CITY OF FREEPORT
TAX INCREMENT REINVESTMENT ZONE #1

430 North Brazosport Boulevard, Freeport, Texas

MEETING MINUTES

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

BE IT REMEMBERED that the Tax Increment Reinvestment Zone #1 Board of the City of Freeport met on Tuesday, June 9, 2026, at 5:30 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.

TIRZ #1 BOARD MEMBERS: Quorum Present

Directors:

Mark Parker	Chairman
Sandra Loeza	
Ken Tyner	
David McGinty	
Ronnie Martin	
Ron Bachman	
Gary Guerrieri	
Anne Bartlett	
David Thacker	

Dr. Danielle Kelly: City Manager
Robert Johnson: EDC Executive Director
Loren Smith: EDC Attorney
Jerry Cain: City Mayor / Council Liaison
Rachael Cohen: EDC Staff

I. Call to Order

Mark Parker called the meeting to order at 5:34 PM. A quorum was present.

II. Invocation and Pledge

Ken Tyner gave the invocation, and Gary Guerrieri led the pledge

III. Citizens' Comments

(This is an opportunity for citizens and visitors to speak to the Board relating to any agenda and non-agenda items. Speakers are required to register in advance and must limit presentations to three (3) minutes.)

IV. Consent Agenda

1. Approve Meeting Minutes for September 10, 2025
2. Approve Financials

Ken Tyner made a motion to approve the consent agenda. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY.**

Ken Tyner moved to postpone approval of the financial statements until the July 14th, 2026, meeting. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action

1. Discuss and review: Budget Request- Staffing Needs for Community Development (R.Harris).

Prior to discussion, staff informed the Board that Executive Director Robert Johnson, Finance Director Ashley Hurst, and the department representative were unable to attend the meeting. Staff recommended postponing both Agenda Items 1 and 2 to allow the Board to receive complete presentations and ask questions of the appropriate staff members.

Gary Guerrieri moved to postpone approval of the financial statements until the July 14th, 2026, meeting. Ken Tyner seconded. **MOTION PASSED UNANIMOUSLY.**

2. Discuss and review: Budget items for Fiscal Year 2026-2027

This item was tabled with the previous motion and will be considered at the July 14, 2026 meeting.

3. Discuss and take possible action: Pool Renovations-Electrical

Staff provided an update regarding the ongoing Recreation Center pool renovation project. The Board previously approved **$169,693** in September 2025 for the initial renovations and an additional **$22,241** in March 2026 after unforeseen conditions were discovered during construction, bringing the previously approved project total to **$191,934**.

Staff explained that an additional electrical improvement was necessary to complete the dewatering process. Two options had been evaluated:

- Installation of a transformer for approximately **$17,000**
- Installation of a disconnect for approximately **$20,000**

Staff further advised that CenterPoint had declined a temporary service option. Public Works representative **John Perez** explained that installation of the transformer would provide a permanent electrical solution that would support the current project and future maintenance activities while also being the lower-cost alternative. Board members discussed the long-term benefits of making permanent improvement rather than relying on temporary electrical service.

Staff confirmed that approval of the additional funding would bring the total authorized project amount to **$208,934** if the $17,000 option was selected. Staff also noted that the TIRZ fund balance remained sufficient to support the project.

Ronnie Martin made a motion to approve an additional $17,000 for the pool renovation project, to replace the transformer to continue updating the pool repairs. Anne Bartlett seconded. **MOTION PASSED UNANNIMOUSLY.**

Total amount of repairs approved is \$208,934.00 (\$169,693 + \$22,241 + \$17,000)

VI. Adjourn

Ken Tyner made a motion to adjourn the board meeting made by Mark Parker and seconded by Gary Guerrieri. **MOTION PASSED UNANIMOUSLY.**

Mark Parker adjourned the TIRZ #1 board meeting at 5:47 p.m.