CITY OF FREEPORT

ECONOMIC DEVELOPMENT CORPORATION

430 North Brazosport Boulevard, Freeport, TX

Tuesday, May 12^{th}, 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 6:03 p.m. A quorum was present.

II. Invocation and Pledge

Ken Tyner led the invocation, and Ron Bachman 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 April $14th^{th}$, 2026

2. Approve Financials

3. Approve Quarterly Financials

David McGinty made a motion to approve the minutes as presented. Ron Bachman seconded. **MOTION PASSED UNANIMOUSLY.**

Ron Bachman made a motion to approve the Financials as presented. Ken Tyner seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action Items

1. Discuss and Update: Main Street Upcoming Events

Maria Lopez, Main Street Coordinator for the City of Freeport, provided an update on upcoming Main Street activities, including a Fourth of July celebration planned for Downtown Freeport. Ms. Lopez reported that the event is being coordinated in partnership with the Freeport Historical Museum and will be centered around Memorial Park as part of the nationwide America 250 celebration.

Ms. Lopez reviewed planned activities and community engagement efforts designed to attract residents and visitors to the downtown area. She noted that the event supports Main Street's ongoing efforts to increase foot traffic, promote local businesses, and encourage economic activity within Downtown Freeport.

Board members discussed the upcoming event and expressed support for continued efforts to promote Downtown Freeport through community-centered activities.

No action was taken on this item.

2. Discuss and take possible action: Main Street Sponsor Request: Christmas Tree Purchase.

Maria Lopez, Main Street Coordinator for the City of Freeport, presented a request for FEDC funding assistance toward the purchase of a permanent Christmas tree for Downtown Freeport. Ms. Lopez explained that the request followed the success of the 2025 Christmas on Main event and tree lighting ceremony, which increased visitation to the downtown area and supported local businesses.

Ms. Lopez reported that the FEDC previously approved sponsorship funding of up to $40,000 for the 2025 Christmas event, with actual expenditures totaling approximately $31,500. Those expenditures included the lease of the Christmas tree and related event components. Discussion focused on the potential long-term benefits of purchasing a permanent tree rather than continuing annual lease expenditures.

Ms. Lopez reviewed vendor quotes, available tree options, storage requirements, and long-term maintenance considerations. Director Ronnie Martin discussed the importance of proper care and climate-controlled storage to protect the investment and maximize the useful life of the tree. Discussion also included vendor selection, with Board members expressing a preference for Holiday Designs based on the company's established reputation, product quality, and previous experience. Ms. Lopez advised that Holiday Designs had offered to match competitor pricing and that seasonal discounts were available through May 29, 2026, creating an opportunity for additional cost savings.

Ms. Lopez further advised that Main Street intends to request reimbursement of fifty percent of the project cost through the City of Freeport Fiscal Year 2026-2027 budget process, subject to City Council approval.

Ronnie Martin made a motion to approve funding in an amount not to exceed $22,784.04 for the purchase of a permanent Christmas tree, contingent upon securing climate-controlled storage prior to purchase, and urged Ms. Lopez to take advantage of the price matching. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

3. **Discuss and take possible action: Business Improvement Grant Application: Greg Flaniken & Associates.**

   Greg Flaniken presented a Business Improvement Grant application requesting assistance with the replacement of an existing business sign that had sustained damage. Staff reported that the proposed project qualified under the FEDC Business Improvement Grant Program Sign Improvement Category and that the total project cost was approximately $11,965.

   Staff further advised that the project involved replacement of an existing sign and would not require additional permitting. This was also noted by Reggie Harris, Building and Code Department Building Official, to the FEDC Staff. Board members discussed the proposed improvements and recognized Greg Flaniken & Associates as a long-standing Freeport business that has served the community for many years and continues to contribute to the local business environment.

   Ronnie Martin made a motion to approve a Business Improvement Grant award of $3,500 under the Sign Improvement Category. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**.

4. **Discuss and take possible action: Business Improvement Grant Application: High Tide Laundromat & Services**

   The Board reviewed a Business Improvement Grant application submitted by High Tide Laundromat & Services for improvements to a property located in Freeport. The proposed project includes demolition of existing structures, preservation of historical portions of the property, interior and exterior building improvements, landscaping, parking lot construction, new signage and branding, and the installation of modern laundromat equipment.

   Staff reported that the project qualified under multiple categories of the FEDC Business Improvement Grant Program and was eligible for reimbursement of approved expenses in accordance with program guidelines. The Board discussed the overall scope of the project, the significant private investment being made by the applicant, and the positive impact the improvements would have on the surrounding area.

   Board members recognized the project as an opportunity to revitalize existing property, preserve elements of the site's history, improve the appearance of the community, and support the establishment of a new business in Freeport. Discussion also acknowledged the applicant's commitment to investing in the community as a long-time Freeport resident and the potential economic benefits associated with the project.

   Ronnie Martin made a motion to approve the Business Improvement Grant application and authorize reimbursement in an amount not to exceed $30,000 in accordance with program guidelines. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY**.

5. **Discuss and take possible action: Water Value Project Update and Cost**

   Nick Meeks provided an update on the Water Valve Project and discussed the need for additional funding to support the use of higher-quality valves and related materials. Mr. Meeks explained that the proposed improvements would increase system reliability, reduce replacement time, and minimize service interruptions during future maintenance and repair activities.

   Mr. Meeks reviewed the project's funding history, noting that the Board previously approved

$209,127 for the initial phase of the project and an additional $10,000 for potential night work associated with installation activities. Staff requested an additional $83,689.48 to support the enhanced project specifications and product upgrades.
Board members discussed the long-term benefits of investing in higher-quality infrastructure and recognized the value of reducing future maintenance requirements while improving operational efficiency and service reliability for the community.

Ron Bachman made a motion to approve the additional funding request of $83,689.48. Ronnie Martin seconded the motion. **MOTION PASSED UNANIMOUSLY.**

With approval of the additional funding, total project authorization for the Water Valve Project increased to $302,816.48.

6. **Discuss and take possible action: Purchase of Digital Sign to Replace Temporary Sign.**

Toby Cohen, Information Technology Director for the City of Freeport, presented preliminary information regarding the potential replacement of the existing temporary sign with a permanent digital sign. Mr. Cohen explained that FEDC staff had expressed interest in pursuing the project and had approached him regarding potential funding opportunities and project development. He reported that he had been working with vendors to gather preliminary pricing, design concepts, and project information.

Discussion included conceptual designs, potential locations, vendor options, and estimated project costs. Preliminary pricing estimates varied depending on project scope and design requirements, with initial estimates beginning at approximately $60,000. Board members reviewed preliminary sketches and discussed the potential benefits of a permanent digital sign as a communication, marketing, and economic development tool for the community.

Economic Development Specialist Rachael Cohen noted that the City's Wayfinding Branding Project and associated community survey remain ongoing and emphasized the importance of completing those initiatives prior to finalizing sign design concepts. Discussion included the need to ensure that any future digital sign project aligns with the City's branding, wayfinding, and community engagement efforts.

Mr. Cohen advised that completion of the Wayfinding Branding Project and associated survey work would be necessary before final design concepts and accurate project pricing could be developed. Board members provided feedback regarding potential design considerations and requested additional information for future discussion.

No action was taken on this item.

This will be revisited when more information is gathered from the Wayfinding Survey.

7. **Discuss and Update: Budget for FY 2026-2027**

Staff presented an update regarding development of the Fiscal Year 2026-2027 budget and reviewed the timeline for the upcoming budget process. Discussion focused on identifying priorities, projects, and initiatives for consideration during the next fiscal year.

Board members provided input regarding future economic development efforts, capital projects, community improvement initiatives, and other potential funding priorities. Discussion also included the importance of long-term planning and establishing budget objectives that align with the mission of the Freeport Economic Development Corporation.

Staff were directed to continue developing budget projections and funding recommendations for future Board review and consideration.

No action was taken on this item.

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 7:36 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. Internal Review of Personnel Submissions

Reconvene into an Open Session

Board President's statement:
It is now 8:07 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. Internal Review of Personnel Submissions

Ron Bachman moved to recommend the reappointment of Ronnie Martin, David McGinty, and Ken Tyner to the Freeport Economic Development Corporation Board of Directors and forward the recommendation to the Freeport City Council for consideration. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**.

VIII. Adjourn

Ron Bachman made the motion to adjourn the meeting. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**

Mark Parker adjourned the board meeting at 8:09 p.m.