

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
200 West 2nd Street, Freeport, Texas 77541

SPECIAL MEETING MINUTES

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met on Tuesday, August 31, 2021 at 6:00 p.m. in the Freeport Police Department Municipal Court Room, located at 430 North Brazosport, Freeport, TX, for the purpose of considering the agenda items.

FEDC BOARD MEMBERS: Quorum Present

Ed Garcia President
Josh Mitchell Vice President
Mingo Marquez Finance
Nicole Mireles Secretary
David McGinty
Shonda Marshall
Jeff Pena

Tim Kelty: City Manager
Chris Duncan: Attorney
Jerry Cain: Council Liaison

Visitors in Attendance:
Melanie Oldham

I. Call to Order

President Ed Garcia opened the meeting at 6:06 P.M. A quorum was present: Ed Garcia, Josh Mitchell, Mingo Marquez, Nicole Mireles, David McGinty, Shonda Marshall and Jeff Pena.

II. Invocation and Pledge

Shonda Marshall led the invocation and David McGinty the Pledge.

III. Citizens Comments

No Citizens Comments

IV. Discussion and Action

a. Approve Meeting Minutes for August 10, 2021

No Action

V. Discussion & Action Items

1. Discuss future Freeport Economic Development Corporation projects and areas of interest

David McGinty said he will be meeting with LeAnn Strahan tomorrow evening and will have the information regarding the road signs displaying different businesses. David McGinty said these signs are big entrance signs with the city's theme, and throughout the city there will be signs that will direct people to city hall, golf course, the beach and other places within the city.

Ed Garcia said he would like David McGinty to follow up on the research Ruben Renobato did on the signs that are on the highway. Ed Garcia said Ruben Renobato talked to several businesses and they indicated they would be interested if possibly the EDC would share the expenses for the signs.

Nicole Mireles said she would like the discussion regarding the Administrative Assistant from Kelly Services to be added to the agenda for the next board meeting.

Nicole Mireles asked Chris Duncan regarding the agendas who is in charge of putting the agendas together, making sure all the board members get the agendas and the minutes.

Chris Duncan said back in the day the secretary was in charge of contacting the board members and see if they wanted anything added to the agenda.

Shonda Marshall said Clarisa Molina should have an updated list of everyone that should receive the agenda.

Nicole Mireles said she will send the updated list of everybody that needs to get the agenda to Clarisa Molina. Nicole Mireles said for the board members to send to herself what they want on the agenda, she will put it together and then she will send it to Ed Garcia and he can reword it and make sure all the items are on the agenda.

Ed Garcia said he thinks the board should focus on the areas the EDC will consider, like the downtown and riverside area.

Jeff Pena said he had an outline of the various projects that have been discussed. Jeff Pena presented to the board a project with the mission to fulfill and implement the Kendig Keist master plan for the City of Freeport. Jeff Pena said if the Kendig Keist plan is not being

implemented the job is not being done and the job for the EDC is to implement the economic development components of the master plan.

Mingo Marquez said he would like to add hotel as well as bridge lighting to Jeff Pena's presentation.

Ed Garcia said he hopes the City participates with the various projects the EDC is proposing.

Nicole Mireles asked Mingo Marquez if he could put a list together of all the subcommittees.

David McGinty said his focus right now is getting the grass cut at all the EDC properties and get it to where it is presentable. David McGinty said he is working with LeAnn Strahan from the museum and she has spent a lot of time figuring out where signs are needed.

Mingo Marquez said more money should be put in the budget for signage.

Josh Mitchell said he gave information to his brother who is an architecture regarding the riverfront development.

Ed Garcia said he would like the EDC consider mix use of development properties. Ed Garcia said he would also like to be involved in the river enhancements and improvements.

Mingo Marquez said in the past one of the main goals of the EDC was housing and retail. Mingo Marquez said he would like to have more retail in the City. Mingo Marquez said when the board went to the conference the board was not prepared and did not have any diagrams or pictures. Mingo Marquez said the EDC should have a flyer similar to the one the City of Altamira brought.

Ed Garcia said Mingo Marquez is right. Ed Garcia said he recently visited with a firm that will provide with a logo and brochures.

Nicole Mireles said she would like Pete Garcia's presentation to be added to the next board meeting agenda.

Shonda Marshall said she appreciates the spreadsheet Jeff Pena created simply because she is new to the board. Shonda Marshall said she would like to have a subcommittee report on the agenda to give updates regarding the projects assigned to the subcommittees. Shonda Marshall said she is with Mingo Marquez on putting a portfolio together that can be shown to developers. Shonda Marshall said she wants the businesses in Freeport to know about the grants they are available to them. Shonda Marshall said creating a spreadsheet that shows the businesses in Freeport and were given education and exposure will enhance their business.

Melanie Oldham said as a member of the public she is interested in housing and retail.

2. Discuss Economic Development Director Position

Nicole Mireles said if the Administrative Assistant is hire there will be no one in the office to give her direction. Nicole Mireles said maybe the board should start posting for an Economic Development Director.

Ed Garcia said he spoke with the president of the Alliance and he suggested the Director position should be posted and he will send Ed Garcia the website of where it should be posted. Ed Garcia said once he gets it he will post it.

Mingo Marquez said all this information was done two years ago and all the information should be fresh. Mingo Marquez said they were plenty of good candidates and believes the same information should be used. Mingo Marquez said he thinks the board should decide what type of Director does the board want, a director that will go after big industry or a director that will focus on retail and housing.

Chris Duncan said the process to hire a director is approximately three months.

Jeff Pena said if the Director is not hired by November maybe the board would like to start the process and advertising and for all the candidates to line up for January 1, 2022. Jeff Pena said he sees a lot being accomplished throughout this process.

3. Discuss Freeport Economic Development Corporation office space

Ed Garcia said he had a conversation with the Mayor and he said this will added to the Council agenda if the board desires to take advantaged in using the old visitor center with prevision consider having the visitor center staff that will include the director for the destinations and tourism and her administrative assistant.

Mingo Marquez said it is common sense for the director of destinations and tourism and her administrative assistant to be at the old visitor center with the Economic Development.

Jeff Pena said the visitor center was not managed correctly previously. Jeff Pena asked the board if the space in the visitor will be best used for retail, visitor center, EDC office or visitor center and destinations and tourism.

Ed Garcia said this will be discussed in Executive Session and he just wanted to get some ideas from the board.

Jeff Pena said he was approached by the public works director and they are interested in the visitor center space. Jeff Pena said there is a lot of interest in the visitor center space. Jeff Pena asked the board why do they think the EDC should move from its current location if there is no staff.

Ed Garcia said it is not needed right now but is thinking about the future and is a proposition for the EDC to be visible and attract more traffic.

David McGinty said he was against the move of the visitor center to the museum initially but since it has been at the new location the downtown has been going through many events and changes.

Per the EDC attorney's legal direction, the Freeport Economic Development Corporation convened into executive session at 7:14pm.

The Economic Development President closed executive session at 7:30, and reconvened into Regular Session at 7:31p.m.

No Action was taken after executive session.

VI. Adjourn

Motion to close board meeting made by Jeff Pena and seconded by Josh Mitchell. **Motion passed** unanimously.

It is now 7:35 p.m. and I hereby close the board meeting.