CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Tuesday, October 14th, 2025, 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 *(a)*	Secretary
Ronnie Martin	
Ron Bachman	
Gary Guerrieri	

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

I. Call to Order
Mark Parker called the meeting to order at 6:01 p.m. A quorum was present.

II. Invocation and Pledge
Ken Tyner led the invocation, and Ronnie Martin 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 September 10, 2025
2. Approve Financials

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

Ken Tyner made a motion to approve the Financials as presented. Sandra Loeza seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action Items

1. Discuss and take possible action: Main Street Updates

Executive Director Robert Johnson introduced Maria Lopez, who provided updates on current Main Street activities. Ms. Lopez shared that she had attended a meeting in Houston earlier that day to represent Freeport Main Street, where she received positive feedback and interest from those learning about Freeport's revitalization efforts.
She reported that preparations were underway for the 2025 Downtown Christmas Tree Lighting Event, scheduled for Saturday, December 6th, from 4:00 p.m. to 8:00 p.m. The new 30-foot tree, provided by Bright Lights of Houston, would be installed the week before Thanksgiving. Ms. Lopez stated that the total cost of the project was $31,500, which included the lease of the tree, lights, ornaments, installation, and takedown. The EDC had previously allocated $40,000 for the project, resulting in savings of approximately $8,500.

She further explained that the event would include a vendor market, food trucks, and festive activities throughout downtown. Advertising would include a Facts Newspaper ad for the month of November, Facebook promotions, and flyers distributed through city water bills. She also mentioned collaboration with Public Works to ensure uniform lighting throughout downtown, and coordination with Vice Chair Edith Fisher to share event details with local schools.

Board members commended Ms. Lopez on her efforts. Sandra Loeza suggested reaching out to the school district to help distribute information about the event, which Ms. Lopez agreed to do. Board members discussed additional outreach through banners and community engagement at other city events such as Fright Night.

No motion was made. See next topic for continuation of this subject.

2. Discuss and take possible action: Approval for Main Street Event: Christmas Lighting

Mr. Johnson explained that at the previous meeting, the Board had approved up to $40,000 for the Christmas lighting event, and that formal ratification was required for legal documentation purposes. EDC Attorney Loren Smith advised that the motion should be ratified to ensure compliance with legal standards.

Ron Bachman made a motion to ratify the approval of up to $40,000 for the Main Street Christmas Lighting event. Ronnie Martin seconded the motion. **MOTION PASSED UNANIMOUSLY.**

3. Discuss and take possible action: Business Improvement Grant: 207 E. Park (Main Street District)

Jill Crawford addressed the Board regarding a Business Improvement Grant for property located at 207 East Park Street, which also includes 209 and 211 East Park, formerly known as the old Beachfront Pizza location. She explained that the property's new tenant operates an event center and had encountered delays in receiving a Certificate of

Occupancy due to issues with the fire suppression system.
Ms. Jill stated that she had worked closely with the EDC, Fire Chief Chris Motley, and Building Official Reggie Harris, and confirmed that all code requirements were now satisfied. The tenant had received the Certificate of Occupancy the prior week and was now open for business.

Executive Director Robert Johnson explained that this project fell within the 30-day grace period established by the Board, allowing work to begin prior to official approval due to escalating construction costs. He further noted that this project complied with the Board's previous guidance permitting retroactive consideration within that timeframe.

The total EDC grant request amounted to $8,0330., consisting of $4,035.49 for fire suppression system upgrades and $3,995.00 for property improvements.

Ronnie Martin made a motion to approve the Business Improvement Grant for property located at 207 East Park Street, in the amount of $8,030.49. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY.**

4. Discuss and take possible action: Business Improvement Grant: 101 W. 4th (Main Street District)

Jill Crawford presented a request for a Business Improvement Grant for the property located at 101 West 4th Street. She explained that the property includes two connected buildings positioned at a corner within the Main Street District. Although some rehabilitation work has been completed, the property continues to face challenges attracting tenants due to the absence of a functioning fire suppression system.

Executive Director Robert Johnson explained that multiple potential tenants had shown interest in the location but ultimately declined because the fire system was non-operational. He proposed that the Board authorize the property owner to proceed with improvements under the grant program, provided that grant funds would not be released until a business is successfully established in the location. He further suggested a window of nine months to secure a tenant after project completion.

Jill Crawford stated that an initial estimate placed the fire-suppression work at approximately $10,000, but a full cost determination would follow a walkthrough with Fire Chief Chris Motley and Building Official, Reggie Harris. She requested the Board's approval to begin necessary work while those evaluations were underway, noting that this step would prevent further delay in occupancy readiness.

Board members discussed how the request fit within the 30-day grace period for retroactive work previously approved by the Board. Members agreed that the project was eligible for consideration under that guideline.

No motion was made due to not having definite categories and estimates. However, Jill was given the directive to proceed with those repairs. Jill will bring back the item to present at the next board meeting with the stipulations and further guidance.

5. **Discuss and take possible action: Roadway Mill & Overlay Partnership- 2nd Street Revitalization Project**

City Manager Dan Pennington presented the 2nd Street Revitalization Project, a roadway mill and overlay partnership between the City of Freeport, Brazoria County, and the Freeport Economic Development Corporation (EDC).

Mr. Pennington explained that this partnership is part of the annual interlocal agreement between the City and Brazoria County, under which the County provides the labor and equipment, while the City or EDC provides funding for materials. The project would repave and resurface 2nd Street, which has extensive cracking and uneven pavement, creating a rough driving experience. The improved roadway will connect newly paved sections of Highway 288 down through downtown Freeport, creating a continuous, high-quality corridor consistent with recommendations from the University of Texas at San Antonio (UTSA) Downtown Revitalization Study

Mr. Pennington noted that the estimated cost for materials is $442,577, as quoted by Brazoria County, which also provided an interlocal agreement outlining the partnership terms. He clarified that if the City and EDC were to undertake the project independently, the total cost would be approximately $2 million, but the County's partnership would substantially reduce that amount

He described that the County will mill and repave nearly 10,000 linear feet of roadway, averaging 40 feet in width, covering the full length of 2nd Street from the Highway 288 intersection through downtown. The project includes milling the existing surface, applying new asphalt, restriping, and adjusting roadway grades where necessary

Mr. Pennington emphasized that this infrastructure improvement aligns with the EDC's 2025–2026 objective of prioritizing targeted infrastructure investments to improve downtown accessibility and business growth.

Following discussion, Board members expressed strong support for the project, commending the cost-sharing partnership and the benefits of leveraging County resources to reduce expenses for the City and EDC.

Ronnie Martin made a motion to appropriate the $442,577.00 to get this road fixed. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

6. **Discuss and take possible action: Water Valve Locations for targeted Infrastructure**

City Manager Dan Pennington presented the next agenda item concerning the installation of 26 new water valves as part of the City's targeted infrastructure initiative. He explained that this project was previously included in the EDC's budget and was being brought forward for final approval due to a slight cost increase above the budgeted amount.

Mr. Pennington reported that the lowest bid received was $209,127, which exceeded the original $200,000 allocation. He clarified that if approved by the EDC Board, the matter would proceed to City Council for formal authorization. The work would involve replacing and adding valves primarily in the downtown and commercial corridors, where aging or inoperable valves have caused prolonged service outages and water disruptions during maintenance activities.

Water Operations Manager Nick and his team identified the 26 valve locations marked on the project map included in the Board packet. Mr. Pennington noted that this work would allow the City to isolate smaller sections of the water system during repairs, reducing downtime for affected businesses.

Robert Johnson, Executive Director, added that the project had been reviewed in coordination with Public Works Director Rudy, City Manager Dan Pennington, and Nick, and was determined to qualify under the EDC's Targeted Infrastructure Program. He emphasized that the project directly benefits commercial properties, aligning with state requirements for EDC-funded infrastructure.

Following the presentation, the Board expressed strong support, noting the value of infrastructure investment for long-term business retention.

Ronnie Martin made a motion that we go forward with the $209,127 for Pipecore Solutions. Sandra Loeza seconded the motion. **MOTION PASSED UNANIMOUSLY**

7. Discuss and take possible action: Approval for Mowing Contract Updates

Executive Director Robert Johnson presented this item, providing background on the transition of mowing services for EDC-owned and maintained properties. He explained that the previous contractor, Mr. Joe Garcia of At-Ease Services, had been unable to complete his term under the prior fiscal year's contract due to equipment issues. To prevent lapses in maintenance, the EDC authorized Mr. Gardner Campbell to step in and complete the remaining two outstanding invoices under that contract period.

The Board discussed the changeover between contractors and agreed that the transition had been handled properly to maintain property standards. Members also recognized the importance of ensuring all EDC-owned parcels remain visually presentable and safe for redevelopment. Mr. Johnson stated that the total amount due for these final two months was $6,440, representing two payments of $3,220 each, to be paid to Gardner Campbell Lawn Services for work completed in September 2025.

Sandra Loeza made a motion to approve payment to Campbell in the amount of $6,440, which is two payments for September. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY**

8. Discuss and update: Business Development Breakfast – Oct 30th

Executive Director Robert Johnson provided an update on preparations for the upcoming Business Development Breakfast, scheduled for Thursday, October 30, 2025, at the RiverPlace Conference Center in Freeport. He explained that this event is part of the EDC's annual business engagement initiative, designed to foster collaboration between local business owners, developers, civic leaders, and partner organizations.

Mr. Johnson thanked the Board for their continued support of outreach initiatives like the Business Development Breakfast, noting their value in strengthening relationships between the EDC, local businesses, and community partners.

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 7:10 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 update on incoming Public Information Requests (PIR)
3. Update on ongoing litigation: Realty World, A&T, and legal updates.

Reconvene into an Open Session

Board President's statement:
It is now 7:43 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

Ron Bachman made the motion to adjourn the meeting. Ronnie Martin seconded.
MOTION PASSED UNANIMOUSLY

Mark Parker adjourned the board meeting at 7:44 p.m.