

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

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 Monday, November 22, 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

DIRECTORS:

Josh Mitchell:	Vice President
Mingo Marquez:	Finance
David McGinty	
Shonda Marshall	
Jeff Pena	

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

Visitors in Attendance:

Melanie Oldham
Ruben Renobato
Ed Garcia
Sam Reyna
Nicolasa Mireles

I. Call to Order

Acting President Josh Mitchell opened the meeting at 6:03 P.M. A quorum was present: Josh Mitchell, Mingo Marquez, David McGinty, Shonda Marshall and Jeff Pena.

II. Invocation and Pledge

Jeff Pena led the Pledge.

III. Citizens Comments

Ed Garcia thanked the board for the opportunity to serve with them. Ed Garcia said he wanted to assure the board that the allegations brought forth about himself were not true. These allegations brought by Jeff Pena included petty political scorekeeping. Ed Garcia said this was done by Jeff Pena when he took the issue to City Council instead of the EDC Board to let them handle the issue. Ed Garcia said that financial maleficence was another false allegation and he could go on and on but would not like to bore the EDC Board. Ed Garcia claimed Jeff Pena is a self-serving individual and he is glad to no longer serve on the board with him.

Sam Reyna asked the board if they had a new grant application available. Sam Reyna said he knows of four businesses looking to apply and asked if they could use the old application.

Mingo Marquez said the application had not been completely updated at this time, but if it is still available online, he could use that one.

IV. Consent Agenda

a. Approve Meeting Minutes for November 09, 2021

Motion to Approve Meeting Minutes for November 09, 2021 was made by Jeff Pena and seconded by David McGinty. **Motion passed** unanimously.

V. Discussion & Action Items

1. Discussion and possible action on EDC Board Officer elections

David McGinty said while it is important to have a full board, it is equally important to have all officer positions filled.

David McGinty nominated Mingo Marquez for EDC Board President. Josh Mitchell seconded. There was no further discussion or nominations. **Passed unanimously.**

Mingo Marquez nominated Josh Mitchell for Vice President. David McGinty seconded.

Chris Duncan reminded the board they only needed to fill the vacant spots and as Josh Mitchell was currently vice-president another nomination was not needed.

Mingo Marquez nominated David McGinty for Secretary. Josh Mitchell seconded. There was no discussion or nominations. **Passed Unanimously.**

Shonda Marshall nominated Jeff Pena for Treasurer.

Chris Duncan reminded the board that this was not necessary. Mingo Marquez was currently Treasurer and could remain so while being President.

Mingo Marquez seconded.

Jeff Pena nominated Shonda Marshall for Treasurer.

Shonda Marshall said she would like to politely decline.

The nomination for Jeff Pena as Treasurer **passed**. Jeff Pena voted nay.

2. Discussion and possible action on EDC Bylaws

Josh Mitchell asked if it was possible to modify the bylaws to allow members to participate and vote remotely, not just call in to listen.

Chris Duncan said the rules on this are governed by the Open Meeting Act so the EDC would have to follow those rules. Chris Duncan said the current rule is that if you have a quorum present in person, a person can then participate by phone and vote this way. Chris said the bottom line is the EDC is governed by the Open Meeting Act so they still need to stay within those guidelines.

Mingo Marquez said he remembered at one point a previous board had made a rule that you must be present to vote. Mingo said a motion was made and passed and was taken to City Council as a Bylaw change but he was not aware if it was ever approved or not.

Tim Kelty said as the bylaws state currently, you have to be present to vote but the governor had temporarily allowed offsite voting. Tim Kelty said this has since ended and the EDC has defaulted back to what the bylaws state.

Chris Duncan said he would need to review a current copy of the bylaws to see how it is specifically worded. Chris Duncan said the last amendment that was sent to City Council was not passed.

Jeff Pena said the issue that was brought to City Council was attendance, specifically that of during executive session. Jeff Pena said there was discussion but he could not remember for sure if it was a bylaw amendment or just a general rule set forth. Jeff Pena said this particular item was added to the agenda in regards to Shonda Marshall. Shonda has been calling in due to health conditions and her hospitalization but has not been able to take action.

Chris Duncan said according to the bylaws given to him from the Administrative Assistant it states: *directors must be present to vote at any meeting.*

Jeff Pena asked if the board could make the change to allow Shonda Marshall to vote remotely.

Chris Duncan said they could make a motion to change to bylaws but to remember that it is binding.

Mingo Marquez said the board could continue discussion, but there needs to be a motion made.

Jeff Pena made a motion to allow board members to participate and cast votes remotely.

David McGinty asked if this would be across the board or just for extenuating circumstances.

Josh Mitchell said he believes it should be conditional for illness and family deaths.

Jeff Pena asked Chris Duncan how the board could make this conditional.

Chris Duncan said he would say this would only be for illness with a doctor's note. Chris Duncan said the board should avoid a "board approved illness" due to politics and the board maybe wanting to go against the member that is out. Chris Duncan said to possible include a doctor's note so that the illness is verified.

Mingo Marquez said some boards he serves on are still doing zoom meetings completely or that some people go in person while others zoom in (about 70-80%).

Chris Duncan said first the governor lifted the rule where all members had to be physically present for a period of time, but that ended in September. The rule is now that a quorum must be physically present and then other members could zoom or call in and be allowed to vote. Chris Duncan said the board should include in the bylaw amendment "as long as it complies with the Open Meetings Act"

Jeff Pena revised his motion to state the board could remote in and vote as long as a physical quorum is present as long as it remains in agreement with the Open Meetings Act. David McGinty seconded. **Motion passed unanimously.**

3. Discussion and possible action on the EDC Board Attendance Policy

Josh Mitchell said this was added in regards to Shonda Marshall and he would like to modify this rule to include illness and family death.

Jeff Pena asked what the current rule was.

Mingo Marquez read the current bylaw: *Section 3.11 Attendance. Directors must be present in order to vote at any meeting. Regular attendance at Board meetings is required of all directors. The position of any director shall be considered vacant should the director have three (3) consecutive absences from Regular meetings or four (4) absences from Regular meetings in any twelve (12) month period.*

Chris Duncan said there was a discussion about excuses/unexcused absences and ultimately it was decided that this would be too complicated because who decides what is excused and what is not and one time it may be and another time it may not be.

Shonda Marshall said she believes with the last motion passed to allow remote voting; this attendance policy should stay the way it is. With the Option to remote in a member should not have to miss three or four meetings which actually equals three or four months.

David McGinty said he agrees with Shonda Marshall and asked if a remote in would be considered present or absent.

Mingo Marquez said if there is a quorum present it would be a present but if no quorum it would be considered an absence.

Ruben Renobato asked if the three meeting were just regular meetings or if it would it include special meetings as well.

Mingo Marquez said this applies only to regular meetings.

4. Discussion and possible action on Christmas Signage

Jeff Pena said he knows there is an event coming up that signage would be needed. Jeff Pena said he previously communicated to the admin that he had graphics, but come to find out they were not usable and would be corrected and finalized by then end of the month. Jeff Pena said he wanted to make sure the board was aware of this.

Mingo Marque asked if any action was needed.

Jeff Pena responded no action.

5. Discussion and possible action on Port Café Grant Ribbon Cutting

Josh Mitchell said he delivered the Port Café check on Saturday morning and discussed the ceremony with the owners. He was told they are open, but just communicate the time with them so that they could be prepared.

Josh Mitchell asked if Saturday would work for everyone.

Shonda Marshall asked if this ceremony would be optional for each grant or if this would be done for every grant recipient.

Mingo Marquez asked who would like to attend so the board does not violate quorum rules.

Chris Duncan said Kaytee Ellis would post a quorum notice so this would not be an issue.

Mingo Marquez instructed Josh Mitchell to take the lead but to shoot for Saturday the 27th at 11:00 am.

Jeff Pena asked if an even was held for Sweet T's

Mingo Marquez responded no but one could be held.

6. Discussion and possible action on Grant Applications for Outriggers and Barcudia

Chris Duncan said the board could not discuss or take action because the Business Improvement Grant Project has not been completely established and approved. Chris Duncan said they need to publish a public hearing, hold a public hearing, set a grant budget, make it a project, approve the project, and then take to city council and have them approve the grant project for this year. This all must be done before any action is taken. Chris Duncan said if the board would like to set this for the next regular meeting, he could get it typed up and given to Kaytee Ellis for posting.

Mingo Marquez said he would like to get this expedited.

Shonda Marshall suggested that while the program is are waiting for final approval, the board send businesses to Kaytee Ellis in the office so that they could go ahead and complete applications and take other steps necessary while.

Mingo Marquez said while they are talking about this, he suggests pulling the guidelines off of the website so that the incorrect application is not being used.

Kaytee Ellis asked if while the application is under review, could she suggest these businesses go ahead and being getting necessary photos, quotes, and other checklist items together.

Mingo Marquez responded yes.

7. Discussion and possible action on PopBox Application

Mingo Marquez said the EDC is still accepting applications on the Pop Box. Mingo Marquez said the committee should be meeting ang going over applications and he would like to see action at the next meeting. Mingo Marquez said he is happy with the attention the Pop Box is getting and the EDC may want to bring this to City Council for approval for more boxes. Mingo Marquez said one thing that has been talked about is having a Pop Box Food truck. Mingo Marquez said one applicant came to him with an idea of selling crawfish as well as other restaurants. He said he would like to have a discussion with the health department and see what they could do there.

Chris Duncan asked Mingo Marquez how many people have reached out about the PopBox.

Mingo Marquez said that he has had maybe five or six and asked Kaytee Ellis how many she had received in the office.

Kaytee Ellis responded she had received two that left information with her and two or three others that were forwarded to Mingo's email.

Mingo Marquez said one was a crawfish business, one was a local restaurant, another was a barber shop, one was a clothing store, and two were rentals for kayaks and things like that. Mingo Marques asked Kaytee Ellis what the ones that contacted her were.

Kaytee Ellis responded that one was a clothing boutique and one was the owner of Epic Resale with a food truck concept.

Jeff Pena said he was contacted by an outdoor business as well as a local business.

Mingo Marquez said the Pop Box is getting the attention but he would like to see a little more.

Shonda Marshall said before it is filled with a occupant, the EDC should make sure it is up to date with codes so they do not run into any issues of that nature later on down the road.

Chris Duncan said he can look into this more and see what work if any needs to be done.

Melanie Oldham asked what the possible locations are.

Mingo Marquez said the committee would be discussing this further but for now any EDC property would work for sure.

Chris Duncan said the original idea was that it was moveable and could be downtown, at the beach, at festivals, or anywhere necessary.

Jeff Pena said it is his hopes to make this as seamless as possible so that applicants can get in and running smoothly. Jeff Pena said that initially the board decided against having the pop boxes on wheels but it seems to be coming apparent that this might be the way to go in the future.

Chris Duncan said in regards to city regulations, once a trailer is issued a certificate of occupancy for a type of business, that certificate remains good for each business that comes and goes as it is applied to the structure, not the individual business.

Jeff Pena asked Chris Duncan if he would suggest a food truck over the current pop box structure.

Chris Duncan said it would make more sense to have a trailer instead of a food truck due to a food truck needing someone to drive it and the insurance liability.

Mingo Marquez said further discussion would take place within the committee and they can report back at the next meeting.

Jeff Pena asked if the board was wanting to get the current PopBox filled before proceeding with adding more boxes or trailers.

Mingo Marquez responded yes. Mingo Marquez said the committee will meet before the next meeting and come prepared to present their applicant suggestion to the board for approval.

8. Discussion and possible action on Keys, Access, and Property Management

Jeff Pena said discussion was brought forth due to the admin having questions about the keys, who would show the properties, and so on. Jeff Pena said his first question was where the board stood with redoing the keys.

Kaytee Ellis said she went through the keys that were provided to her. Kaytee Ellis said she was not aware of what exactly are EDC Properties but she went to the three downtown properties, the house on stilts, and the western seafood and none of the keys provided to her worked for any of these locks.

Jeff Pena asked if any of the keys worked for the downtown buildings.

Kaytee Ellis responded no.

Jeff Pena said it would be beneficial to reach out to Patrick's Locksmith and see if he can provide new keys for these locations since he is the one who last changed the locks.

Chris Duncan asked the board to provide a list of businesses to Kaytee Ellis. Chris Duncan said the property on the 300 block of 2nd Street is owned by the EDC but since it is a house it is sometimes overlooked.

Jeff Pena asked Kaytee Ellis if this was on the list she created.

Kaytee Ellis responded she believed so but since it was a house and there were vehicles present, she did not feel comfortable checking that location.

Chris Duncan responded this location was vacant.

Mingo Marquez instructed Kaytee Ellis to reach out to Patrick's to get keys remade for locations he has those for and rekey those that do not.

Jeff Pena made a motion to contact Patrick's Locksmith to get copies of the keys he has and rekey those he does not. Josh Mitchell seconded. **Motion passed unanimously.**

9. Discussion and possible action on subcommittee Interim Assignments

Chris Duncan said the question is subcommittee assignments were done in groups of three but currently three makes a quorum. Chris Duncan said it is his suggestion to just have one member temporarily, voluntarily step down and not necessarily take official action on this.

Mingo Marquez said the board was in the process of reevaluating the committees so he would continue to do so and present the updated list at the next board meeting.

Shonda Marshall agreed.

David McGinty agreed.

Tim Kelty reminded Mingo Marquez that the Pop Box committee would meet before the next meeting.

Mingo Marquez said this committee included himself, David McGinty and Jeff Pena. Mingo Marquez said he would step down and let David McGinty and Jeff Pena take the committee.

Mingo Marquez said the other meeting that may meet is the grant committee and asked Jeff Pena if he would step down and let Mingo Marquez and Josh Mitchell take lead.

Jeff Pena responded yes.

Mingo Marquez said another group that may meet is the downtown lighting which consists of himself, Jeff Pena, and Shonda Marshall. Mingo Marquez asked that Jeff Pena would sit out so that he and Shonda Marshall could meet.

Jeff Pena agreed.

10. Discussion and possible action on Parks and Rec Visit to Houston by EDC Board

Jeff Pena said he would like the board to have a trip to Houston to look at different parks and spaces as a brainstorming trip for the EDC.

Josh Mitchell said he really likes this idea

Chris Duncan said there is a place maybe in Katy that has shopping along the river and free Wi-Fi with an email signup and he now gets emails that tells him the events going on so it might be a good place for the EDC to look at since these are ideas the board has discussed.

Jeff Pena asked when the board would like to try and get together on this. Jeff Pena suggested the board go after the Port Café ceremony but said there also is not a time restraint.

Josh Mitchell said the best time for him would be during the Christmas break.

Mingo Marquez said he would like it to be during the week.

Shonda Marshall asked that it be during the Christmas break as well so it would allow her more time to heal.

David McGinty said anytime works for him.

Chris Duncan said he needs to make sure it is legal first and foremost. Chris Duncan said typically a possible quorum is posted because there will be no EDC discussion, but with an event like this there would be no way around EDC discussion. Chris Duncan said in the past when the board would attend trade shows they would take less than a quorum.

Jeff Pena suggested opening the event up to the public and getting a school bus or charter so the public could participate. Jeff Pena suggested the admin take minutes throughout the event or stream a Facebook Live discussion so those that cannot be present could participate.

Chris Duncan said he would look into this more but possibly the board could break into groups of two and hit different locations and come back and present.

Jeff Pena said this would probably be easiest but not necessarily the most efficient and would eliminate the team building aspect.

Shonda Marshall said she would love to open this up to the public to get them involved in the discussion and see how the current board is trying to better Freeport.

11. Discussion and possible action on lighting and electricity of 8 acres, fountain, and EDC Buildings

Jeff Pena asked David McGinty if contact with Penney Electric had been made.

David McGinty responded his contact was in regards to the house on 2nd Street.

Mingo Marquez said he had made contact on the lighting on the 8 acres and received a proposal on getting the rest of the lights operational and turned on.

Jeff Pena said in regards to getting the lights that were working back on, it should just be a matter of contacting CenterPoint to get power restored.

Tim Kelty said he believed Penney Electric had come out and had a proposal drawn up to replace the boxes in order to get power turned back on. Tim Kelty asked if the board still had a copy of that proposal.

Jeff Pena said yes, the board did have a copy of this proposal. Jeff Pena said this was only for the particular boxes that were not working and this issue had been addressed with Mr. Shoemaker.

Mingo Marquez asked Tim Kelty if there was an existing proposal from Penny. Mingo Said he reached out recently and was told there was not.

Jeff Pena stated there was also a proposal received to fix the fountain lighting. Jeff Pena said another issue is the EDC buildings and asked if the board is in agreement to light the downtown area again this Christmas time. Jeff Pena said he did this himself last year. Jeff Pena said he has reached out to other downtown owners and they are willing to participate if the EDC would provide the lights. Jeff Pena stated this would be a good volunteer experience. Jeff Pena said it might be a good idea to partner with the museum and do this before the Downtown Market.

David McGinty said while Christmas On The Brazos is taking place, the museum committee will already be downtown decorating and setting up for the Market the following day. David McGinty suggested this would be an ideal time for the lighting as well.

Jeff Pena added he would like to utilize the EDC buildings downtown as a headquarters and offer hot cocoa and show maps and pictures of what the EDC is doing.

Mingo Marquez asked which space would be used.

Jeff Pena responded it would ideally be the old Lucy Goose space, 212 West Park. Jeff Pena said he thought this may be a good idea due to working bathrooms and this location being in the best shape.

Jeff Pena said he has also talked to Mr. Wong who owns the old pharmacy and he has agreed to replace the broken windows and getting power restored. Jeff Pena said this has typically been the dark space downtown and he is looking forward to the additional lighting.

Mingo Marquez asked Tim Kelty if he knows of any lights left over from the decorating groups.

Chris Duncan said the EDC has previously paid \$75,000 for Christmas lights and the City paid an additional \$75,000 for Christmas lights so it might be helpful to look into where these lights are now.

Jeff Pena responded that he knows quite a few lights were left on the trees so long they had to actually be cut off in order to be removed. Jeff Pena said he did some preliminary math and suggests a \$1500 budget for the lighting project.

Chris Duncan asked what the plan was in order to set a budget.

Mingo Marquez suggested setting a budget tonight and moving forward.

Jeff Pena made a motion to allocate \$1500 to sponsor the Downtown Lighting Project and promote via the website and social media. Josh Mitchell seconded.

Chris Duncan asked if the board would like to budget anything for the cocoa as discussed.

Jeff Pena responded this would be included in the \$1500 budget.

Melanie Oldham said she thinks this is a great idea but is also curious what happened to the \$150,000 for downtown lighting and asked if someone could look into this.

Jeff Pena stated that Tim Kelty would already be looking into this.

Tim Kelty said he was not sure the \$150,000 was for just the lights or if this included labor as well but would look into it more.

Mingo Marquez called for a vote. **Motion Passed unanimously.**

12. Discussion and possible action regarding trash on the 8 acres

David McGinty said he was out on the property last Wednesday and noticed the trash. David McGinty said Van (the mower) and his crew are doing a wonderful job but there is about a 20-foot area covered in trash. David McGinty asked if there was any way they could get a trash can out there similar to what is out at the beach to help eliminate some of this.

Mingo Marquez asked if a can were to be placed on the property, who would be responsible for picking up the trash or emptying the can.

Jeff Pena asked Tim Kelty if the city could take care of this.

Tim Kelty asked if they are asking that the city crew empty the can.

Jeff Pena responded yes, the same way it is done on the beach.

Tim Kelty added that the board just ensure that the can is installed in a way that it does not walk away.

David McGinty asked if the city could install them the way done at the beach.

Tim Kelty said he could take care of it.

13. Discussion and possible action on Way Signage

David McGinty said he spoke with LeAnn Strahan on this and their business lead within Freeport fell through. David McGinty suggested finding out who made the existing signs and using them to update the signs.

Mingo Marquez said they use Art's Signs in Clute for the marina signage.

David McGinty asked that the board forward any possible leads to him so he could get this taken care of.

14. Discussion and possible action on new EDC Logo

Mingo Marquez instructed to board to review the proposed logos included in the packet.

Jeff Pena said he was not aware these were being made.

Josh Mitchell said he received an email from Kaytee Ellis that someone had designed these for Ed. Josh Mitchell said there was a rush requested due to the Hispanic Chamber needing to add a logo to their marketing materials for the Business Expo.

Jeff Pena said he reached out to the Hispanic Chamber and they do not need a logo until December 15th so there is not a rush to approve a logo tonight.

Mingo Marquez said if a logo is not decided by then, the Hispanic Chamber can use the existing logo.

Jeff Pena said he liked the way these logos are crisp and include the Freeport colors of blue and green. Jeff Pena suggests the logo have “EDC” be pronounced instead of “Freeport”

Chris Duncan said he would like to point out there are websites that for \$250 you receive many more potential logos than you would if just using one person.

Shonda Marshall suggested reaching out to the local school art departments and offering the student a chance to design the logo. Shonda Marshall states this would show the EDC is trying to get the community involved.

Jeff Pena suggested offering the same \$250 to the student who designs the winning logo.

Josh Mitchell said he would like to add the middle school and intermediate school as well.

Mingo Marquez asked to state specifically who would be included.

Chris Duncan said just Freeport schools.

Mingo Marquez asked Shonda Marshall to take the lead on the logo project.

VI. Board Comments

1. Josh Mitchell- Vice President

Josh Mitchell said he does not have much to say other than the EDC is on the cusp of making a visible difference. Josh Mitchell said at the City Council meeting someone had asked “what has the EDC done” and he is excited to see their reaction to upcoming visible changes.

2. David McGinty-Secretary

David McGinty said there is an issue on 318 west 2nd where a tree fell and the wires were pulled on the house. Penny Electric would be making the area safe and providing an estimate on fixing this issue. David McGinty said there is also a sewer line issue by the house on stilts but he has reached out to Luycx about this.

Mingo Marquez told David McGinty to reach out to another plumber if he did not receive a call back from Luycx soon.

3. Shonda Marshall

Shonda Marshall said she was glad to be back. She wanted to make mention of the TIRZ board and that when they last met with that board they were going to be looking into those dollars and funds that could be used for downtown projects. Shonda said the EDC may want to take this into consideration so they have additional funds and can help more of Freeport. Shonda asked Tim Kelty if there was a specific date or time this board needs to meet again.

Jeff Pena asked if there was anything the EDC should be doing to prepare for TIRZ.

Tim Kelty said yes, they do need to get the consultant back in and they have two new appointments, one from Brazoria County and one from Brazosport College. Tim Kelty said the board will need to enact a plan. Tim also said a small amount of revenue has come in but there is no need to do anything with it just yet. Tim Kelty said he would reach out to the consultant and have them come in at the December meeting or January meeting, whichever the board prefer.

Jeff Pena asked if there were any appointments on the TIRZ board that needed to be removed.

Tim Kelty said the entire EDC was the TIRZ board with the addition of a few others.

Jeff Pena said he thinks the chair of the TIRZ board was Nicole Mireles who is no longer with the EDC.

Tim Kelty said yes and this would have to be updated.

Jeff Pena said the board could decide this at the next meeting and then bring it to council for approval.

Jeff Pena asked how frequently the TIRZ board should meet.

Tim Kelty said there is not a need to meet frequently, but a plan does need to be set in place. Tim Kelty suggested having a workshop meeting just for this purpose in January.

Shonda Marshall said her last comment is just that she is excited and is excited the EDC will have some changes that the City of Freeport can actually see.

4. Jeff Pena- Treasurer

Jeff Pena said he is happy to have Shonda back. Jeff Pena said the idea of using students for the logo is a fun idea, the lighting downtown is a fun idea, but something that may also be important is a monthly open house so the community can come and see what the EDC has going on. Jeff Pena said he realizes the EDC Board meetings are sort of an open house but he is referring to more of a mixer or something a little less formal and a little more inviting to the public. Jeff Pena said the board talked last meeting about sponsorships but he wants to make sure all of these include an EDC booth and signage so the EDC is represented properly. Jeff Pena said it may make sense for the EDC to invest in the necessary equipment like a popup tent. Jeff Pena said he was looking over the funds for the last event and there was a \$1600 line item for an Elvis impersonator and he feels like these expenses could have been put to better use.

Mingo Marquez agreed a popup would be a worthy investment but the city may even have on the EDC can use but he does not feel a tent is necessary due to the man power needed and this may just be considered on a case-by-case basis.

Jeff Pena said the board received an email today. Jeff Pena told those in attendance that Taco Bell was interested in coming to Freeport. Jeff Pena met with the particular agent and drove him around town to show the area. Jeff Pena said he is excited about this potential business for Freeport.

Shonda Marshall said Ed Garcia held the housing development as a priority and she wanted to make sure the current board does not get away from that.

Mingo Marquez said the only board member left on that committee is David McGinty.

David McGinty said this property does not belong to the EDC.

Mingo Marquez said it does not have to be the property previously discussed, but a proposal should be drawn so they can still take action on this.

Jeff Pena asked to be added to this committee.

Shonda Marshall said she just hoped the current board keep this in mind because so many people work in Freeport and then drive away to go home simply because Freeport does not have the housing available.

David McGinty said he would get with Nicole Mireles to get all of the information that was discussed before in the committee.

5. Mingo Marquez-President

Mingo Marquez said he appreciates the vote for President and the confidence the board has in him. Mingo Marquez passed out a list of businesses. Mingo said this was created by Kaytee Ellis and he wanted everyone to get an idea of what she is working on in the office and would continue working on. Mingo said he is asking her to reach out to these businesses as well to see what their concerns are and if they would like to sign up for email or text messages.

Jeff Pena said he would like to comment that he would like to put his Treasurer position up for nomination again once the two board vacancies are filled.

VII. 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 7:38 p.m. and I hereby recess the regular session of the Freeport Economic Development Corporation November 22, 2021 meeting and do hereby convene an executive session, said executive session authorized under the following sections of the Texas 551.071 (Consultation with Attorney.)

In Accordance with the Texas Government Code:

Section 551.071 (Consultation with Attorney)

1. Legal Discussion on Real Estate, EDC Properties, and Contractors

Reconvene into Open Session

Board President's statement:

It is now 8:42 p.m. and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session.

VIII. Discussion and Possible Action

1. Discussion and possible action on Real Estate, EDC Properties, and Contractors

Josh Mitchell made a motion to post the 2nd Street house for public auction by bid in January 2022. Jeff Pena seconded. **Motion passed unanimously.**

IX. Adjourn

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

It is now 8:45 p.m. and I hereby close the board meeting.