

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Tuesday, March 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 6:00 p.m. A quorum was present.

II. Invocation and Pledge

Ron Bachman led the invocation, and David McGinty 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 February 10th, 2026
2. Approve Financials

Ron Bachman made a motion to approve the minutes as presented. Sandra Loeza seconded.
MOTION PASSED UNANIMOUSLY.

Gary Guerrieri made a motion to approve the Financials as presented. David McGinty seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action Items

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

Maria provided an update on the Freeport Main Street Program, including ongoing efforts to enhance and promote downtown Freeport. She explained that staff is currently utilizing the Texas Historical Commission's DowntownTX.org platform to update and verify the inventory of downtown properties. Maria stated that approximately 130 properties within the Main Street district have already been uploaded into the system, and staff is working to confirm ownership and property details through the Brazoria County Appraisal District to ensure accuracy before making listings publicly available. She noted that the platform serves as a tool to market available properties to potential investors and developers and to increase visibility of redevelopment opportunities within the downtown area.

Maria also presented information on upcoming community engagement events. She announced a "Move and Groove Downtown" event scheduled for March 21, 2026, at 7:30 a.m., which will consist of a guided community walk through the historic downtown area led by a local fitness instructor. She explained that the event is designed to encourage community participation, promote wellness, and increase foot traffic in the downtown district. The event will include storytelling elements highlighting Freeport's history, and will conclude at the Freeport Historical Museum with light refreshments provided for participants.

Additionally, Maria introduced a new workshop event titled "Reimagining Main Street," which is planned for a later date in April. She stated that this workshop will focus on historic preservation and building occupancy requirements and will be conducted in partnership with EDC staff, the Building Department, and Code Enforcement. The workshop will also include participation from a local realtor to provide guidance on buying and selling downtown properties. Maria emphasized that the goal of the workshop is to educate property owners and potential investors on available resources and requirements associated with redevelopment efforts.

Board members discussed ongoing efforts related to the rehabilitation of the Pixie House property located near the museum. It was noted that the City is working in coordination with the Texas Historical Commission to ensure that any restoration efforts follow historically appropriate standards. Discussion included prior concerns regarding improper treatment of the structure and the importance of utilizing qualified professionals to preserve the integrity of the building. Estimated costs associated with window repairs and other improvements were also mentioned.

No action was taken on this item.

2. Discuss and take possible action on Sponsor Request: Riverfest Fireworks

Dr. Danielle Kelly, City Manager for the City of Freeport, presented a request for funding support for the upcoming RiverFest event, which is scheduled to be held over two days at the end of April, including Friday evening and all day Saturday. She outlined that the event will include a variety of activities such as live music, inflatables,

a trackless train, a mechanical bull, balloon artists, a petting zoo, a car and Jeep show, and multiple vendors, all intended to increase community engagement and attendance.

Dr. Kelly reported that approximately \$38,827 has already been committed toward event expenses, with additional costs anticipated for items such as lighting, sound engineering, and other operational needs. She presented a request for additional funding in the amount of \$12,500 for fireworks and \$10,000 to secure a country headliner band for Saturday evening, for a total request of \$22,500. She noted that a Hispanic headliner band has already been secured for Friday night, and that the addition of a country band would enhance the event's appeal and promote broader community participation.

Discussion included prior attendance estimates of approximately 4,000 participants and the potential use of geofencing technology, specifically Placer.ai, to better track attendance and visitor patterns for future events. Staff explained that this data could be used to evaluate economic impact and improve targeted marketing efforts. Board members also discussed prior experience with the selected fireworks vendor and noted satisfaction with past performances.

Additional discussion addressed contingency considerations, including the potential impact of inclement weather on the fireworks display. It was noted that, based on prior working relationships with the vendor, accommodations such as, rescheduling or applying the service to a future event may be possible. Clarification was also requested regarding performance details for the proposed band, including number of sets and duration.

Ron Bachman made a motion to approve \$22,500.00 for these projects. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY.**

3. Discuss and take possible action on Sponsor Request: Senior Citizens Commission May Bus Trip

Mrs. Carol Parker, representing the Senior Citizens Commission, presented a request for sponsorship funding to support a planned senior bus trip to the Rosenberg Railroad Museum scheduled for May 15, 2026. She explained that the Commission annually organizes trips and activities for senior residents and that this excursion was selected as the featured trip for the year.

Mrs. Parker provided an overview of the destination, noting that the Rosenberg Railroad Museum is located in historic downtown Rosenberg and includes multiple buildings, model train exhibits, and railcar displays situated on approximately 21.5 acres. She stated that the trip is intended to provide an engaging and educational experience for participating seniors.

She further explained that transportation services would be provided by a charter bus company that has been utilized by the Commission in previous years, with satisfactory results. The total cost for transportation was presented as \$1,898.10 for a bus accommodating up to 56 passengers, with the service including round-trip transportation

and on-site availability throughout the duration of the trip.

Mrs. Parker also noted that the trip itinerary would include time at the museum followed by a planned meal at a nearby restaurant, continuing the Commission's tradition of providing social and recreational opportunities for senior participants. Additionally, it was stated that informational materials promoting the City of Freeport, including economic development, Main Street, and tourism initiatives, would be distributed as part of the trip, creating an opportunity for community outreach and regional engagement.

The Board discussed the request and its alignment with community engagement efforts and promotional opportunities for the City.

Sandra Loeza made a motion to approve the \$3,148.10 for the Senior Citizens Commission May Trip. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 6:40 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 7:05 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.

VIII. Adjourn

Sandra Loeza made the motion to adjourn the meeting. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY**

Mark Parker adjourned the board meeting at 7:05 p.m.