



**Friendswood Downtown Economic Development Corporation (FEDDC)
Meeting Minutes of February 11, 2025 – 4:00 P.M.
City Hall Council Chambers
910 S. Friendswood Drive, Friendswood, Texas 77546**

1. Call to order

The meeting was called to order at 4:01 p.m. with a quorum present.

Present: Dr. Rebecca Hillenburg, President; Paul Marx, Secretary/Treasurer; Ron Cox, Member; Chris Richardson, Member; Scott Mackenzie, Member; Arden Trey Hill, Member

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

Councilmembers: Sally Branson

Absent: Elmer "Bubba" Johnson, Vice President; Kristina Cuellar, Secretary

2. Citizen comments

Tom Hinkley introduced himself he will be running for city council position 6.

3. Approval of Minutes

- A. Consider the approval of the minutes of the Friendswood Downtown Economic Development Corporation Meeting held on January 14th, 2024.

Motion to Approve: Marx

Second: Richardson

Vote: 6/0 Approved

4. Work Session Topics

- A. Discussion regarding mobility in the Downtown District

Rhea reviewed the recommendations for the Downtown Improvement Plan, which aims to enhance mobility within the downtown district. The plan includes continuing the sidewalk network along the adjacent side streets of FM 518, implementing signed bicycle routes and dedicated lanes, and considering shared parking options for large downtown events.

Additionally, Marx requested that the positioning of the mast arms be examined to ensure they are properly placed.

- B. Discussion regarding holiday decorations for the Downtown District.

Rhea mentioned that the Parks and Recreation Department had already begun discussions with vendors regarding Christmas lighting. James Toney, the Director of Parks and Recreation, provided the committee with details about various options for Christmas lighting on the poles and throughout the downtown area. The objective is to create a cohesive lighting design for

both the downtown district and city facilities. The committee decided to have the staff gather pricing information for all options to determine what the costs are and what FDEDC can afford.

5. Reports

- A. Receive and discuss the Keep Friendswood Beautiful Electrical Box Artwork Project report.

James Toney informed the committee that the city is currently waiting for edits from the project vendor. One of the artists has had to withdraw from the project, and the staff is actively collaborating with the art company to find a replacement artist for one of the boxes along FM 518.

- B. Receive and discuss the FM 518 Illumination Project report.

Rhea reported that Pfeiffer and Sons have installed 101 out of the 124 expected foundations and poles so far. The engineering department is currently finalizing the last two easement agreements. Texas New Mexico Power has returned the service agreement for city review. Once the service agreement is approved, the poles can be energized.

- C. Receive and discuss the Downtown business update.

Harbin gave the Downtown business update.

New Businesses in Downtown District

First American Title Company – 2 Parkside Dr Suite 101

Darling ENT – 1106 S Friendswood Dr Suite C

Zone Change

311 Laurel to change from Multi-Family Residential-medium Density (MFR-M) to Downtown District (DD) – Approved by City Council February 3, 2025.

- D. Receive and discuss the Friendswood Downtown Economic Development Corporation Financial Report for January 2025.

Rhea presented the financial report with a Beginning Fund Balance of \$3,000,078 for January 2025, added revenue of \$67,896 and expenditures of \$1,333 including staff services. Ending Fund Balance of \$3,066,641 with an Unencumbered Fund Balance for January 2025 of \$2,436,788.

6. Adjournment

With no further business to discuss, the meeting was adjourned at 5:02 p.m.