CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Tuesday, April 14th, 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 6:01 p.m. A quorum was present.

II. Invocation and Pledge

Ken Tyner led the invocation, and Sandra Loeza 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 March 10th, 2026
2. Approve Financials

Ken Tyner made a motion to approve the minutes as presented. Sandra Loeza seconded. **MOTION PASSED UNANIMOUSLY.**

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

V. Public Hearing

1. **Settlement and Release Agreement between the Freeport Economic Development Corporation (FEDC) GL&L Holdings, LLC (GL&L), and AMG Texas Capital, LLC (AMG).**

   The Board President opened the Public Hearing at approximately 6:08 p.m. regarding the Settlement and Release Agreement between the Freeport Economic Development Corporation (FEDC) GL&L Holdings, LLC (GL&L), and AMG Texas Capital, LLC (AMG).

   There being no public comments, the Board President closed the Public Hearing at approximately 6:11 p.m.

VI. Discussion and Action Items

1. **Discuss and take possible action regarding approval of a Settlement and Release Agreement between the Freeport Economic Development Corporation (FEDC), GL&L Holdings, LLC (GL&L), and AMG Texas Capital, LLC (AMG)**

   The Board considered the proposed Settlement and Release Agreement between FEDC, GL&L Holdings, LLC, and AMG Texas Capital, LLC. Staff presented the item and explained that, although the matter originated as litigation, it was being treated as a new project out of an abundance of caution, as recommended by the City Attorney, and had proceeded through the required public hearing process.

   Staff further explained that the agreement was intended to resolve longstanding disputes related to property reversion, foreclosure actions, and competing ownership interests across multiple lots within the Velasco Townsite. The agreement consolidates obligations among the parties into a single enforceable framework designed to facilitate infrastructure completion and residential development.

   Key provisions of the agreement were presented, including requirements for completion of roadway and infrastructure improvements in accordance with City standards, shared cost participation among the parties, and defined responsibilities for residential development. The agreement establishes a project completion deadline requiring certificates of occupancy for all units to be issued by December 31, 2027. It was further noted that failure to meet this deadline would result in liquidated damages in the amount of $500 per day following a ten-day cure period.

   Additional provisions regarding limited extensions for force majeure events and delays outside the control of the developer were also discussed.

   Sandra Loeza made a motion to approve the Settlement and Release Agreement as presented. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**.

2. **Discuss and update: CenterPoint and Main Street Alley Repair Status and Actions Taken**

   Staff provided an update regarding ongoing coordination with CenterPoint and issues related to the Main Street alley repair. It was reported that communication challenges had been identified due to email security protocols between organizations, which had temporarily hindered coordination efforts. These issues have since been resolved through updates to domain configurations and adjustments to security filtering systems.

Staff advised that communication has been reestablished with CenterPoint representatives and engineers, and progress is being made toward addressing utility line concerns, including adjustments to gas lines and coordination with waste service providers. It was further noted that additional complications had been identified involving power lines and other infrastructure elements; however, staff expressed confidence that a solution is being actively pursued.

Discussion also included the status of a collapsed section of the alley near a local building. Staff reported that the issue remains under evaluation, including determining whether prior work was performed without proper permitting, which may impact on responsibility for repairs.

No formal action was taken on this matter.

3. **Discuss and take possible action to vote for new business recommendation: Antonelli's Root Beer Stand**

   The Board received a presentation from representatives regarding the proposed redevelopment of the historic Antonelli's location into a community-oriented root beer stand concept. The presenters described plans to revitalize the site by offering items such as root beer floats, banana splits, and other family-friendly refreshments, with the goal of creating a gathering space for residents, particularly youth and families following local events.

   Discussion included preserving the historical character of the building, including maintaining recognizable architectural features and honoring the site's legacy within the community. The Board expressed support for efforts to revitalize the property in a manner that reflects its historical significance while contributing to local economic development.

   Staff clarified that the purpose of the item was to obtain a formal recommendation and expression of support from the Board, particularly in anticipation of a potential future Business Improvement Grant application.

   David McGinty made a motion to recommend the proposed project as a supported economic development initiative and to provide a vote of confidence to City staff in moving forward with consideration of the project. Sandra Loeza seconded the motion. **MOTION PASSED UNANIMOUSLY**.

4. **Discuss and take possible action on Business Improvement Grant Application: Arlene's**

   The Board considered a Business Improvement Grant application for Arlene's. A representative of the business provided an overview of operations, noting that the establishment has been serving the community for approximately three and a half years and has developed a strong customer base. The representative explained that the proposed project involves completion of a new dining area to better accommodate customers and enhance overall dining experience.

It was further discussed that the project had experienced delays related to engineering, permitting, and construction challenges, including compliance with windstorm requirements and utility connections. The applicant outlined specific needs related to door replacements and other improvements necessary to bring the project into compliance and complete construction.

Staff clarified that the request qualified under the façade improvement category, with a total estimated project cost of approximately $21,000. Under program guidelines, the eligible reimbursement amount would be $10,000.

The Board discussed project progress, anticipated completion timelines, and operational plans, including staffing and hours of operation. Additional discussion included marketing efforts and potential support from the EDC in promoting the business upon completion.

Sandra Loeza made a motion to approve the Business Improvement Grant application for Arlene's up to the requested $10,000. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY**.

5. **Discuss and take possible action on Purchase of Program: Placer.ai**

The Board considered the proposed purchase of the Placer.ai program. Staff provided an overview of the platform, explaining that it is a data analytics tool designed to provide insights into consumer behavior, visitation patterns, and market trends, which can assist in economic development decision-making and business recruitment efforts.

Discussion included the potential benefits of utilizing the platform to better understand traffic patterns, identify opportunities for business attraction, and support data-driven planning initiatives within the City of Freeport. The City Manager noted several conversations with EDC Staff and while she can't fully state the total cost, she mentioned being able to offset some of the cost with the City budget.

Ron Bachman made a motion to approve the purchase of the Placer.ai program at $66,000.00 for three (3) years. Sandra Loeza seconded the motion. **MOTION PASSED UNANIMOUSLY.**

6. **Discuss and take possible action: Water Valve Project**

The Board considered the Water Valve Project. Staff explained that the Board previously approved $209,000 for the valve project in the fall. Staff stated that, under the current approach, the contractor would need to shut down service and complete one valve at a time. To increase efficiency and reduce disruption, the work may need to be performed at night, which could require an additional $10,000 for increased payroll and related costs. Staff clarified that this would be handled as a change order under the existing contract and would not require a new contract.

The City Manager added that a meeting would be held with staff, Utilities Manager Nick Meeks, and the Contractor Representative to take another critical look at the placement and number of valves. She stated that there may be a way to reduce the impact on businesses and potentially absorb the additional cost by strategically reevaluating the valve locations and possibly placing fewer valves. The City Manager noted that there was a possibility the additional cost may not be needed at all, and recommended that any motion authorize up to $10,000, allowing staff to negotiate as long as the amount did not exceed that limit.

Discussion included the importance of minimizing business disruption during water system work. Staff reminded the Board that prior water system shutdowns had negatively impacted businesses, including Starbucks, which had reported losing approximately $10,000 to $15,000 per day in sales when required to close due to water system issues. Staff explained that the purpose of the valve project is to allow the City to better isolate affected areas without shutting down the entire city, thereby reducing harm to businesses during future water system work.

Sandra Loeza made a motion to approve an additional amount of up to $10,000 (or less) for the Water Valve Project. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

VII. Board and Executive Director Comments

VIII. Executive Session- Adjourn into Executive Session

It is now 7:26 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 and A&T
3. Employee Review- R. Cohen
4. Internal Review of Personnel Submissions

Reconvene into an Open Session

Board President's statement:
It is now 8:21 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.

3. Employee Review – R. Cohen

Ron Bachaman made a motion to approve a 9.25% salary increase for Freeport EDC Specialist, Rachael Cohen, effective immediately. Sandra Loeza seconded the motion. **MOTION PASSED UNANIMOUSLY**.

IX. 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 8:23 p.m.