CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Tuesday, June 9th, 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
Gary Guerrieri led the invocation, and Ken Tyner 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 June 9th , 2026
2. Approve Financials

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

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

V. Discussion and Action Items

1. Discuss and take possible action: Lions Club Fishing Fiesta- Fireworks Sponsor

Staff presented a sponsorship request from the Freeport Host Lions Club for the annual Fishing Fiesta fireworks display. Although the original request submitted was for $15,000, staff explained that the organization had revised its request to $12,000 based on the vendor's quote for a 12-minute fireworks display. The Board discussed the differences between the 12-minute and 15-minute displays, noting that the larger display would commemorate America's 250th anniversary and continue the tradition of hosting the fireworks on July 3 to attract visitors to Freeport before surrounding communities held their Independence Day celebrations.

Additional discussion included the fireworks vendor, rain cancellation policy, and the importance of promoting the event through the City's website and social media to maximize attendance. Board members expressed their support for the Fishing Fiesta and recognized the economic impact and community value the event provides.

David McGinty made a motion to approve a sponsorship in the amount of $15,000 for the Freeport Host Lions Club Fishing Fiesta fireworks display. Ronnie Martin seconded the motion. MOTION PASSED UNANIMOUSLY.

2. Discuss and take possible action: Business Improvement Grant Application: FTX Industrial Holdings

Staff presented a Business Improvement Grant application submitted by FTX Industrial Holdings for improvements to its property located at 2309 Zapata Street. Staff explained that the company recently relocated its corporate office to Freeport and is investing approximately $500,000 into the property, with plans for additional improvements and future investment in the community. The current phase of the project includes façade improvements totaling $63,997.27 and property improvements totaling $84,963.63, for a combined project cost of $148,960.90. Under the Business Improvement Grant Program, the project qualified for reimbursement of up to $20,000.

Staff advised that all required permits had been obtained and that the project aligns with the Board's goals of encouraging private investment, improving the appearance of industrial properties, and supporting economic development. Representatives of FTX Industrial Holdings discussed their plans to continue rehabilitating industrial properties within Freeport while expanding business operations and creating additional employment opportunities. Board members expressed their support for the investment and recognized the project's positive impact on the community.

Gary Guerrieri made a motion to approve the Business Improvement Grant application for FTX Industrial Holdings in an amount not to exceed $20,000. Ronnie Martin seconded the motion. MOTION PASSED UNANIMOUSLY.

3. Discuss and take possible action: Explore More- Contract Lease Renewal

Staff presented the annual renewal of the existing lease agreement with **Explore More**. No changes to the terms of the lease were proposed. The Board discussed renewing the agreement for an additional one-year term.

David McGinty made a motion to approve the renewal of the existing lease agreement with Explore More for an additional one-year term. Ronnie Martin seconded the motion. MOTION PASSED UNANIMOUSLY.

4. **Discuss and take possible action: Final Results of the Wayfinding Survey**

Staff presented the final results of the Wayfinding Survey conducted among City staff, City Council, boards, and commissions to evaluate the City's current branding and determine whether a rebranding effort should move forward. Staff reported that approximately two-thirds of respondents supported developing a new community brand and logo, citing opportunities to improve community identity, economic development, tourism, and overall visibility. Staff explained that the survey results would serve as the foundation for the next phase of the Wayfinding Project, which includes presenting the findings to the City Council during a workshop to obtain feedback and direction before Clark Condon develops branding concepts for Council's consideration.

Board members discussed the purpose of the survey and agreed that presenting the results to the City Council would ensure the branding process reflects the vision and priorities of the governing body before design work continues.

David McGinty made a motion to approve a recommendation to send the final results of the Wayfinding Survey and present those to the City Council for their perusal and filtering out with a workshop. Gary Guerrieri seconded the motion. MOTION PASSED UNANIMOUSLY.

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

Staff presented an overview of the proposed FY 2026-2027 budget, including updates to the operating, project, marketing, and TERS funds. The presentation highlighted proposed budget adjustments based on current expenditures, projected revenues, and priorities identified by the Board and City Council.

Staff discussed maintaining funding for the Business Improvement Grant Program, infrastructure initiatives, sponsorships, and the Wayfinding Project while reallocating funds from accounts with historically lower expenditures to better support priority projects. Staff also reviewed preliminary revenue projections provided by the Texas Comptroller's Office and outlined anticipated expenditures for the upcoming fiscal year.

Board members discussed the proposed budget, outstanding Business Improvement Grant reimbursements, sponsorship funding, and ongoing projects. Staff advised that the proposed budget would continue to be refined and presented for additional discussion during future budget workshops and meetings before final adoption.

No action was taken on this item.

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 6:50 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

Reconvene into an Open Session

Board President's statement:
It is now 7:04 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

David McGinty made the motion to adjourn the meeting. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**

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