

**CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION**

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF FREEPORT

BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met in a scheduled meeting Thursday, March 11, 2010 at the Freeport City Council chambers at 403 N. Brazosport Boulevard, for the purpose of considering the following agenda items.

Dan Tarver (President)
Lila Diehl (Secretary) absent
Jack Taylor
William Rains

Clan Cameron (Vice-President)absent
Sandra Wood-Wicke
Larry Shaefer

Visitors in attendance: Carolyn Tarver, Judy Shaefer, Rene Damian, Ron Damian

OPEN MEETING

Meeting was called to order by Dan Tarver at 6:06 pm, with all in attendance except Lila Diehl and Clan Cameron.

CONSIDERATION APPROVAL OF MINUTES OF 2/25/10

A motion to approve the minutes of the February 25, 2010 minutes was made by Mr. Shaefer, seconded by Mr. Rains and passed unanimously.

CITIZENS COMMENTS

None

PROJECT ENGINEER'S REPORT – Rene Damian

Nothing to pass out or add. Fire lines were tested and passed.

ACTING MANAGER'S REPORT – Nat Hickey

1. Area being cleaned up. Shoremaster removing their floating work docks
CenterPoint picking up old transformers
Complete Electrical Services picked up dock
light fixtures to take to shop for re-work

Portion of dock C which was removed given to EDC along with extra metal piling. No charge to EDC

2. Veolia working on water line to Dry Stack. A little better than half-way to bldg.
3. Need to keep in mind some type of hard surface needs to be available for May 1 target date for opening and the Blessing of the Fleet. Most of the Marina area should be hard surfaced to accommodate the large crowd to observe the blessing.
4. Will people be permitted on the dock to observe? If not how do we control? The 1980 Blessing scrap book shows the crowd that attended with little or no advertising.
5. Will the Drystack building be used for any part of the opening or Blessing?
6. The Marina brochures and Blessing of the Fleet publications were received Wednesday March 10. A group worked all morning preparing the mailing for some 2500 copies of Marina brochure and Blessing of the Fleet announcement. Preparation will continue tomorrow.

BOARD OF DIRECTORS REPORT

Sandra – Blessing of the Fleet coming up and Intercostal Pirates are playing Saturday and Catfish Mafia is playing on Sunday.

Jack – Water and Sewer concerns of going under the levee. Water line will go through the levee and Velasco Drainage District will be addressing at the next meeting on Tuesday. Rene said he had submitted drawing to them. Jerry and Rene to be working on water lines to dock drawings.

Bill – Spent some time on Sunday at the docks. Looks real good but needs to be cleaned up from the birds. Other clean up should be done in a couple of days.

DISCUSS/CONSIDER MARINA COMMITTEE REPORT

Larry – Met Wednesday with Shoremasters and gave them a punchlist. Was a good meeting and will be taking care of all of our concerns. He is donating 86 padlocks to keep dock boxes closed. All are keyed alike. New style standpipes for fire suppression system, no hoses to be left on docks. Standpipe only with quick connect for fire department. Concern brought up about staging docks to have fire suppression. Has several bids on fencing and Waste Management, and alpha systems for restrooms. Bids on temp. office around \$200.00 per month. Would like to put on paved part of levee to give good view of all Marina and would not need to be moved for paving. Rene will need permission from VDD for levee and from City for portable building and anchor straps. Jack is working with Mel McKey to get approvals.

Talking to Centerpoint to get 7 lights that are approved by them. Approx. \$350.00 per light and will be installed by them for free and will cost about \$280.00 per month to run. Discussed Rent/Purchase of temporary toilet facilities. Two room w/shower \$18,500 w/o shower \$16,500, delivery \$1800.00. Few week delivery time. Looked at automated gate locks for future. Freeport Marina site was taken down off of internet site by Design girl in Austin.

Need Dry Stack plans to be sent out to remove 32 feet of building. Lumus (constructed

building) are out of business. Golden Boy erected building and are still in business. Will be getting formal proposal on taking down of west side of building starting next week. Marina rental prices need to be agended and acted on for next week. Gang planks are about 4-6 feet too long and will need to be refigured on mounting to dock and land.

DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA ELECTRICAL

Nat passed out Invoice from Rene for sprinkler not electrical. Shoremasters have electrical drawing from original bid and willing to add back to contract. \$300,000 for all electrical work, but will have to be readjusted for time passed. Damian is named as engineer on project. According to code 2 engineers cannot be named on same project. Damian is not an electrical engineer a question was raised as to whether Damian will have to be removed from the project for another firm to come onto project. Shoremasters final bill to be on next week agenda. We will need to provide piling caps around \$10-15. A motion was made by Mr. Shaefer to terminate Damian & Assoc. as project engineers in Shoremasters contract. Damian to produce to EDC all drawings, letters, memos, work product and log memo books as described in contract. This does not reflect on the performance of Damian the motion was seconded by Mr. Rains and passed unanimously.

DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA SECURITY GATES AND PERIMETER FENCING

Reviewed 2 bids, will need to be redone. Will have contractors come out and look, then resubmit bids.

DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA PAVING

Took a break at which time Mr. Rains had to leave.
Discussed what we need for the Blessing. Mr. Shaefer moved to table this item, Mr. Taylor seconded and motion passed unanimously.

DISCUSS/CONSIDER HIRING A CONSTRUCTION MANAGEMENT COMPANY FOR COMPLETION OF MARINA PROJECT

A motion to table this item was made by Mr. Shaefer, seconded by Ms. Wood-Wicke and carried unanimously.

DISCUSS/CONSIDER CONSTRUCTION TRAILER FOR MARINA SITE

Motion by Mr. Shaefer, a second by Ms. Wood-Wicke to get a 40' construction trailer for about \$250 per month passed unanimously. Permit from City, VDD approval for levee. Check on insurance and we are tax exempt. Put on agenda for April 1, 2010

DISCUSS/CONSIDER APPROVAL OF EXPENDITURES

Damian and Associates - \$1889.17 – Fence Work
Mr. Tarver made motion to pay, Ms. Wood-Wicke seconded, and passed with Mr. Taylor abstaining.
Damian & Associates -- \$8179.78 – Electrical Work
Motion was made by Mr. Shaefer to table this item, because it should read “Sprinkler”

not “Electrical Work” motion was seconded by Ms. Wood-Wicke and passed unanimously
Damian and Associates -- \$8468.06 – Paving

Motion was made by Mr. Shaefer to be paid, seconded by Ms. Wood-Wicke and carried
unanimously.

Blue Line Shop -- \$2313.00 – Marina Brochure

Ms. Wood-Wicke made a motion to pay, seconded by Mr. Taylor and passed unanimously
Larry Shaefer -- \$135.63 – Travel and Internet Domain Expenses

Motion made to pay by Ms. Wood-Wicke, seconded by Mr. Taylor and passed unanimously

EXECUTIVE SESSION – SECTION 551.072

Deliberations concerning the purchase, exchange, lease or value of real property when
deliberations in an open meeting might have a detrimental affect on the position of the
Board of Directors in negotiations with a third party, to-wit: Briarwood Capital
Executive session began at 8:35. Resumed meeting at 8:58 pm.

ACTION AS A RESULT OF EXECUTIVE SESSION

None

ADJOURN

Ms. Wood-Wicke made a motion to adjourn, Mr. Taylor seconded and motion passed
unanimously. Meeting was adjourned at 9:00pm