CITY OF FREEPORT

ECONOMIC DEVELOPMENT CORPORATION

430 North Brazosport Boulevard, Freeport, TX

Tuesday, September 10th, 2025, at 6:00 p.m.

SPECIAL MEETING MINUTES

FEDC BOARD MEMBERS: Quorum Present

Directors:

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

Robert Johnson: Executive Director

Jerry Cain: City Liaison

Loren Smith: EDC Attorney

Rachael Cohen: EDC Staff

I. Call to Order

Mark Parker called the meeting to order at 6:32 p.m. A quorum was present.

II. Invocation and Pledge

Ron Bachman led the invocation, and Gary Guerrieri 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 (2) minutes for the duration of the meeting. (Reference to HB 2840 Section 551.007)

IV. Consent Agenda

1. Approve Meeting Minutes for August 12, 2025

2. Approve Financials

3. Approve Quarterly Financials

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

V. Public Hearing

1. **Sale of EDC-owned building located at 212 W. Park Avenue**
   Mark Parker called to open the floor for the Public Hearing of the Sale of EDC-owned building located at 212 W. Park Avenue at 6:38 PM and closed the session at 6:42 PM.

VI. Discussion and Action Items

1. **Discuss and take possible action on the sale of 212 W. Park Avenue.**

   The Board held a public hearing and discussion regarding the proposed sale of the Freeport EDC-owned building located at 212 West Park Avenue to Albert and Crystal Pina for the purpose of establishing a new restaurant, Mama C, described as an American comfort food, country kitchen–style dining establishment. During the hearing, Mr. Pina addressed the Board, expressing enthusiasm and readiness to begin renovations immediately, stating his confidence in opening the business quickly and his commitment to making it one of the best restaurants in Freeport. Community members voiced support, emphasizing the Pinas' strong business reputation and the positive impact the restaurant could have as an anchor business in the downtown area. Following the close of public comment, the Board discussed the terms of sale, which included the creation of five full-time jobs, a requirement that the business open within twelve months after City Council's approval, and that all conditions be maintained for five years after opening. The agreement also stipulates quarterly progress reports to the EDC, annual performance reviews, and a reversion clause ensuring the property would revert to the EDC should the business fail to meet operational commitments. The Board further confirmed the sale price of $10 as part of the economic development incentive. Mr. Bachman expressed his concerns on keeping the business open and wanted to make sure they succeed, but wanted to know what would happen in the event of a closure. The building would revert to the EDC ownership. The business is also not allowed to reopen continuously to avert the contract reversions.

   Ron Bachman made a motion to approve the sale under the stated conditions: creation of five full-time jobs, a requirement that the business open within twelve months after City Council's approval, and that all conditions be maintained for five years after opening, quarterly reports, annual reviews, or the property reverts back to the EDC, with sale price being Ten Dollars. David McGinty seconded the motion. **MOTION PASSED UNANIMOUSLY**.

2. **Discuss and take possible action on the Business Improvement Grant: Talk About Good**

   The Board discussed the status of the Business Improvement Grant Application from Talk About Good Restaurant, The Executive Director informed the Board that additional time was needed to finalize the cost estimates and documentation required for the current round of applications. He noted that he had spoken with Mr. Trent, owner of the business applying for the grant, and that Mr. Trent would be available to attend the next EDC meeting to present the completed estimates and address any outstanding questions. The Board agreed that it was important to have all financial details and project scopes clearly outlined before proceeding with any approvals.

The Board agreed to table the item until the next regular meeting to allow sufficient time for the updated information to be provided.

3. **Discuss and update on Main Street updates and upcoming events**

Ms. Maria Lopez, Main Street Manager, provided the Board with an update on recent downtown activities and upcoming community events. She reported that the Kid Fest event, held the previous weekend, was highly successful, drawing an estimated 500 or more attendees and creating an energetic, family-friendly atmosphere in downtown Freeport. Ms. Lopez noted that multiple city departments participated and that she planned to share photos and highlights through social media and the City's website. She expressed her intent to establish Kid Fest as an annual event given its strong community response and suggested incorporating local nonprofits and small contests in future iterations to further increase engagement. Ms. Lopez then presented plans for an upcoming Downtown Christmas Tree Lighting Ceremony, proposing the installation of a 30-foot official Christmas tree as part of a larger holiday celebration that would include vendors, family activities, and a partnership with the U.S. Post Office to feature a "Letters to Santa" mailbox. She explained that vendor timelines required approval within two weeks to ensure the tree's delivery and installation before December. The Executive Director confirmed that the project's estimated costs could be covered under the existing marketing budget, and therefore, no additional action was necessary at this time.

While a formal vote could not be taken due to agenda constraints, the Board reached a consensus authorizing staff to proceed with preparations and agreed to place the item on next month's agenda for ratification. Board members expressed strong support for the initiative, emphasizing its potential to attract visitors, enhance community pride, and establish an annual holiday tradition in downtown Freeport.

4. **Discuss and take possible action on the Fiscal Year 2025-2026 mowing contract.**

The Board reviewed bids for the **Fiscal Year 2025–2026 Mowing and Property Maintenance Contract** for EDC-owned and maintained properties, including waterfront parcels and development sites. **Mr. Gardner Campbell** presented a proposal in the amount of **$57,000 annually**, with an additional **$2,000 one-time cleanup fee** for initial site preparation. He recommended the use of a **30-yard dumpster** to facilitate efficient debris removal and improve property conditions. Mr. Campbell detailed his plan to provide weekly mowing during the growing season, tree and limb removal, and ongoing maintenance to ensure that EDC properties remain visually appealing and ready for potential development. **Mr. Joe Garcia of At-Ease Services**, the current contractor, also addressed the Board, noting his ongoing work and challenges with access to certain properties due to prior litigation and debris accumulation. After discussion, Board members agreed that Mr. Campbell's proposal offered the most comprehensive scope and competitive pricing for the upcoming fiscal year.

Ken Tyner made a motion to award the FY 2025–2026 Mowing Contract to Gardner Campbell because it will be weekly and cost less, in the amount of $57,000, with an additional one-time $2,000 cleanup fee, plus the dumpster. David McGinty seconded the motion. **MOTION PASSED UNANIMOUSLY**.

5. **Discuss and take possible action on Wayfinding Project**

The Board discussed and took possible action regarding the City of Freeport Wayfinding Project, a key initiative intended to enhance navigation, accessibility, and the visual identity of the community. Executive Director Robert Johnson introduced the item, explaining that the project aligns with the City's ongoing downtown revitalization strategy and aims to provide a consistent, branded system of directional and informational signage throughout Freeport. The new signage will guide residents and visitors to major destinations such as Downtown Freeport, the Riverfront, city parks, civic buildings, and major entry corridors, while also strengthening the city's overall appearance and cohesion.

Mr. Jason Miller of Clark Condon & Associates presented an overview of the proposed wayfinding system. He described the design process, materials, and placement strategy, noting that the firm's approach emphasizes durability, legibility, and visual consistency across all signage types, including vehicular, pedestrian, and gateway signs. Mr. Miller displayed sample renderings and outlined how the color palette and style integrate Freeport's existing branding and logo design. He also discussed coordination with the City's Public Works Department and TxDOT to ensure proper siting and compliance with roadway regulations. Mr. Miller explained that the system will be modular, allowing for phased expansion and easy maintenance as new developments occur.

Executive Director Johnson confirmed that project funding was included in the FY 2025–2026 EDC budget and that Clark Condon & Associates had been selected based on their demonstrated experience in municipal wayfinding design and implementation. The Board discussed sign placement priorities along Highway 332, Brazosport Boulevard, Velasco Boulevard, Park Avenue, and the downtown corridor, and emphasized the importance of visibility, long-term upkeep, and alignment with the City's economic development goals. Members expressed strong support for the project, recognizing it as a significant enhancement to both community navigation and Freeport's image as a growing commercial and cultural destination.

No formal motion was made but it was concluded that Robert Johnson and Dan Pennington would meet to discuss more details and look at the next steps then reconvene later to make further decisions. However, it was agreed that Clark Condon would be the company chosen to move further with this project as directed by the Board.

Ron Bachman made a motion to award the FY 2025–2026 Mowing Contract to Gardner Campbell because it will be weekly and cost less, in the amount of $57,000, with an additional one-time $2,000 cleanup fee, plus the dumpster. David McGinty seconded the motion. **MOTION PASSED UNANIMOUSLY**.

6. **Discuss and take possible action on roof replacement for 301 W. Brazos (House on Stilts)**

During discussion, Board Member Mr. McGinty questioned the necessity of investing in a roof replacement for a property that might eventually be shut down, sold, or repurposed, asking whether such expenditure was prudent if the long-term future of the building remained uncertain. Mr. Johnson responded that preventive maintenance was essential to protect City assets, noting that neglect could lead to more severe damage and higher costs later, especially if moisture intrusion or mold developed.

City Manager Dan Pennington voiced strong concern over the current condition of City-owned properties, stating his disappointment in the lack of regular maintenance and how neglect had led to issues such as mold and overall deterioration. He emphasized the importance of the EDC taking a more proactive role in maintaining and preserving its buildings, both for operational safety and to uphold the professional image of downtown properties. Several members agreed, underscoring that proper maintenance not only protects investments but also demonstrates accountability to the community.

Executive Director Robert Johnson explained that the roof was aging and due for replacement to prevent future deterioration and to maintain the building's overall structural integrity. He clarified that this project was a preventive maintenance effort and that the selected contractor would perform a full inspection of the roof and structure before starting work to ensure there were no active leaks or underlying issues requiring repair. The Board agreed that, moving forward, EDC-owned properties would need to be maintained better. This building is great for an office or space without a ramp need and hopes that repairing the building will not only keep possible future issues from surfacing but entice a business to move forward.

Ron Bachman made a motion to approve the roof fixture for 301 W. Brazos with JACO Roofing up to $19,000.00. This amount is to cover the quoted amount and anything else that may come up as the work progresses. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**.

7. **Discuss and take possible action on purchasing items for the upcoming Halloween event. (Loenza)**

The Board discussed potential participation in the Freeport Police Department's "Fright Night" event. Sandra Loenza presented the item, explaining that the Fright Night event is organized annually by the Freeport Police Department as a community-focused Halloween celebration that provides a safe and family-friendly alternative for trick-or-treating. She stated that the EDC had been invited to participate in and support the event by donating candy for distribution to children.

Ms. Loenza explained that EDC staff would assist by purchasing and providing candy to help ensure an adequate supply for the large turnout expected at the event. She clarified that this would be a small contribution from the EDC's marketing and community events budget, consistent with the Corporation's ongoing efforts to support local partnerships and community engagement activities. Mr. Bachman brought up concerns about limits due to constantly running out. Ms. Loenza explained how large the events get and when you have the amount of marketing this event has, you will run out of candy. Any donations would be greatly appreciated. The budget needs to be efficiently managed to contribute what we can get within reason.

Ron Bachman made a motion to approve up to $500.00 in the purchase of candy to support the Freeport Police Department Fright Night Event on Oct 23rd. Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY**.

8. **Discuss and take possible action on Infrastructure Improvements.**

This item was already discussed during the TIRZ meeting previously done on September 10th, 2025 at 5:30. Please see minutes from this subject.

Dan Pennington and Robert Johnson remarked this topic had already been discussed during the TIRZ meeting and Mr. Pennington would update the Freeport EDC Board on the next meeting concerning valves and Rec Center adjustments.

VII. Board and Executive Director Comments

VIII. Executive Session- Adjourn into Executive Session

It is now 8:12 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. Discuss and take possible action regarding legal matters related to a Public Information Request (PIR).
3. Update on ongoing litigation: Realty World and A&T.

Reconvene into an Open Session

Board President's statement:
It is now 8:42 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.

Sandra Loenza made the motion, seconded by Ron Bachman. **MOTION PASSED UNANIMOUSLY**

Mark Parker adjourned the board meeting at 8:43 p.m.