

COUNTY OF BRAZORIA)(

CITY OF FREEPORT)(

BE IT REMEMBERED that the Planning and Traffic Commission of the City of Freeport, Texas met in a regular meeting on, **Monday, December 3, 2012 at 6:00 P.M.** at the Police Department Conference Room, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

Planning Commission:

**Edward Garcia – Chairperson
Reuben Cuellar
Tobey Davenport
Jesse Aguilar, Jr. - Absent
Eddie Virgil**

City Council:

**Mayor Norma Moreno - Garcia
Michelle Kent
Fred Bolton
Sandra Barbree
Sandra Loeza**

Economic Development Corporation:

**James A. Barnett – President
Brooks Bass
Kenny Kouches
Lila Diehl
Mingo Marquez, Jr.
Willie Garcia
Roy Yates**

Urban Renewal Board:

**Nat Hickey – Director
John F. Schultz, Jr.
Annette Sanford
Ken Tyner
Raul Ramirez**

Staff:

Jeff Pynes
Kola Olayiwola
Wallace Shaw
Delia Munoz
Brian Davis
Ty Morrow, Police Chief
Larry Fansher
Gilbert Arispe
Steve Epperly

Guest:	Lila Lloyd	Jerry Meeks
	Sandra Shaw	Wayne Shaw
	Jim Pirrung	Dorothy Pirrung
	Stoney Burke	George Beamon
	Joyce Adkins	Diane Williams
	Alice Crow	Richard Crow
	Troy Brimage	Ralph David
	Gary Woodring	Bobby Durate
	Desiree Pearson	Tom Pearson
	Chas Starkey	Glenda Fansher
	Evelyn Burrridge	Moby Burrridge
	Gary Crabtree	Shirley Theriot
	S. T. Stein	B. J. Stephan
	Loren Hayes	Ron Wise
	Melanie Oldham	Shannon Daughtry
	Lamar Jordan	Alvie Merrill
	Jerry Masters	

Open Meeting.

There being a Quorum with the Planning Commission, Urban Renewal Board, Freeport Economic Development Corporation and the City Council, Mayor Norma Moreno-Garcia opened the meeting at 6:00 P. M.

Invocation.

Mr. Wallace Shaw opened the meeting with a prayer.

Presentation by the City Manager, Jeff Pynes of the Urban Renewal Development submitted proposal.

City Manager, Mr. Jeff Pynes presented Council with a PowerPoint presentation of the inception of the Urban Renewal Development from 1890 to present. He reviewed the regional population statistics. Since 1960, the City has had a stagnant population growth, and in 1980 showed a decline in the population. To this day, the Urban Renewal site remains undeveloped and has had decades of missed opportunities for development. The current appraised value is \$3,350 per acre x 327 = \$1,100,000.00. The developer has proposed to purchase the Urban Renewal Tracts for \$1,200,000.00, and proposed residential, commercial warehousing and/or buildings. The developer, Mr. Clinton Wong, with Skymark Development stated that the development will drive demand for other developments, which would necessitate looking at housing, commercial and hotel opportunities to support the project.

Mr. James Barnett, President of the Economic Development Corporation, stated that he hoped to see more residential in the Urban Renewal Tract. The plan proposed for mixed uses; industrial, commercial and residential. It is his opinion, "We can do better," and he would like to see an alternate plan. In 2001 a proposed plan called for 427 roof tops, 50' lots and a park. He asked that Council consider an alternative plan for possibilities for developing.

Mr. Roy Yates with the Economic Development Corporation reminded Council that the City had received only one bid and to reject it would make no sense.

Mr. Brooks Bass with the Economic Development Corporation informed Council that Dow Chemical Plant, BASF, Freeport LNG and Conoco-Phillips were expanding and investing in the area and that there would be an increase in demand for housing.

Mr. Tobey Davenport, member of the Planning Commission, stated that there is a shortage in housing, he suggested proceeding with caution.

Mr. Alvie Murrell stated that he has been on the Urban Renewal Board and he encouraged Council to not pass up on the opportunity.

Dr. Manny Sanchez, a veterinarian in Freeport, commented that fifty percent of his business comes from Freeport. He loves coming to work in Freeport, that it's a beautiful City that has landscaping, flowers and trees. You have to give them a reason to live in Freeport.

Mr. Troy Brimage has a business in Freeport and stated that the City has a good police and fire department. He advises the Council to negotiate and to not walk away from this opportunity.

Mr. Stoney Burke has lived in Freeport since 1963 and loves the area and favors the proposal.

Ms. Diane Williams, a retired Freeport school teacher stated to Council to take the necessary time and be realistic.

Mr. Bobby Duarte stated to Council that Freeport is a good place to live and that he would love to see it grow.

Ms. Lila Lloyd questioned the map details of residential and commercial areas.

Mr. Louie Jones and Mr. Tom Zirlott are in favor of the project.

Mr. Steve Stein suggested to Council to go forward with the request; that no one will agree, but that they needed to compromise.

Ms. Melanie Oldham questioned the industrial/warehouse storing.

Mr. Clinton Wong stated that he has 30 years in development. The property is near to Union Pacific Railroad; with opportunity for rail service to support development. City utilities are in place. The plan provides approximately 261 acres of land for mixed use of light industrial/warehouse development. The western area of the property will provide 25 acres for residential opportunities, producing approximately 100 jobs during construction. The estimated value from the development is over \$10 million. The industrial portion of the project will provide approximately 500 jobs during construction. After development, the estimated value of the land will be approximately \$160 million, representing a large increase in the appraisal roll for the City. Mr. Wong stated the plan is subject to adjustments, that it was not set in stone.

Councilwoman Sandra Barbree thanked Mr. Clinton Wong and stated to the audience that the Council had Freeport's best interest at heart.

Adjourn.

Councilwoman Michelle Kent made a motion to adjourn, seconded by Councilwoman Barbree, with all present voting “aye,” the meeting was adjourned at 7:45 P. M.

These minutes read and approved this _____ day of _____, 2013.

Edward Garcia, Chairman