

II. Invocation and Pledge

Shonda Marshall led the invocation and Sandra Loeza led the pledge.

III. Citizens Comments

Marinell Music said she was present to speak on an executive session item tonight in regards to Courtland Holman's separation agreement. Marinell Music said she served on the board while Mr. Holman was in service to the City. Marinell Music said she feels like with all the investigations going on within the City the only way to get the whole truth is to not restrict Courtland Holman in anyway to discuss matters that occurred during his time as executive director. Marinell Music said the separation agreement has tied his hands from a financial standpoint to keep him from talking to any investigators. Marinell Music said Courtland Holman would not say anything disparaging to the board but should be allowed to answer questions and speak the entire truth as to what is going on. Marinell said she means no disrespect to Josh Mitchell, but he was the only one who signed that agreement when he had only been on the board a couple of months. Marinell said she would hope the board would allow Courtland Holman to speak without any financial burden being placed on him.

Melanie Oldham welcomed the two new board members. Melanie Oldham said she would like to comment on Citizen Comments. Melanie Oldham said this matter came up in City Council and that in 2019 the Texas Legislature made a change to the Open Meetings act that said that point public comments needed to be had at the start of the meeting and on each individual item. Melanie Oldham said she has called the Attorney General and that state this can be interpreted two ways but the attorney she spoke too said if the board wanted to be truly transparent than they should allow the public to speak.

Sam Reyna said he would like to speak on the TIRZ agenda item. Sam Reyna passed out a handout and said he is not for or against the TIRZ but he wants to point out some things to the board. Sam Reyna said he is worried about the Building Codes due to the number of firewalls and sprinkler systems that are required. Sam Reyna quoted the page stating "a method of relocating persons to be displaced as a result of implementing the plan." Sam Reyna stated this would like eminent domain. Sam Reyna asked who would be doing the financing plan. Sam Reyna said the board needs to make are there is a termination date so that it does not become a cash cow for investors. Sam Reyna asked what the sales tax base would be. Sam Reyna asked what the sales tax increment base would be and read the definition from the hand out. Sam Reyna said the most notable drawback to the TIRZ would be all sales tax above base value would be going to the TIRZ project and that is great for the TIRZ but for the city there are other services to consider such as police and fire. Sam Reyna asked the board to think about the TIRZ.

Nicole Mireles said one thing she would like to mention is that when Courtland Holman left, Ed Garcia and herself went to City Hall and Ed Garcia signed the separation Agreement with Mr. Holman so she's not sure how it has Josh Mitchell's signature. Nicole Mireles said when she got on the EDC board it was already when the controversy was going on with the 8 acres property and she now feels bad that the information given to her was not the whole picture. Nicole Mireles said in order to give a full investigation, the board should free Courtland from the agreement and allow him to speak. Nicole Mireles said there is a reason Council did what they did with Chris Duncan and the board should ask themselves if they can even trust him. Nicole Mireles asked the board to think about what they are going to do with their attorney and consider freeing Courtland Holman from the contract.

IV. Presentation

1. Mike Barnes Group

Mike Barnes introduced himself and thanked the board for the opportunity. Mike Barnes informed the board there is a PowerPoint included in their packet as a list of Do's and don'ts. Mike Barnes said he is still trying to get a good understanding on the Freeport EDC and how they operate. Mike Barnes said what he sees is not a typical Type B and he would like to gain more insight. Mike Barnes said the board is engaged in some things and his question is "are they the best use of your funds?" Mike Barnes said his company was hired to find a new director and there are multiple things they need to vet in terms of what it is the board is looking for, what are your expectations, and does the executive report to the board or to the City Manager. Mike Barnes said he has had the opportunity to hold the work shop and to offer some insight on a recent project. Mike Barnes said he has had the opportunity to work with the assistant Kaytee Ellis and he is very comfortable working with her if that is amenable with the board. Mike Barnes said he gets the feeling that many of board members are involved with the day-to-day operation which is unique. Mike Barnes said normally the board do the policy and the employees do the implementation. Mike Barnes said he is open to any questions and comments and encourages the board to review the PowerPoint provided in the packet. Mike Barnes encouraged the board to attend the Sales Tax Workshop held in Houston in October. Mike Barnes said he has taken a look at a few of the projects the EDC has going on and frankly he takes a bit of a different approach.

George Matamoros asked Mike Barnes to explain his comment of "we aren't the typical board"

Mike Barnes said when the board did the workshop, he used the term stability. Mike Barnes said he has two clients who have rolled their whole board out and appointed all new members. He senses that there is some stress and some conflict and as stated in the workshop, he can read a room pretty well and company representatives can read that pretty easily. Mike Barnes said a lot of their projects are geared toward downtown grants and he questions if this is the best use of funds. Mike Barnes said he is trying to figure out what it is the board proposed to do and are doing in regards to a housing project. Mike Barnes said the board cannot adopt TIFF or a TIRZ.

Mingo Marquez said he wanted to add that the board as a whole has not spoken to Mr. Barnes so this is what he is getting from social media and the paper and whatnot.

Mike Barnes said he would just recommend the board to be very cautious.

Mingo Marquez said the board hired Mike Barnes because they need his knowledge and expertise.

Mike Barnes said he would like to see the City succeed and he would like to see what the EDC's goals are and would like to have that dialogue going forward.

2. Brazosport Chamber of Commerce

Sandra Shaw introduced herself and the Brazosport Chamber of Commerce. Sandra Shaw reviewed the benefits of joining the Chamber of Commerce. Sandra Shaw informed the board that they could join any committees also.

Mingo Marquez said he was previously member of the chamber and highly recommends it so the board could be more active and get their face out there. Mingo Marquez recommended the board have a volunteer on at least the visitor committee.

Sandra Loeza asked the fee.

Sandra Shaw said a business with 1-10 employees is \$250 and individual is \$75 per year.

George Matamoros thanked Sandra Shaw for coming and asked if the Chamber has any coordination with the Hispanic Chamber of Commerce.

Sandra Shaw responded, no they do not.

George Matamoros asked if any other EDC's are a member of the Chamber.

Sandra Shaw responded none other than the Alliance.

Sandra Loeza asked if there is anyone who speaks Spanish.

Sandra Shaw responded no they do not.

Shonda Marshall asked if they have a business retention plan.

Sandra Shaw said they work on this everyday and business retention is their main duty. Sandra Shaw reviewed their recent Shop Local Campaign to support local businesses. Sandra Shaw said they are always looking to help their local businesses.

Mingo Marquez thanked Sandra Shaw for her time.

V. Consent Agenda

- 1. Approve Meeting Minutes for May 25, 2022**
- 2. Approve Invoices**
- 3. Approve May Financial Statement**

Mingo Marquez asked if the Kelly invoice provided would be the last.

Cathy Ezelle responded yes.

Sandra Loeza asked if the mowing invoices would change for the summer months.

Cathy Ezelle responded yes; it goes to a bi-weekly schedule versus monthly.

Sandra Loeza made a motion to approve the consent agenda. Josh Mitchell seconded.
MOTION PASSED UNANIMOUSLY.

VI. Discussion & Action Items

- 1. Discussion and action on EDC Officer Elections**
-Mingo Marquez opened nominations for President.

Shonda Marshall made a motion to nominate Mingo Marquez as president.

Sandra Loeza Seconded.

Mingo Marquez asked for any other nominations as president.

George Matamoros nominates Josh Mitchell as President. There was no second.

Mingo Marquez called for a vote. **Motion passed 6-1.** George Matamoros voted Ney.

-Mingo Marquez opened nominations for Vice-President.

Mingo Marquez nominated Josh Mitched for Vice-President.

Sandra Loeza seconded.

There were no other nominations. **Motion passed unanimously.**

-Mingo Marquez opened nominations for Secretary.

Mingo Marquez nominated David McGinty.

Josh Michel seconded.

There were no other nominations. **Motion passed unanimously.**

-Mingo Marquez opened nominations for Treasurer.

Josh Mitchell nominates Sandra Loeza

Shonda Marshall seconded.

There were no other nominations. **Motion passed unanimously.**

2. **Discussion and action on EDC Signatories**

Cathy Ezelle informed the board that with the new slate of officers, the bank account will need to be changes. The current signatories are herself, Mingo, Josh, and Jeff Pena. Cathy Ezelle said there will need to be a motion to remove Jeff Pena and add Sandra Loeza.

Shonda Marshall made a motion to remove Jeff Pena and add Sandra Loeza as signatory. David McGinty seconded.

Sandra Loeza asked if checks need two signatures.

Cathy Ezelle responded yes but she is typically one of them.

Chris Duncan asked if the bank will need a resolution to make the change.

Cathy Ezelle responded yes.

Motion passed unanimously.

3. Discussion and action on EDC Investment Policy Officer

Cathy Ezelle informed the board that Jeff Pena was previously the Investment Policy Officer along with Sandra Loeza.

Mingo Marquez nominated Shonda Marshall. Josh Mitchell seconded. **Motion passed unanimously.**

Cathy Ezelle reminded the investment officers they have 12 months to attend the Public Funds Investment Act Training.

4. Discussion and action on EDC Recommendation of TIRZ President to City Council

Tim Kelty reviewed the TIRZ for the board. Mr. Kelty said he would like a recommendation on a new TIRZ president to take back to Council for approval.

Josh Mitchell nominated Shonda Marshall for recommendation to City Council as TIRZ President. David McGinty seconded.

Shonda Marshall asked if Mr. Barnes would be able to assist her with the TIRZ. Shonda Marshall said she would gladly accept if she knew she could get help.

Mike Barnes said he would be happy to help but would need to know more about the TIRZ.

Motion passed unanimously.

5. Discussion and possible action on BACODA Mural Project

Mingo Marquez said the Mural project is being done by Bay Area Council On Drugs and Alcohol. This project would be paid for and maintained for the next 3 years by BACODA. Mingo Marquez said he already has permission by Betty Page who owns the building at the corner of West Park and 2nd Street. Mingo Marquez said he is hoping this would be the first of many.

Sandra Loeza asked if the business owner has a say on the mural.

Mingo Marquez responded yes, she has been active in the entire process and there have been a lot of ideas being thrown around.

Mingo Marquez made a motion to move forward with the project and sign the agreement. Sandra Loeza seconded. **Motion passed unanimously.**

6. Discussion and possible action on EDC Website

Shonda Marshall said she wanted to thank Melanie Oldham on her work as chairperson. Shonda Marshall said the EDC currently has a website but it needs a lot of work. The current website costs about \$5000 annually for the basic package. We have the option to upgrade to premium or to ultimate. To upgrade to the premium would be about \$8800 for a one-time fee but there is a great difference. Shonda Marshall asked Kaytee Ellis to show the board examples.

Kaytee Ellis asked Josh Mitchell to open the Freeport EDC website. Kaytee Ellis said as you can see the website is very outdated and it is not user friendly. In order to find the agenda, you have to click about 5 times and good luck finding the grant packet which is the most requested item. Kaytee Ellis said they are hoping to upgrade to provide a much more attractive website and friendly website so that site selectors or anyone looking for the EDC has something usable and aesthetically pleasing and can see that we value our community enough to showcase it. Kaytee Ellis said with the current website we can't add videos or a blog post to feature the business of the week, these features would be available with the upgrade. Kaytee Ellis said one of her suggestions is to showcase more than the marina, that is all that is pictured now, but we all know Freeport has much more than that to offer.

Sandra Loeza asked if our website has a search bar feature and if they could just type in grants.

Kaytee Ellis said it does not go straight to grants and that if you search three times, you will get three different results. Kaytee Ellis added that it will pull in not just the most recent grant application but it will pull up all that have been added to the website.

Mingo Marquez said he has experienced this and pulled up an old application. Mingo Marquez asked Kaytee Ellis if there is a way to remove them.

Kaytee Ellis responded yes, but it is a process.

Sandra Loeza asked what the \$500 yearly was for.

Kaytee Ellis responded the yearly fee; the website was created in 2019 and this is the first time we have paid this fee.

Sandra Loeza asked if the approves the \$8800, does it include the \$5000 fee.

Kaytee Ellis responded no, the \$8800 is strictly for the redesign.

Shonda Marshall said this is an investment we need to strongly consider taking because site selectors will not go on our website and waste time, if they are going to our website now, they won't pick us.

Mingo Marquez asked if we got pricing on separate bids.

Kaytee Ellis responded they did reach out to Mr. Barnes and were given a comprehensive Marketing package that included the website, a logo, and other facets of marketing but the committee felt the cost was too high. Kaytee Ellis said there are other website examples and reviewed those to show the way the premium design could elevate our website.

Sandra Loeza asked if Kaytee Ellis would be the one doing all of the changes or if there would be multiple accounts.

Kaytee Ellis said at the moment she is the only one and there is one account, but we can set it to assign multiple. Kaytee Ellis said her recommendation would be to assign one per person so that you can see who made what changes.

Sandra Loeza asked if the quote provided was still active since it is dated 6/19

Kaytee Ellis responded yes.

Ken Tyner asked if this was a standard price.

Kaytee Ellis said this is the standard price for the package it is not tailored just to our company.

Mingo Marquez said with the upgrade, CivicPlus would be doing all of the actual work and the board would just be providing their input.

Sandra Loeza asked if a motion has been made for the \$5000 during invoices

Kaytee Ellis responded no, she wanted to present them together to be transparent so the board doesn't approve the \$8800 today and then be caught off guard next month with the \$5000

Sandra Loeza made a motion to approve the \$5043.96 invoice to Civic Plus. David McGinty seconded. **Motion passed unanimously.**

Mingo Marquez made a motion to approve the website redesign for \$8847. Sandra Loeza seconded. **Motion passed unanimously.**

7. Discussion and possible action on Zoom Prospector/Loop Net

Shonda Marshall said LoopNet and Zoom Prospector are used to advertise property. Shonda Marshall said the recommendation is to go with Zoom Prospector. Shonda Marshall said it will show all properties available within the City to anyone who is looking and it can be used with CivicPlus for \$8500 annually. Shonda Marshall said with LoopNet, it has to be managed by a broker so we would have to pay someone to manage it for the EDC and the cost as we find out after doing some research was it is \$1500 per property per month. Shonda Marshall said once again she wanted to thank Melanie Oldham for her assistance with this and pushing to move forward.

Sandra Loeza asked if we revamp the website, would you be able to do this within the website without going through zoom.

Kaytee Ellis responded yes but on a much smaller scale. If we posted them on just the website, they will only be available there versus on google and such. Kaytee Ellis said zoom prospector can be integrated with the upgrade to the website. Kaytee Ellis said she would like to add that during the course the previous week she met with an instructor who gave some more insight on LoopNet; both are great tools and not completely comparable. Zoom Prospector is a flat yearly rate for all of the properties to be listed whereas LoopNet is paid monthly by property and would be a great tool to showcase a specific property within the City, such as the 8.8 acres.

Ken Tyner asked if we are already using Zoom Prospector since it says we are not active due to lack of payment.

Kaytee Ellis responded that this was a program utilized before her time. At one point there was a discussion to cancel the subscription but she has gone back through the minutes and cannot find where there was a motion made and the service was never officially cancelled. Kaytee Ellis said this has gone past due unknowingly behind the scenes.

George Matamoros said he has called some realtors and done his research and has been told it is very expensive and the only positive he has been given is that it is worldwide. George Matamoros said he has gone back through the minutes for the past 6 years and cannot find that it was discussed. George Matamoros said he has done research on Zoom Prospector and believes it will be a great tool for the Freeport EDC.

Kaytee Ellis said she would like to add that it would be useful even in the office so that when a business comes to her looking to relocate, she has all of the

available properties there and can avoid the process she has now of having to go out and speak to every real estate agent and get the properties this way.

Sandra Loeza asked if the EDC owes \$8500 now and will have to pay again in October.

Kaytee Ellis responded yes because it is past due.

Chris Duncan said the board had property listed on the website and asked who took these off.

Kaytee Ellis said they are still on the backend but have been deactivated by Zoom Prospector due to lack of payment.

Mingo Marquez said there had previously been addresses listed that were not in Freeport.

Sandra Loeza asked if the question is to approve the past due or to pay both the past due and the renewal.

Kaytee Ellis said she is not asking anything of the board, she is just relaying the given information.

George Matamoros made a motion to pay the past due amount of \$8500 past due amount and the \$8500 renewal amount in September for Zoom Prospector. Shonda Marshall seconded. **Motion passed unanimously.**

8. Discussion on VT Enterprise Contract Proposal

David McGinty said VT Enterprise does more than mowing of the properties but does complete property maintenance. VT Enterprise has offered a new, lower bid but is requesting a 5-year contract.

Sandra Loeza asked what the current contract is.

Kaytee Ellis responded it is a one-year contract.

Mingo Marquez asked if they will be taking action on this today or when the current contract expires

David McGinty said he hopes it would be before the contract expires.

9. Discussion and possible action on Maintenance of EDC Properties

David McGinty said a city official came in the office to talk to Kaytee Ellis about the Realty World Property not being maintained. David McGinty said when he was given the task, he was told everything inside the fence needed to

be maintained and now is being told it is all of the property. David McGinty said some of the grass is 6 feet tall and he is getting bids to take care of this.

Mingo Marquez said to get this taken care of as long as it does not exceed \$3000.

George Matamoros said he lives on that side of town and sees the fence being knocked down and kids on the property.

David McGinty said they will be discussing this more in subcommittee.

Shonda Marshall asked to get 3 quotes and have those on record.

David McGinty said he would also be asking the Lance Petty with the City if this is something they can take care of.

10. Discussion and possible action on EDC Downtown buildings

Mingo Marquez said new committees will be set and all of the information will be sent to the committee. Mingo Marquez said they do have bids on the properties but they are outdated.

George Matamoros asked what the bids were for.

Mingo Marquez said there are three buildings downtown the EDC owns and the bids are to renovate the buildings to a point where they could be rented out.

George Matamoros said he believes the EDC should not be renovating and renting building and would like to see them be sold. George Matamoros said once you get down to the studs it could potentially be significantly more in cost.

Mingo Marquez asked if the subcommittee could discuss this or the board as a whole.

George Matamoros said he would like the board to discuss this as a whole at a later meeting.

11. Discussion and possible action on creating EDC social media accounts (Instagram, TikTok, etc.)

Josh Mitchell said he thinks it would be nice for the EDC to reach different demographics on other types of social medias not just Facebook. Josh Mitchell said he would like to make a motion to join any social medias and asked Chris Duncan how to work this.

Chris Duncan asked who would be creating these accounts.

Josh Mitchell said he did not want to be specific on the platforms as there are always new ones being creates.

Mike Barnes asked who the board would be marketing to, internal or external.

Chris Duncan said internal to support local businesses.

Mike Barnes said social media accounts play a critical role in external marketing. Mike Barnes said he doesn't know any site selectors or executives that spend any amount of time on TikTok but they do spend time on LinkedIn. Mike Barnes said he could have done the website for \$10,000 and now the board is down \$13,000 for the one they currently have. Mike Barnes asked, making the 27-year-old demographic aware of Starbucks gives what to the EDC? Mike Barnes said the board should work on a comprehensive marketing plan and not just spot shoot it. Mike Barnes said it is apparent the board is fighting the internal and until this is calmed down, he hates to think what the external is looking at.

Chris Duncan said it would be Mike Barnes or the new EDC Director that would give some direction on this but for now they do not have this.

Mingo Marquez said in the past, the EDC has not had a director so this is what the board has been able to do.

Shonda Marshall said she wanted to add the her and Kaytee had the opportunity to go to the training the past week and she truly feel that what Mr. Barnes is saying is very appropriate. Shonda Marshall said it will be a learning curve to have Mr. Barnes here but these are the things the board needs to do to be successful.

Josh Mitchell said he wanted to add that LinkedIn would be included on these and this idea is not the only marketing plan but would help to give a better perception on what the EDC is and will do.

George Matamoros said when talking about highlighting businesses, he would like to highlight all businesses and not pick and chose as it was stated to show the businesses who have received grants first. George Matamoros recalled a recent visit to a barbershop who did not even know Freeport had an EDC and this would be a great way to spread awareness.

Josh Mitchell made a motion to authorize the Marketing Committee to create and maintain social media accounts with the help of Kaytee Ellis. Mingo Marquez seconded. **Motion passed unanimously**

12. Discussion and possible action on attending the Alliance's Annual Industry Update

Josh Mitchell said this was sent to the Training subcommittee and now would be the time for anyone to sign up to attend.

Mingo Marquez said he would like some to go represent.

Shonda Marshall said one of the things mentioned at the training was the importance of good relationships with your city and chambers and she really feels like the board needs to attend. Shonda Marshall said at the last Alliance meeting they were pleasantly surprised to see the EDC there.

13. Discussion and take possible action on reorganizing and possible consolidation of EDC subcommittee

Mingo Marquez said this is something that has been under discussion and he will be meeting with the Vice President and Secretary to consolidate and reappoint subcommittees. Mingo Marquez said he would like to remind the board that once a director is hired some of these will be dissolved.

Shonda Marshall asked if the group could get with Mr. Barnes to see what subcommittees the board really needs.

Kaytee Ellis asked if the board could appoint someone to the Website committee to fill Melanie Oldham's spot on the website committee as this website is being upgraded.

George Matamoros volunteered.

Mingo Marquez approved.

George Matamoros said he would like to see many of these subcommittees removed and these items handled as an entire board due to what has happened in the past with the dock work and light poles.

Mingo Marques said some safeguards have been put in place to prevent this.

Ken Tyner said when he was added to the board, he was shocked that there are 7 board members with 18 subcommittees and it looks like the board is taking on too much and has gotten out of hand. Ken Tyner said he agrees with George Matamoros and the board should do away with some or all of the subcommittees so the board can work together

Shonda Marshall said she knows there was some consolidation and she doesn't think the board ended up with that many subcommittees. Shonda

Marshall said Mr. Marquez requested subcommittee reports to be provided to show transparency.

14. Discussion and possible action on Subcommittee Updates

Training-

Shonda Marshall said there is a report included in the packet. Shonda Marshall said there are few trainings listed, one of which is the training with Kacey Roman proposed dates are July 14th and July 21st.

George Matamoros said he would prefer the 21st.

David McGinty asked if this is something that could be done over the phone as he will be out of town for both.

Shonda Marshall said yes.

Shonda Marshall said another training is something that came up in Corpus and is the Brownfields training. This Training is July 7th concerning issues with the soil and apparently there is free EPA money that will help us. The training will be held in Lufkin. The Training is free but the board would pay mileage and per diem.

Mingo Marquez said if anyone could attend it would be awesome.

Mingo Marquez made a motion to send up to three representatives to the Brownfields Workshop. Shonda Marshall seconded. **Motion passed unanimously**

Way Finding signage-

David McGinty said one of the monument signs is up and the other is waiting electrical work.

Mowing-

David McGinty said this item was previously discussed.

19 Acres-

David McGinty said this item will be discussed in executive session.

Marketing-

David McGinty said he believed this should be consolidated with the Marketing committee with the help of Kaytee Ellis as she is the one in the office and will be manning those sites

Mingo Marquez said the committee just had a productive meeting. They discussed social media and then the business retention and expansion but the board needs to be careful on how these social media sites are maintained and to insure a positive outlook. Mingo Marquez said they discussed on the social media campaign and will come up with a process and a form to give

businesses so that we can have the information and as they come in, start putting them on social media.

Vacant Lots-

David McGinty said this was just created and is missing a member so they are awaiting some direction on this.

Riverfront-

Josh Mitchell said Gensler has gone through all of the city plans, about 500 pages worth of information and we should be getting an update soon.

VII. Board Comments

1. President Mingo Marquez:

Mingo Marquez welcomed the new members and said he looks forward to hearing the vision they have for the City and any positive ideas they can use to make the city great. Mingo Marquez said George Matamoros made a good point in saying they we may vote against something, but don't hold it as a grudge because everyone has their own thoughts and opinions. Mingo Marquez said the marketing discussed the upcoming Fishing Fiesta and will be putting up a watch party. Mingo Marquez said he would be inviting al board members and commissions from Freeport and other cities as well as businesses. Mingo Marquez said he has contacted the Hispanic Chamber of Commerce and they would be happy to facilitate it. Mingo Marquez said it is important that as many EDC members as possible be present. Mingo Marquez said it would be Saturday night at the Riverplace dock.

2. Vice President Josh Mitchell:

Josh Mitchell welcomed the new members and said he is looking forward to working with them. Josh Mitchell said he would like to agree with Mr. Matamoros is wanting to see Freeport be the best version of itself and with Mr. McGinty in saying they do have pretty big shoes to fill. Josh Mitchell said the EDC has accomplished quite a bit in the past year despite the absence of an Executive Director. Josh Mitchell said this has been a challenge but they have been able to step to of course with Kaytee Ellis' help. Kaytee has ran the entire show mostly on her own and has been wonderful. Josh Mitchell said he looks forward to working with the new members and moving forward.

Josh Mitchell reminded the board of the Café Y Pan Dulce meet and greet with the EDC at 9:00

3. Secretary David McGinty:

David McGinty welcomes the new members and said in spite of popular believe, the board has done a lot of work this year and they have big shoes to fill. David McGinty said he is ready to move forward and work together.

4. Sandra Loeza:

Sandra Loeza welcomed the new board members. Sandra Loeza said she would like to talk about the digital sign by the park. Sandra Loeza said the sign has been broken forever and he would like to see what it takes to get this sign going.

David McGinty said he would look into it to see the cost.

5. Shonda Marshall:

Shonda Marshall welcomed Ken Tyner and George Matamoros. Shonda Marshall said the board has worked really well together as a team for the last year and she is excited to have

them here and working as a team. Shona Marshall thanked the board for sending her to the Basic EDC training. Shonda Marshall said she suggests everyone go, it is a lot of information and a lot of networking. Shonda Marshall said she would like to get with Kaytee Ellis and give an overview at a future meeting over the things they learned at the training. Shonda Marshall said she is also looking forward to working with Mr. Barnes.

6. Ken Tyner:

No comment

7. George Matamoros:

George Matamoros thanked the board for their welcomes. George Matamoros said he has some ideas he would like to see implemented and his ultimate goal is to see Freeport see the best version of itself. George Matamoros said he has his convictions and is a man that will stick to his guns and he hopes no one takes these personal. George Matamoros said he is looking forward to jumping in with both feet.

George Matamoros said he would like to exclude Chris Duncan from the executive session item concerning his contract.

Mingo Marquez asked if the motion should be to include Chris Duncan or to Exclude.

Chris Duncan said the motion would be to invite him in to executive session not to exclude him.

Tim Kelty said this would be done typically if anyone on the board wishes to exclude someone, there would have to be a motion to include him by the rest of the board.

Mingo Marquez made a motion to allow Chris Duncan to be invited in to executive session. Shonda Marshall seconded.

David McGinty asked if the motion should say to invite Mr. Duncan in to items 1-4 and 6.

Mingo Marquez responded no; the motion is to allow him into the item in question. Mingo Marquez said typically he is invited but since a board member wants to exclude him, there needs to be a vote.

Sandra Loeza said so technically, he will be invited into everything, not just item 5.

Chris Duncan said according to the bylaws the only people automatically given the right to executive session are the City manager and the Liaison, but typically he has been invited in to every one as long as there is not an objection. In this case the board would take a vote to invite him in to an item, as he would already be excluded according to the bylaws.

Mingo Marquez called for a vote. **Motion passed 6-1.** George Matamoros voted Ney.

VIII. Executive Session- Adjourn into Executive Session

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).

It is now 8:49 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation May 25, 2022 meeting and do hereby convene an executive session, said executive session authorized under the following sections of the Texas 551.071 (Consultation with Attorney.)

Executive Session

1. Discussion on Project 2022A pursuant to Texas Government Code Chapter 551, Section 551.087 (Economic and Community Development Matters)
2. Discussion on Project 2022B pursuant to Texas Government Code Chapter 551, Section 551.087 (Economic and Community Development Matters)
3. Discussion on Project 2022C pursuant to Texas Government Code Chapter 551, Section 551.087 (Economic and Community Development Matters)
4. Discussion on Hiring of EDC Executive Director pursuant to Texas Government Code Chapter 551.074(Personnel Matters)
5. Discussion on EDC Attorney Contract pursuant to Texas Government Code Chapter 551, Section 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney)
6. Discussion on Courtland Holman's separation agreement pursuant to Texas Government Code Chapter 551, Section 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney)

Reconvene into Open Session

Board President's statement:

It is now 11:11 p.m. and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session.

IX. Discussion and Possible Action

1. **Discussion on Project 2022A**
No action
2. **Discussion on Project 2022B**
No action
3. **Discussion on Project 2022C**
No action
4. **Discussion on Hiring of EDC Executive Director**
No action
5. **Discussion on EDC Attorney Contract**
No action
6. **Discussion on Courtland Holman's separation agreement**
No action

X. Adjourn

Motion to close board meeting made by Sandra Loeza and seconded by Josh Mitchell. **Motion passed** unanimously.

It is now 11:12 p.m. and I hereby close the board meeting.