CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Wednesday, November 12th, 2025, at 6:00 p.m.

SPECIAL MEETING MINUTES

FEDC BOARD MEMBERS: Quorum Present

Directors:	
Mark Parker	President
Sandra Loeza	Vice President
Ken Tyner*(a)*	Treasurer
David McGinty	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 5:59 p.m. A quorum was present.

II. Invocation and Pledge
Ron Bachman led the invocation, and Sandra Loenza 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 October, 2025
2. Approve Financials

Ron Bachman made a motion to approve the minutes with a correction to section 3, which should properly read $8,030.49. Sandra Loezna seconded. **MOTION PASSED UNANIMOUSLY.**

Gary Guerrieri made a motion to approve the Financials as presented. Ronnie Martin seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action Items

1. **Discuss and take possible action on the Business Improvement Grant: 101 W. 4th Street**

Jill Crawford of YODE Properties appeared before the Board to provide a comprehensive update on the condition of the building located at 101 West Fourth Street, commonly known as the Old Lumber Yard. She explained that significant upgrades were required before any new business could obtain a Certificate of Occupancy. Over the past month, Ms. Crawford met onsite with Fire Chief Motley and City Inspector Reggie to inspect the facility and identify all necessary improvements to bring the structure into compliance with City codes.

Ms. Crawford reported that the building is in substantial disrepair, describing multiple issues including deteriorated plumbing, outdated and non-functioning electrical systems, fire suppression and sprinkler system deficiencies, and general structural wear due to the age of the facility. She emphasized that while several prospective tenants had expressed interest in occupying the building, at least three businesses declined because the building could not meet minimum operational standards, placing the property owner in a "cart before the horse" situation where repairs must occur before a tenant can commit.

A full set of bids and cost estimates was submitted to the EDC for review. Ms. Crawford stated that total improvements needed amounted to $126,451.20, covering plumbing repairs, electrical rewiring, interior and exterior structural updates, and fire safety requirements. Executive Director Robert Johnson clarified that the applicant was not requesting full reimbursement of these costs, but instead applied under the Business Improvement Grant Program, with reimbursement amounts limited by category caps.

The Board discussed the importance of revitalizing this property due to its prominent downtown location and the role it could play in attracting new business activity. It was reiterated that the applicant would be required to secure a tenant within nine months, and this requirement would be firmly incorporated into the contract to ensure accountability.

Ronnie Martin made a motion to approve reimbursing an amount not to exceed $24,983.00 under the Business Improvement Grant Program for eligible improvements at 101 West Fourth Street, contingent upon a business occupying the property within nine months, and all requirements being detailed in the final grant agreement. Ronnie Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

2. **Discuss and take possible action: Main Street Updates**

Main Street Coordinator Maria Lopez provided an update on recent Main Street activities. She reported attending the Texas Downtown Association Conference, where she participated in sessions related to downtown branding, building revitalization strategies, occupancy improvement programs, and public space activation. She stated that several of the concepts presented could support ongoing revitalization efforts in Freeport.

Ms. Lopez also gave an update on preparations for the Freeport Christmas Tree Celebration scheduled for December 6. She reported that 24 vendors were approved and that the event will include children's activities, holiday entertainment, a vintage truck photo opportunity, vendor booths, and community art displays. She noted that advertising has begun and coordination with volunteers and schools is ongoing.

The Board thanked Ms. Lopez for her continued work and efforts to promote downtown Freeport. No action was taken.

3. Discuss and take possible action on the Business Improvement Grant: On the River Restaurant

Drew and Becca, representatives of On the River Restaurant, provided the Board with an update on the substantial repairs still underway at their business following previous storm and structural damage. They explained that although progress has continued, the project has been significantly delayed due to insurance complications, contractor scheduling issues, and multiple unexpected repair needs that arose during construction.

They reported that required work on the fire suppression and sprinkler system had expanded considerably because sprinkler heads had to be removed and relocated during roof reconstruction. As a result, the system must undergo full compression testing, with current bids nearing $19,840. Additional expenses include HVAC replacement, estimated at approximately $7,000, after discovering that the prior unit could not be salvaged. They also described costs related to landscaping, electrical repairs, restroom reconstruction, ductwork, and installation of roll-up garage doors intended to improve the restaurant's indoor–outdoor service space and enhance customer experience.

Because of these unexpected challenges and extended delays—many of which were outside the owners' control—the originally requested grant amount of approximately $41,502.50 was no longer sufficient to cover the improvements needed. After review and discussion, the Board expressed strong support for the restaurant, acknowledging its importance to the community and to Freeport's riverfront district.

Ronnie Martin made a motion to approve up to $45,000 to be awarded for the business improvement grant, with a contingency that construction be done by qualified contractors and with appropriate qualified receipts. Garry Gary Guerrieri seconded the motion. **MOTION PASSED UNANIMOUSLY.**

4. Discuss and take possible action on Wayfinding Project (Clark Condon).

The Board received an update on the Wayfinding Project, presented by staff on behalf of consultant Clark Condon, who previously appeared before the Board to present the initial concept and project scope. Staff explained that the item had been discussed two meetings earlier, at which time the Board expressed support for moving forward; however, no formal motion had been made.

Staff reviewed the proposal from Clark Condon, which included a total estimated cost of $120,000 to complete the initial phases of the project covering three major sections of the city's wayfinding and signage plan. The Board was reminded that this project had been included in prior EDC discussions and was characterized as a multi-year initiative, expected to be completed in stages over successive EDC budget years.

Staff further explained that initial approval had been delayed while the City considered whether upcoming City-wide rebranding efforts, including the adoption of a new logo, would impact the design of wayfinding signage. Following discussions between Executive Director Robert Johnson and City Manager Dan Pennington, staff recommended proceeding with the project rather than delaying further.

The Board also discussed the sequencing of the work, noting that the early stages would focus on imaging and design development, which will ultimately guide decisions about entry signage, consistent branding elements, and structural requirements. City Manager Pennington confirmed that the City's engineering firm could provide structural review when the time comes to evaluate entryway signage, but that the immediate priority should be advancing the design phase through the Wayfinding contractor.

Ronnie Martin made a motion to approve and move forward with Clark Condon and the wayfinding project for up to $120,000.00. Ron Bachman seconded. **MOTION PASSED UNANIMOUSLY.**

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 7:00 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 potential projects for the property located at 301 W. Brazos.
3. Update on ongoing litigation: Realty World, A&T, and legal updates.

Reconvene into an Open Session

Board President's statement:
It is now 7:47 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.

2. Discuss potential projects for the property located at 301 W. Brazos

Ronnie Martin made the motion to approve a lease agreement for the property located at 301 W. Brazos for $250 per month, contingent upon the property meeting all requirements necessary to open a business, including meeting ADA compliance if required by the City inspection. Sandra Loenza seconded the motion. **MOTION PASSED UNANIMOUSLY.**

VIII. Adjourn

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

Mark Parker adjourned the board meeting at 7:50 p.m.