CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION

430 North Brazosport Boulevard, Freeport, TX
Tuesday, Feb 10th, 2026, at 6:00 p.m.

REGULAR MEETING MINUTES

FEDC BOARD MEMBERS: Quorum Present

Directors:	
Mark Parker	President
Sandra Loeza	Vice President
Ken Tyner	Treasurer
David McGinty	Secretary
Ronnie Martin	
Ron Bachman	
Gary Guerrieri	

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

I. Call to Order
Mark Parker called the meeting to order at 6:04 p.m. A quorum was present.

II. Invocation and Pledge
Ken Tyner led the invocation, and Ronnie Martin led the pledge.

III. Citizens' Comments
This is an opportunity for citizens and visitors to make a public statement before the Board relating to only agenda items. Speakers are not allowed to make a statement regarding specific agenda items at the time the agenda item is being considered by the Board and must wait until the Citizen Comments section of the agenda to speak. Speakers are required to register in advance and must limit comments to a total of two minutes for the duration of the meeting.

IV. Consent Agenda
1. Approve Meeting Minutes for January 6th, 2026
2. Approve Financials

Ronnie Martin made a motion to approve the minutes as presented. Gary Guerrieri seconded.
MOTION PASSED UNANIMOUSLY.

Ken Tyner made a motion to approve the Financials as presented. Sandra Loenza seconded.
MOTION PASSED UNANIMOUSLY.

V. Discussion and Action Items

1. Discuss and update on Main Street updates and upcoming events

Maria provided an overview of the Freeport Main Street Program and its role as a nationally recognized economic development model focused on historic preservation and downtown revitalization. She explained the Main Street America four-point approach: Economic Vitality, Design, Promotion, and Organization, emphasizing that the program is a long-term investment strategy rather than an event-based initiative.

She reported that 2025 downtown reinvestment totaled $357,785 in combined public and private investment, including $16,912 in public investment. She noted that Freeport Main Street submits an annual report to Main Street America to ensure accountability and document measurable outcomes.

The presentation highlighted the importance of preserving Freeport's historic assets, supporting small businesses, strengthening downtown occupancy, and aligning community branding. Board members discussed coastal identity, beach access, and consistent branding across city platforms.

No action was taken.

2. Discuss and take possible action on Business Improvement Grant- Mama C

The Board considered the Mega Grant application submitted by Mama C's for improvements to 212 West Park Avenue. It was noted that this was the only application received for the Mega Grant.

The applicants, Crystal and Albert Pina, addressed the Board and stated that the total project investment is approximately $63,000, and that they have secured the required 50 percent matching funds. The proposed project includes comprehensive revitalization of the property, including installation of metal awnings with the Mama C's logo and lighting, exterior painting, plumbing and electrical updates to ensure compliance with code requirements, and the addition of a sit-down bar area and storage room to improve functionality of the restaurant.

Executive Director Robert Johnson clarified that updated estimates were received after the meeting packets were distributed, resulting in a revised total project cost of $63,410.32. He stated that the maximum Mega Grant award is $30,000 and that the grant would fall under the property improvements category.

Sandra Loenza made a motion to approve the MEGA Grant in the amount of $30,000. Gary Guerrieri and Ronnie Martin seconded the motion. **MOTION PASSED UNANIMOUSLY**.

3. Discuss and take possible action on Business Improvement Grant- Ocean Food Mart

The Board considered a Business Improvement Grant application for Ocean Food Mart. Robert Johnson presented the item and explained that the project involves canopy remodeling and electrical work. He stated that the canopy work totals $7,848.12 and the electrical work totals $2,651.74, for a total project cost of $10,499.86.

Robert Johnson informed the Board that the electrical permit had not yet been obtained. He explained that the applicant had spoken with the Building Official and that the permit had not been secured because the applicant wanted confirmation of the grant approval prior to incurring the expense associated with obtaining the permit. He recommended that any approval be contingent upon the required permit being secured prior to the release of funds.

It was stated that the EDC grant portion would total $5,249.93.

David McGinty made a motion to approve the Business Improvement Grant in the amount of $5,249.93, contingent upon the applicant obtaining the required electrical permit prior to the release of funds. Ronnie Martin seconded the motion. **MOTION PASSED UNANIMOUSLY**.

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 6:37 p.m., and I hereby recess the regular session of the Freeport Economic Development Corporation meeting and do hereby convene into executive session in compliance with Texas Government Code: Section 551.071 (Consultation with Attorney), and 551.087 (Economic and Community Development Matters).

1. Discuss and update on possible upcoming projects related to Economic and Community Development Matters.
2. Update on ongoing litigation: Realty World, A&T, and legal updates.

Reconvene into an Open Session

Board President's statement:
It is now 6:57 p.m., and I hereby close the executive session of the Freeport Economic Development Corporation and do hereby reconvene the regular open session and take possible action on items mentioned in the executive session.

1. Update on ongoing litigation: Realty World, A&T, and legal updates.

   Sandra Loenza made a motion to accept the settlement and release agreement from Realty World as presented. Ronnie Martin seconded the motion. **MOTION PASSED UNANIMOUSLY**.

VIII. Adjourn

Ken Tyner made the motion to adjourn the meeting. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**

Mark Parker adjourned the board meeting at 7:00 p.m.