

**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, February 25, 2010 at the Freeport City Council chambers at 430 N. Brazosport Boulevard, for the purpose of considering the following agenda items.

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

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

Visitors in attendance: Wright Gore III, John B. Quick, Judy Shaefer, Larry & Rosa McDonald, Eric Hayes, Rene Damian, Nat Hickey.

OPEN MEETING

Meeting was called to order by Dan Tarver at 6:06 pm, with all Board Members in attendance, except William Rains.

CONSIDERATION APPROVAL OF MINUTES OF THE 1/28/10 AND 2/11/10 MEETINGS.

A motion was made by Mr. Cameron to approve both, it was seconded by Ms. Diehl, and passed unanimously.

CITIZENS COMMENTS

Wright Gore III wanted to tell the Board how much he appreciated all of the hard work they have been doing. He has seen lots of brain work and travel with careful consideration being done. He also wanted to let them know that he knows first hand about their opponent in court, because he has sued both Mr. Gore and his family over and over. He feels that it isn't about the money, that it is about him getting his way. Wright asked to please do what is right for the City, he understands Walker better than anyone and he hates to see the Board have to go through this, but to please stick with it because it is what is right for the City.

PROJECT ENGINEER'S REPORT – Rene Damian

**DOCKS:**

Fire suppression system engineering will be completed within a week to two weeks. Shoremaster has been verbally contacted about finishing up and cleaning up the debris from their contract. I will send a list of items to them tomorrow.

They are responsive to the request.

**WATER AND SANITARY SEWER:**

City of Freeport (Veolia) has started installing the new sanitary sewer line.

I will work with Veolia to begin installing the water line prior to completing the sanitary sewer.

Upon completion of the City water line installation, the fire suppression system will be pressure tested and approved. Chris Motley will be on hand to inspect the testing.

**PURCHASE ORDERS:**

Received Purchase Orders on February 1, 2010 to begin putting the bid packages together for the paving, sprinkler system, fencing, and electrical.

Began design and putting spec books together February 2, 2010 for paving, sprinkler, and electrical.

**PRIORITY LIST:**

Received priority list on February 17, 2010.

**SECURITY FENCING:**

See 11X17 plan. Need to know where and what type of fence to design and install.

Had discussion and the Board showed Rene what to bid.

**SITE MEETING:**

Met on site February 24, 2010. Told to have Dock F and revised Dock C operational by May 1, 2010

Pavement – told to use crushed concrete from the asphalt road to the levee crossing to the east end of the Dry Stack building. Talked to one contractor today about the project. I will prepare a drawing showing the limits of the crushed concrete and the base design with bid schedule for quantities.

Water – See above

Electrical – I have contacted Ted Broaddus and will be meeting with him next week to go over the required needs. Time not set up yet. Ted is off tomorrow. I talked to Ted about the transformers and we will discuss those next week.

Piling – it is drying up enough for the dredge contractor to begin removing the piling and concrete from the dredge site. They mobilized another piece of equipment today.

Took Dry Stack building and foundation drawings to BlueLine for reproduction.

ACTING MANAGER'S REPORT – Nat Hickey

Nat thanked the committee that took the trip to the other Marinas, he said it did a lot of good it gave him a lot of reading that was very helpful. He used what he learned from it to make a rough draft of a Freeport Marina Application & Registration Agreement, which would include the rules and regulations in it for the Marina.

He also had copies of the Mailer for the Board to approve so he could get them printed and mailed out. There had also been some questions as to the fuel, and if the Marina would be selling fuel. Wright Gore III stated that they did sell fuel, but weren't really set up to sell to the public.

In order to purchase anything there must be a requisition with the correct signatures brought to Nat and then he will issue a Purchase Order at that time. This will enable him to keep up with the money.

#### BOARD OF DIRECTORS REPORT

Mr. Taylor stated that they had a good site visit and wanted the other Board members to know that Mr. Shaefer had a set of keys and would take them through the building if they wanted.

Dan Tarver informed the Board that we were going to try to get at least 2 Docks open for business by May 1<sup>st</sup>, and then slowly add to it.

#### DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA DOCK ELECTRICAL AND WATER CONNECTIONS.

Water – Veolia is putting the water and sewer in, they have been working on it when they had time. Dan will get with City Manager to be sure they get it completed ASAP.

Electrical – Will come into the East end of the Dry Stack building and Rene is to get with the Electrical Engineer tomorrow and get the drawings.

#### DISCUSS/CONSIDER ENGINEERING PLANS FOR DRY STACK ELECTRICAL

Same as previous item.

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

Perimeter fence – temporary fence at the eastern end of the Dry Stack Building and Gates on the piers. Mr. Taylor made a motion, which was seconded by Mr. Cameron and passed unanimously.

#### DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA WATER AND SEWER CONNECTIONS.

Rene is working on this with Veolia

#### DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA PAVING

Rene has drawing. Crushed concrete from where road comes over levee back to the end of the Dry Stack building. Motion by Mr. Shaefer, seconded by Mr. Cameron and passed unanimously. Short discussion about the cost being too high, if we only did part of the parking lot. Talked about contamination of base. Rene doing cost comparison on partial vs. all paving.

DISCUSS/CONSIDER ENGINEERING PLANS FOR MARINA DRY STACK BUILDING FIRE SUPPRESSION SYSTEM.

Mr. Taylor made a motion to table, Mr. Cameron seconded and the motion carried unanimously.

DISCUSS/CONSIDER APPOINTING STEERING COMMITTEE OF EDC BOARD MEMBERS FOR COMPLETION OF MARINA PROJECT

Mr. Shaefer to head, Ms. Wood-Wicke and Mr. Taylor also on Committee. Mr. Cameron made a motion, seconded by Mr. Tarver and motion passed unanimously.

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

Needed more bids from others. Will meet next Thursday to meet with these people. Mr. Cameron made a motion to reagenda Mr. Shaefer seconded, and the motion carried unanimously.

DISCUSS/CONSIDER APPROVAL OF EXPENDITURES

Fossi & Jewell – Legal Services - \$3,179.76

Motion to approve was made by Mr. Cameron, seconded by Mr. Taylor and passed unanimously.

Marina Property Taxes - \$15,402.82

Mr. Cameron made a motion to postpone, Ms. Wood-Wicke seconded and the motion 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 – SECTION 551.076

Deliberations about Security, Personnel or Devices.

ACTION AS A RESULT OF EXECUTIVE SESSION – SECTION 551.072

None taken.

ACTION AS A RESULT OF EXECUTIVE SESSION – SECTION 551.076

None taken.

ADJOURN

Mr. Cameron made a motion to adjourn, seconded by Mr. Taylor and passed unanimously. Meeting adjourned at 9:46 pm.