



**Friendswood Downtown Economic Development Corporation (FEDDC)
Meeting Minutes of June 14, 2022
City Hall Council Chambers
910 S. Friendswood Drive, Friendswood, Texas 77546**

1. Call to order

The meeting was called to order at 4 p.m. with a quorum present.

Present: Dr. Rebecca Hillenburg, President; Elmer "Bubba" Johnson, Vice President (acting as chair); Alton Todd, Member; Dr. Patrick McGinnis, Member; Paul Marx, Secretary/Treasurer

Absent: Ron Cox, Member; Arden Trey Hill, Member

Staff members present: Steven Rhea, Assistant City Manager; Aubrey Harbin, Director of Community Development

Councilmembers: Sally Branson

2. Public Communication

Janis Lowe stated that she is shocked at some of the action coming to the board which is an agreement asking to fund substantial changes to Stevenson Park. She stated that she questions whether or not a city committee can enter an agreement with another committee without City Council approval, and she understands that this has not been to Council. She stated that she understood the intent of FEDDC to expand or bring business to Friendswood and removing the parking lot at Stevenson Park would not fit that form. She said that there are currently 79 parking spaces on the subject property at Stevenson Park and the sketches provided reduce the number of parking spaces.

Brett Banfield stated that he would like to speak regarding the forthcoming proposal from KFB and the former Fire Station 1 site. He stated that he would like to offer another perspective and explained that the site is 1.2 acres, 55,000 square feet, great ingress and egress, surrounded by Stevenson Park and in the free-market world would be considered prime, Class A property. He stated that this is an asset to the city and that it has more potential than a parking lot. He stated that it should be an expansion of Stevenson Park. In developing his project, 161, Brett stated that the architects advised him to hide the cars because they detract from the development; he stated that applies in this situation. He stated that we have a beautiful park and should not stack rows of cars parked in front of it.

Linda Richard asked what value is and what is worth to FEDDC and to the City. She stated that value to the people is not the million-dollar space she asked to Board to consider the worth of the property to the citizens of Friendswood.

Lori Foreman explained that FDFA had a possibilities workshop and attendees looked at lots of pictures and discussed what they want to see Downtown. Many want green infrastructure such as green parking lots and bioswales, they want to spend more time at the park with families and enjoy water features. She stated that she hopes to see some cool stuff in the future.

3. Minutes

Consider the approval of the minutes of the Friendswood Downtown Economic Development Corporation Meeting held on April 12, 2022. Todd made a motion to approve the minutes, seconded by Marx. All in favor, motion carried unanimously (5 to 0).

4. Work Session Items

A. Receive a presentation from Keep Friendswood Beautiful, Inc. to fund the Stevenson Park conceptual design plan.

Steven Rhea explained that Keep Friendswood Beautiful received the Governors Community Achievement Award for 2021, which is an award of \$250,000 and is only allowed to be used for improvements on Texas Department of Transportation right-of-way. Three options were considered which included more median improvements, an entry into Stevenson Park or beautification of the bridges along FM 518. KFB opted for an entrance into Stevenson Park. The idea of an improved entrance spurred thoughts of improving the former Fire Station site, which is now a large pad of uneven concrete. KFB engaged Half Associates to provide some ideas of what could be improved on the site.

Casey Collins, Half Associates, reviewed the existing conditions of the site which include a drainage ditch and parking spaces. He explained that the drainage ditch could be covered to create more parking spaces. He presented some ideas for the site that could include about 40 parking spaces, event space, improved restrooms, covered stage and an amphitheater. The fee proposal for Landscape Architecture Services would be \$13,500 and would result in a conceptual site plan and up to three perspective renderings.

4. Business Items

A. Consider authorizing an agreement with Keep Friendswood Beautiful, Inc. to fund the Stevenson Park conceptual design plan.

Motion to approve: Hillenburg

Second: Todd

Vote: 4 to 1 (McGinnis opposed)

Todd questioned why the funding is being requested from FDEDC; Rhea explained that it encourages groups to come together to form a comprehensive plan. Todd clarified that City Council approval would be required and that providing this funding would not have an impact on the existing sidewalks, curbs and ramps project. Rhea confirmed both statements.

Hillenburg asked what the timeline would be to complete a plan. Collins stated that it would take 2-3 months.

Several board members agreed that something needs to be done with the property but did not want to jeopardize projects that FDEDC is already working on. Johnson stated that he would not want to lose momentum on future projects.

McGinnis stated that he appreciates the project idea, but FDEDC has a plan and the goal of the board has been to improve the whole downtown from north to south, and not benefit just one business.

Hillenburg stated that another perspective is providing funding that would enable another group to move forward with a beautification project.

Todd confirmed that Stevenson Park is within the Downtown District and City Council would be required to approve the funding as well.

Johnson stated that a plan will help KFB move forward. Hillenburg stated that without a plan, there is no opportunity.

B. Discuss and take possible action regarding the RFP 2022-10 FM 518 Illumination installation.

Motion for staff to enter into an agreement with Pfeiffer & Sons, Ltd. with a scaled back option:

McGinnis

Second: Marx

Vote: 5 to 0 (unanimous)

Rhea explained that the lowest bid was \$3,989,219. Two submissions were received for the illumination project and were reviewed by City staff. Staff recommends going with Pfeiffer & Sons, Ltd. and negotiating for a scaled back project to be brought back to FDEDC for consideration. A scaled back project could include all the pedestrian poles for the entire length of the project or a designated section of the project to be completed entirely. Low bid and relevant experience played a role in selection Pfeiffer & Sons, Ltd. located in LaPorte.

McGinnis stated that attention to detail along with experience with other projects was important.

Hillenburg asked if there are other funding opportunities for the other \$1.5 million. Rhea stated that grants would be about the only other option.

5. Reports

A. Receive and discuss TxDOT Curbs, Ramps, Sidewalks and Traffic Signals Project report.

Rhea explained that there are a few areas that remain to be finished. Mast arms and signals have been installed with field wiring taking place. Two driveways are pending completion due to gas line depth concerns. Centerpoint will be lowering the gas lines to allow for reconstruction of the driveways.

B. Receive and discuss the Friendswood Downtown Economic Development Corporation Financial Report for May 2022.

Rhea presented the updated financial report with \$2,614,391 Beginning Fund Balance for May 2022 with added revenue of \$72,219 and \$1,334 in expenditures including staff/admin. Ending fund balance is \$2,685,275.

6. Adjournment

With no further business to discuss, the meeting was adjourned at 4:56 p.m.