

MEETING MINUTES

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

TIRZ #1 BOARD MEMBERS: Quorum Present

Dr. Danielle Kelly: City Manager
Robert Johnson: EDC Executive Director
Jerry Cain: City Mayor / Council Liaison
Rachael Cohen: EDC Staff

2. Approve Financials for 6/9/2026 & 7/14/2026

Ronnie Martin made a motion to approve the consent agenda meeting minutes. Ken Tyner seconded. **MOTION PASSED UNANIMOUSLY.**

Ronnie Martin made a motion to approval of the financial statements for June 9th and July 14th, 2026. Ron Bachman seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action

1. Discuss and Take Possible Action: Budget Items for Fiscal Year 2026-2027

City Manager Dr. Danielle Kelly presented the proposed Fiscal Year 2026-2027 TIRZ budget for Board discussion. Staff reviewed projected revenues of approximately \$370,000 and proposed expenditures totaling approximately \$490,000, resulting in the planned use of fund reserves while maintaining an estimated ending fund balance of approximately \$1.16 million. The proposed budget included funding for infrastructure improvements, parks revitalization projects, a Project Manager position, and a ten percent allocation of the Finance Director's salary based on administrative support provided to the TIRZ Fund.

Board members discussed the proposed allocation of administrative and personnel expenses, including the methodology used to determine the Finance Director's salary allocation and the proposed Project Manager position. Members expressed concerns regarding the use of TIRZ funds for personnel costs, long-term sustainability, and preserving available funding for infrastructure improvements and future projects within the district. Staff explained that the proposal was intended to properly allocate employee time to the funds receiving services and emphasized that the budget presentation was intended to gather Board feedback before returning with a revised proposal.

Executive Director Robert Johnson provided historical context regarding TIRZ administration and explained that the Freeport Economic Development Corporation has historically prepared agendas, minutes, and administrative support for the TIRZ Board without charging the TIRZ Fund. Additional discussion focused on accounting practices, budgeting methodology, anticipated infrastructure projects, project prioritization, and maintaining flexibility in future TIRZ expenditures.

Ronnie Martin made a motion to table the proposed Fiscal Year 2026-2027 TIRZ Budget until additional information and supporting documentation could be presented. Gary Guerrieri seconded the motion. MOTION PASSED UNANIMOUSLY.

VI. Adjourn

Ron Bachman made a motion to adjourn the board meeting made by Mark Parker and seconded by Gary Guerrieri. **MOTION PASSED UNANIMOUSLY.**

Mark Parker adjourned the TIRZ #1 board meeting at 6:07 p.m.