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, September 10, 2025, 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 (a)

Dan Pennington: Interim City Manager
Robert Johnson: EDC Executive Director
Loren Smith: EDC Attorney
Jerry Cain: Council Liaison
Rachael Cohen: EDC Staff

I. Call to Order
Mark Parker called the meeting to order at 5:33 PM. A quorum was present.

II. Invocation and Pledge
Josh Mitchell gave the invocation, and Ronnie Martin 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 February 11, 2025
2. Approve Financials

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

V. Discussion and Possible Action

1. Discuss and take possible action for consideration of funding various improvements to facilities, infrastructure, and amenities located in the Tax Increment Reinvestment Zone to enhance the operation, appearance, and quality of life.

The Board received a presentation regarding proposed improvements to the City pool facility located within the TIRZ zone. Staff explained that the pool requires substantial repairs and upgrades to bring the facility into compliance with current safety and health standards, including plaster restoration, code-related improvements, and installation of updated filtration and UV sanitation systems necessary for proper splash pad operations.

The proposed work includes:

- Hancock Pool Services repairs and resurfacing
- Aquatic Care services
- Required bonding and related upgrades

The total cost presented to the Board for the pool improvements was **$169,693.00**.

Board members engaged in discussion regarding maintenance history, warranty coverage, long-term upkeep, and fiscal responsibility. Staff clarified that the resurfacing would involve removing approximately 90% of the existing plaster down to base material to ensure proper restoration. Questions were raised about project management oversight, and staff indicated that Public Works would manage the project, with potential use of professional oversight as needed.

Discussion also included the long-term direction of TIRZ funds, the balance between economic development initiatives and public infrastructure improvements, and projected growth in TIRZ revenues based on increased property values within the zone.

A motion was made to approve funding in the amount of **$169,693.00** for the pool improvements as presented. The motion was seconded.

Sandra Loeza made a motion to approve the amount of $169,693.00 for the pool repairs. Ken Tyner seconded. **MOTION PASSED with 7 approving, and David McGinty voting Nay.**

2. Discuss and review possible projects.

The Board received an update regarding the downtown alleyway infrastructure project and water valve replacement initiative intended to improve service reliability for businesses within the TIRZ zone.

Staff explained that many existing water valves are inoperable or inaccessible due to age and paving, resulting in widespread service disruptions during line repairs. The proposed project would strategically install and replace valves to allow isolation of smaller service areas, thereby minimizing business closures during maintenance events.

Staff indicated that updated mapping is underway to optimize valve placement. Once finalized, the project will return to the Board for formal consideration and bidding authorization.

No formal action was taken on this item.

3. Discuss and review the direction of TIRZ funds.

The Board discussed the overall direction of TIRZ funding, including:

- Downtown alleyway improvements
- Infrastructure modernization
- Pool and recreational facility upgrades
- Future economic development projects

Clarification was provided regarding public statements referencing a projected $21 million TIRZ total. Staff explained that the $21 million figure represents a long-term projection over the life of the TIRZ plan and not the current fund balance. The current available balance remains approximately $860,000–$921,000.

Board members emphasized the importance of responsible spending, infrastructure longevity, and maintaining appropriate fund reserves while demonstrating visible progress within the zone.

VI. Adjourn

David McGinty made a motion to adjourn the board meeting made by Mark Parker and seconded by Ron Bachman. **MOTION PASSED UNANIMOUSLY.**

Mark Parker adjourned the TIRZ #1 board meeting at 6:50 p.m.