Ed Garcia opened the meeting at 6:02 P.M. A quorum was present: Nicole Mireles, Ed Garcia, David McGinty, Margaret McMahan, and Ruben Renabato. Jeff Pena arrived about 6:10PM during Board Comments.

**II. Citizen Comments**

Citizens allotted 3 minutes for comments

None

**Board Comments**

b. VP Ed Garcia: announcements and comments.

Ed recommended to the board that the meeting be conducted within a 2-hour period with a fully package agenda on Friday afternoon so he can be prepared by Tuesday.

c. Secretary Nicole Mireles: announcements and comments.

Nicole stated she also needs the full packet and not having the meeting minutes handed out during the board meeting like today. Nicole said she does not like to be rushed and sometimes calls others regarding the packet.

Chris Duncan gave legal advice that the board does not need to take action on the minutes.

Mr. Holman stated he as he drafts agenda well in advance and hands it to the board member BBC in order for the board to make comments as he is developing the agenda but he is at the pleasure of the President and has to work with the President on the Agenda which sometimes it is very late Friday and sometimes Saturday when the packet goes out.

As far as this meeting minutes being rushed normally, I will not have it on a special agenda but since Ed Garcia and Cathy Ezell were voted as signatory, I was trying to get it approved as the bank will need proof that they are now authorized signatory. I worked as fast as I could in creating the minutes but it took a few days.

e. David McGinty: announcements and comments.

David McGinty agreed with Ed and Nicole that we can't do business at the spur of the moment.

f. Margaret McMahan: announcements and comments.

Margaret occurs with everyone. She noticed that there was a lot of banter and conversation that could have occurred prior to the meeting. A two-hour time limit is sufficient and responsible for a productive concise meeting. As well as getting the information on the

Friday previously not at the board meeting in order to review for what is being presented on the agenda.

Margaret said that the boards are here to serve and to be transparent. The meeting needs to be more concise and time managed more responsibly to allow the public to stay after executive session and hear any actions taken on the items. For meetings to last to 10 or 10:30PM most of us are working people as well as our audience. It is a hardship and unlikely for them to have to stay that late. It would increase our transparency to be better at time management.

Jeff Pena arrived at 6:09PM. Ed Garcia let Jeff know that we are on item II-d

- g. Ruben Renobato                      announcements and comments.

Ruben would like to see on a future agenda an advertising agenda that we can partner with businesses. Such as the blue signs on the highway that show businesses in the community. Ruben called 9 businesses some were interested and some were cautious. Yearly cost is about \$900 plus three fees for installation, logo, and panel at \$150 for each totaling \$1450 for 10 businesses would total 14,500. This shows that we are concerned about their businesses.

- a. President Jeff Pena:                      announcements and comments.

Jeff stated that last meeting was a long meeting as there was a lot of business to be handled. Jeff said that this board is unlike other boards. The time for growth and opportunity is being acted upon by the leadership and business community. Jeff stated that he counters the narrative on consolidating the time tables. The use of this times that this board requires not 2 hours meetings per month touches to get any meaningful progress done unless you want to try to get more work done outside of this meeting. In terms of long meetings, you are welcome to leave as long as we maintain a quorum. The last meeting Jeff was disappointed that new members left early when we were in the meat and potatoes of what we were to do as a board. The EDC is business centric. The minutes and agenda can be done sooner so the board can review the information. The last council meeting was a long meeting. He does not know how long the other board or committee meeting are as they may not have a lot to do. The EDC has a lot of meat and potatoes so everyone needs to buckle up on that and invites anyone interested in being a part of the EDC to understand there is a lot of work to be done but should not expect the real work can be done in two hours. We can set a time limit for two hours but it will probably go over that time. If the board wants shorter meeting the city will suffer for it. Then maybe City Council will look for people that have the time and commitment to do it.

Margarete stated that four of the board members see it differently. Since Jeff brought it up in the meeting Margarete said that she is sorry that he was disappointed that as the only

new member to leave early but she is undergoing physical therapy and as that was her first meeting not being aware of how long the meeting lasted, she was in extreme pain and could not stay any longer. Now that she is aware she can make accommodations. Be aware that there are things going on in the background of all of their lives and they are volunteers unlike others that are elected and get a pension. The meetings can run over as needed but should not be a regular thing that way it will allow the citizens to reasonably stay and here the actions from executive session.

- c Finance Mingo Marquez: announcements and comments.  
NA

### III. Consent Agenda

- a. Approve Meeting Minutes for May 11, 2021 Regular Board Meeting.

Tabled. No action was taken and will be presented at the June 8, 2021 regular board meeting.

### IV. Discussion and Action

- a. Discussion and take possible action regarding improvements to EDC owned properties.

This item was Tabled as the estimates of costs were not available to the board for review prior to the meeting and needed to be in the board agenda packet.

### V. Executive Session – Adjourn into Executive Session

It is now 6:24 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, 551.072 (Economic and Community Development Matters, Deliberations about Real Property)
  - 1. Project Enterprise and Real Property
- B. Section 551.071 (Consultation with Attorney)
  - 1. Realty World

**Reconvene into Open Session**

**Board President's statement:**

It is now 7:00 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**

No Actions

**VI. Adjourn**

Motion to close board meeting made by Nicole Mireles and seconded by Ed Garcia.  
Motion **Passed** Unanimously. 6 – 0.

It is now 7:01 PM and I hereby close the board meeting.

  
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Nicole Mireles - Secretary