CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Tuesday, July 8th, 2025, at 6:00 p.m.

REGULAR MEETING MINUTES

FEDC BOARD MEMBERS: Quorum Present

Directors:	
Mark Parker	President
Sandra Loeza *(a)*	Vice President
Ken Tyner	Treasurer
David McGinty	Secretary
Ronnie Martin	
Ron Bachman	
Gary Guerrieri *(a)*	

Robert Johnson: Executive Director
Jerry Cain: City Liaison
Loren Smith: EDC Attorney
Rachael Cohen: EDC Staff

I. Call to Order

Robert Johnson called the meeting to order at 6:09 p.m. A quorum was present.

II. Invocation and Pledge

Ken Tyner led the invocation, and Robert Johnson led the pledge.

III. Discussion and Action Items:

1. **Discuss and welcome returning and new board members.**

   Robert Johnson welcomed new and returning members of the board. Ron Bachman and Gary Guerrieri were introduced as new board members. Mark Parker, Ronnie Martin, Sandra Loeza, Ken Tyner, and David McGinty were welcomed as returning board members.

2. **Discuss and take possible action on board officer positions.**
   a. **President- OPEN**
   b. **Vice President- Sandra Loeza (Current)**
   c. **Secretary- David McGinty (Current)**
   d. **Treasurer – Ken Tyner (Current)**

   The board discussed officer appointments for the upcoming term. Robert Johnson opened this topic by listing the current positions and the board members that fill them. Josh

Mitchell, the previous board president, was acknowledged as departing to attend law school, leaving the position of Board President open for discussion. The other positions are currently filled by Sandra Loeza (Vice President), David McGinty (Secretary), and Ken Tyner (Treasurer). Robert then called for a motion.

Ronnie Martin made a motion to appoint Mark Parker for Board President, and the rest of the Board to remain the same. Seconded by Ken Tyner. **MOTION PASSED UNANIMOUSLY**

IV. Citizens' Comments

(This is an opportunity for citizens and visitors to make a public statement before the Board relating to any agenda and non-agenda items. Speakers are allowed to make a statement regarding specific agenda items at the time the agenda item is being considered by the Board. Speakers are required to register in advance and must limit comments to a total of four (4) minutes for the duration of the meeting.)

V. Consent Agenda

1. Approve Meeting Minutes for May 13th, 2025
2. Approve Financials

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

VI. Discussion and Action Items

1. Discuss and take possible action on Kidfest Sponsor request for Sept 6, 2025

Initially, this topic was "Discuss and take possible action on Budget items for the Fiscal Year 2025-2026," but due to the presence of Wade Dillion, Freeport Museum Director and previous Main Street Coordinator, Robert Johnson requested that this topic, previously item number four, be moved to the top.

Wade Dillion, at the bequest of the City, was asked to begin preparations for Kidfest and its 15th year. Before the previous City Manager left, it was decided amongst Wade, Robert, and other department heads to make sure this event takes place. Wade submitted a request for Freeport EDC funding to cover $9,120.00 from Rock Tha House rentals to cover the cost of inflatables on Saturday, September 6, 2025, from 3:00 p.m. to 7:00 p.m. Rock Tha House, the same vendor used last year, was proposed again due to their good service and compliance with insurance requirements. At this amount, through the city, a department head would have to obtain three different quotes and be insured through the State of Texas. Wade will be helping coordinate the rest through the Salvation Army to coordinate the distribution of hot dogs.

Robert recommended support of the request, emphasizing that KidFest is a valued, family-friendly downtown event with consistent attendance and community impact. Wade confirmed there are thousands in attendance. Wade also noted the change of date and time due to hurricane circumstances in the previous years, which was very well received and encouraged. The board recognized the importance of supporting community engagement through established events. Ronnie Martin noted the Freeport Lions' Breakfast Club has agreed to fund the hot dogs to be distributed.

Ronnie Martin made a motion to accept the amount as presented ($9,120.00). Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY**.

2. **Discuss and take possible action on Budget items for the Fiscal Year 2025-2026**

Robert presented this discussion with notations on a desire to present this sooner, but due to no quorum, we had to delay presenting it at this meeting. Ashlee Hurst and Rachael Cohen communicated on the presentation of this budget. It is very similar to last year (FY 2024-2025) with minimal changes. The sales tax was discussed with the comptroller's office, and with the City receiving a 2% sales tax increase, the Freeport EDC will be expecting a third of this.

Salaries will be budgeted for a 3% COLA (Cost of Living Adjustment) along with other increases in benefits and retirement adjustments. Insurance is budgeting for a 15% increase, but this number is expected to be lower. Overall, $92,000 in additional revenue to the EDC. Ashlee and Rachael made a final review of the transfer amounts today to include amounts for special projects and marketing projects. The transfer is a little higher, but that is because some projects are being brought forward.

Rachael noted that special projects had an estimated $150,000 spent towards Grant Projects. Initially, in fiscal year 2024, the funds allocated towards the grant program were increased from $150,000 to $300,000 for Hurricane Beryl recovery. Staff had initially proposed lowering the grant amount back down to $150,000, but after board discussion, it was agreed that many more repairs are still being made, and to keep the $300,000. The board recognized that while the hurricane occurred in the prior fiscal year, delays in insurance and construction necessitated extended financial support for affected businesses. Of the $150,000 spent on business improvement grant requests, almost $100,000 was Beryl-related repairs. The board agreed with keeping the Business Improvement Grant amount at $300,000 and requested infrastructure and wayfinding amounts be swapped from $200,000 for Wayfinding to $150,000 and Infrastructure to $200,000 instead of $150,000.

The final thought was a timeline submission date. Ashlee Hurst stated she would need to have the budget approved by the July meeting to meet her July 31st deadline.

Ronnie Martin made a motion to adopt the budget with the noted two changes (Infrastructure at $200,00.00, and Wayfinding reduced to $150,000.00, and the Business Improvement Grant staying at $300,000.00). Ken Tyner seconded. **MOTION PASSED UNANIMOUSLY**.

3. **Discuss and update on the 2025-2026 Freeport Brownfields Program**

Ashlee Hurst, unfortunately, did not have an update, but due to new board members, EDC Staff felt it important to discuss this topic. The only update is confirming that contracts were signed and our contact, Jessica Kent, but the information is still waiting. Taracon is familiar with the process and grant objectives, making it easier to administer for further success. If we have more information to report, we will update at the corresponding meeting.

4. **Discuss and review Main Street updates from the previous month.**

   Robert Johnson informed the board on updates with the hiring of the Main Street Coordinator. Irene Ocañas, Main Street Board Chairman, asked for patience as they start the application process. The City posted the position and put it online. Robert Johnson was requested to help and oversee the Main Street Program because of his background. Irene previously told the board there may be a meeting or two that would be skipped, but to have the subcommittees continue to meet. But the final phases of the application process are in motion. In total, there were 36 applications, but due to missing qualifications (they weren't 18, or a valid driver's license) reduced the number was reduced to 33 applications. Final interviews are being conducted with Chief Jennifer Howell, Interim City Manager, and a selection will be made soon thereafter.

VII. Board and Executive Director Comments

VIII. 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), 551.072 (Deliberations about Real Property), Section 551.074 (Personnel Matters).

1. Discuss and take possible action on repairs for 210 & 212 W. Park.
2. Discuss and update on possible upcoming projects related to Economic and Community Development Matters.
3. Discuss Hotel Feasibility Study.
4. Update on ongoing litigation: Realty World and A&T.

Reconvene into an Open Session

Board President's statement:
It is now 7:35 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.

IX. Adjourn

Mark Parker requested a motion to adjourn the meeting.

Ron Bachman made the motion, seconded by Ken Tyner. **MOTION PASSED UNANIMOUSLY**

Mark Parker adjourned the board meeting at 7:35 p.m.