CITY OF FREEPORT

ECONOMIC DEVELOPMENT CORPORATION

1201 North Avenue H, Freeport, TX

Tuesday, September 8th, 2026, at 6:00 p.m.

REGULAR MEETING MINUTES

UPDATED WITH CORRECTIONS

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 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 July 14th, 2026

2. Approve Financials

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

Because the financial report presenter was unavailable due to the City Council meeting, the Board agreed to table the financials until the next meeting.

V. Discussion and Action Items

The Board adjusted the order of discussion to accommodate guests. Agenda Item 3 was considered first, followed by Item 1. The minutes below retain the numbering of the posted agenda.

1. Discuss and take possible action: Business Improvement Grant Application: Brazosport Savings Center

Executive Director Robert Johnson presented the application on behalf of property owner, Roy Henry, for improvements to the Brazosport Savings Center shopping-center sign, which had been damaged during Hurricane Beryl. The proposed work involved restoration of the multi-tenant sign and related concrete/property work. Staff reported an estimated sign repair cost of $13,820 and $445.13 in related property improvements.

The Board discussed whether the work should be treated solely as a sign improvement or divided between the sign and property-improvement categories because the structure serves multiple businesses. Staff explained that using the applicable categories would result in a maximum reimbursement of $7,132.57, if categorized under Property Improvements. The Board also discussed the sign's grandfathered status under current sign regulations, whether the existing structure remained sound, and permitting requirements. Staff reported that preliminary review found the existing structure to be suitable for the proposed work and that the Building Official had been made aware of the project through the EDC's acknowledgement process while required permits were being addressed.

Motion: Ken made the motion to approve the Business Improvement Grant for Brazosport Savings Center in an amount up to $7,132.57. Gary Guerreri seconded the motion. **MOTION PASSED UNANIMOUSLY.**

2. Discuss and take possible action: Business Improvement Grant Application: Antonelli’s

Staff reported that Antonelli's application and supporting documentation were not complete and that the applicant intended to return with the completed grant request at a future meeting; therefore, no grant award was considered. Staff provided a project update concerning the City-owned property, including efforts to address individuals sleeping at or near the site. Staff reported coordination with the City Manager and Police Department to add no-trespassing signage, issue criminal-trespass warnings when appropriate, and increase patrols.

The Board was also advised that the operators planned to delay opening until February rather than open briefly before the seasonal slowdown. The City leases the property to the operator for $250 per month. Board members discussed the value of placing a "coming soon" sign at the property, and staff agreed to explore a reusable sign that could be updated if the anticipated opening date changed.

3. Discuss and take possible action: Business Improvement Grant Application: Port Cafe

Representatives Juan Carlos and Patty Del Rio addressed the Board regarding improvements underway at Port Cafe. They described work to improve the interior of the restaurant, including ceiling repairs/replacement, flooring, air-conditioning work, electrical work, and ceiling fans. Staff explained that the grant request presented for

reimbursement was categorized as Property Improvements and was based on $21,000 for ceiling work and $7,300 for flooring, for a total eligible project investment of $28,300. Staff noted that the business had coordinated with EDC staff to complete the application before the end of the fiscal year and could remain eligible to seek assistance for additional future improvements in the next fiscal year. The owners reported that Port Cafe employed seven people. Under the applicable grant limits, the maximum EDC reimbursement for the project was $10,000.

Sandra Loeza made a motion to approve a Business Improvement Grant for Port Café in an amount up to $10,000. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

4. **Discuss and take possible action: Business Improvement Grant Application: Application Update**

Staff presented a revised Business Improvement Grant application and program guidelines. Changes increased the Facade Improvement maximum from $10,000 to $15,000, the Sign Improvement maximum to $7,000, and the Property Improvement maximum from $10,000 to $20,000, while retaining Landscaping at $10,000. The Fire Suppression category was broadened to Fire and Safety Improvements, and the MEGA Grant maximum was increased from $30,000 to $40,000. The revisions also incorporated the previously approved 30-day grace period at the Board's discretion, updated the annual program funding reference from $150,000 to $300,000, and changed payment-processing language from 30 days to 60 days. Staff presented a redesigned project-budget page showing grant category, project cost, reimbursement amount, project dates, and office notes.

At the Board's request, terminology was revised from "reimbursement cost" to "reimbursement amount," and payment-method wording was broadened rather than listing specific payment instruments. Board members also encouraged continued outreach regarding the Landscaping category.

Ron Bachman made a motion to approve the Business Improvement Grant application updates as presented, including the revisions discussed by the Board. David McGinty seconded the motion. **MOTION PASSED UNANIMOUSLY.**

5. **Discuss: EDC Year in Review**

Staff presented the draft EDC Year in Review and requested Board feedback on content and wording. The Board discussed the presentation, including how to describe legal matters and project outcomes. The Board reached consensus for staff to continue refining the presentation, with additional comments to be provided before the planned October presentation.

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 6:56 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, Real Property, and Marketing Expenditure

Reconvene into an Open Session

Board President's statement:
It is now 8:09 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

Mark Parker made the motion to adjourn the meeting. Ron Bachman /Ken Tyner / Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**

Mark Parker adjourned the board meeting at 8:25 p.m.