

**FREERPORT ECONOMIC DEVELOPMENT CORPORATION**  
**MEETING AT FREERPORT POLICE DEPARTMENT MUNICIPAL COURT ROOM**  
**430 NORTH BRAZOSPORT BOULEVARD, FREERPORT TEXAS**  
**REGULAR BOARD MEETING AGENDA**  
Tuesday, February 9, 2021, 6:00 p.m.

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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

AUDIO VISUAL CONFERENCE CALL USING:

PCs, Macs®, Chromebooks™, iOS and Android™ phones and tablets.

For users wanting to view and listen to the council meeting via a web browser go to

[https://join.freeconferencecall.com/edc\\_mtg\\_020921](https://join.freeconferencecall.com/edc_mtg_020921)

International dial-in numbers: [https://fcdl.in/i/edc\\_mtg\\_020921](https://fcdl.in/i/edc_mtg_020921)

Online meeting ID: [edc\\_mtg\\_020921](#)

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@freerport.tx.us](mailto:publiccomments@freerport.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 and Pledge**

**III. Citizen Comments**

Citizens allotted 3 minutes for comments

Board Comments

- a. President Jeff Pena: announcements and comments.
- b. VP Marinell Music: announcements and comments.
- c. Finance Mingo Marquez: announcements and comments.
- d. Secretary Lesa Girouard: announcements and comments.
- e. Ed Garcia: announcements and comments.
- f. Trey Sullivan: announcements and comments.
- g. Nicole Mireles: 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by Board Member or Executive Director and acted upon separately.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 January 12, 2021 Regular Board Meeting and January 14 Special Board Meeting.
- b) Approve December Financial Statement.

**V. Discussion and Action**

**(Administrative)**

- a. Discuss and take possible action to hire or contract additional personnel. (Jeff)
  - i. Discuss and take possible action to contract a person to take meeting minutes.
- b. Discuss and take possible action regarding Bylaws. (Jeff)
  - i. Prevent board members from abstaining from vote.
  - ii. Board members shall be required to attend a special meeting if they request a special meeting.
  - iii. Bi-monthly Meetings
- c. Discuss and take possible action approving a Resolution listing authorized persons for the Corporation's bank accounts and to reflect the new officers and removing Stephanie Russell (Finance Director) from signing authority of the FEDC. (Courtland)

**(Economic Development Projects and Realty)**

- d. Discussion and Possible Action regarding adopting updated Strategy and Mission Statement to align with Updated Economic Conditions and Retail Landscape (Jeff)
- e. Discussion and Possible Action regarding Marketing of EDC Property with Realty Broker Representation (Jeff)
- f. Discuss and take possible action per existing contract with Gardner Campbell the deeding of two FEDC lots upon Building permit for 606 W 1<sup>st</sup> Street is issued. (Courtland)
- g. Discussion and Possible Action regarding Signage - 3 types : Branding, Way - Finding, TXDOT - Retail ( Jeff)

**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 February 9, 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 551.087 (Economic and Community Development Matters)

1. Project Sky High
2. Discussion on acquisition and disposal of Real Properties (Jeff)

B. Section 551.074 (authorizes certain deliberations about officers and employees of the governmental body to be held in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

1. Executive Director
2. Analyst-Admin Position

**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 regarding acquisition and disposal Real Properties  
Discussion and possible action regarding Executive Director  
Discussion and possible action regarding Analyst – Admin Position

**VII. Directors Notes**

Directors Notes

January 9 through February 5, 2021

January

Meeting with Saul Valentin, Mr. Needle of Collaborate LLC, Gina of Brazoria Chamber and others regarding development.

Regular Board Meeting

Conference call with Project Wing Tips on incentives

Special Board meeting

SBA Houston Partnership video conference on PPP soon to be signed

Meeting with AHG Hotels and Housing developer regarding development of housing and possible hotel in Freeport. This was a second meeting but first on in person.

Conference Call with Tim and possible developer on Western Auto Property that has first right of refusal when Retail Strategies contract was terminated.

Conference call with Shannon Lynch of ROI Discovery regarding Reshoring LG Program. This is a consultant but only for industrial attraction.

County Commissioner's workshop where Tim and I presented the Freeport TIRZ and the reason why the County should participate. Next will need to be a scheduled meeting to vote approval or denial and the percentage they would possibly participate.

SBA Houston Partnership video conference on PPP and EIDL that has now been approved. I have forward this information out to various businesses.

Zoom meeting with BUXTON. They now have a tier program to assist cities in demographic analysis and attracting retail.

Meeting with Len Kowalkowski of Wi-Fiber from T-Mobile meetings in previous months. This is a discussion to provide Smart City capacity for Freeport. Len will get back to me on how to fund without a major financial contribution from Freeport. This could go through a partnership with the School District.

February

Zoom meeting with Mexican Consulate, Mayor and Staff of Altamira, Tamaulipas Mexico, Brooks Bass, Tim Kelty, Ed Garcia, Gina Adam (Hispanic Chamber of Brazoria County) regarding development of Sister City designation. An MOU has been sent to the City of Freeport for review and possible adoption. We have been working on this since Troy was Mayor and COVID delayed this item. Both sides presented Videos and demographic information.

Various conference calls with Project Sky High including one with Jeff, Robert and myself on February 5. Plans are soon to be submitted to FEDC.

**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 Friday the 5<sup>th</sup> day of February 2021 by 5:00p.m.

A handwritten signature in black ink, appearing to read "Courtland Holman", written over a horizontal line.

**COURTLAND HOLMAN, Executive Director**

A handwritten signature in blue ink, appearing to read "Stephen Kull for Betty Wells", written over a horizontal line.

**Lesa Girouard -FEDC Secretary  
City of Freeport Texas**