

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
430 North Brazosport Boulevard, Freeport, TX
Tuesday, December 9th, 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	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 6:00 p.m. A quorum was present.

II. Invocation and Pledge

Ron Bachman 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 November 12th, 2025
2. Approve Financials

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

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

V. Discussion and Action Items

1. Discuss and update on Main Street updates and upcoming events

Main Street Coordinator Maria provided an extensive update regarding the success of the downtown Christmas Tree Lighting event held on December 6. She stated she had “nothing but positive comments” to report and described widespread community enthusiasm generated by the event. Maria noted that social media responses were overwhelmingly positive, with residents praising the event’s quality and expressing pride in Freeport’s presentation.

She highlighted that the Christmas tree, funded by the EDC, was publicly acknowledged during the ceremony, and signage with the EDC logo was placed near the tree to ensure the community was aware of the corporation’s involvement. Maria also reported that aerial photos of the event were captured and that vendor turnout exceeded expectations, with more than 30 vendors participating. Several vendors expressed interest in potentially opening storefronts downtown based on their experience at the event.

Maria noted strong volunteer engagement, including city employees who participated without compensation and assisted with restoring the Santa Mailbox at no cost to the City. She shared that volunteers and vendors had already asked to remain involved in future events. While attendance numbers were still being finalized, she emphasized that the overall sentiment was that this event demonstrated momentum and growing community pride. She stated she intends to evaluate whether the City should purchase a tree in the future or continue leasing and anticipates this becoming an annual tradition due to its success. Board members echoed their appreciation, stating they had attended, enjoyed the event, and believed it was the best presentation they had seen in years.

2. Discuss and take possible action on Business Improvement Grant- Mama C

The item was briefly discussed by staff, who recommend moving it forward to the next month due to items still pending. The Board agreed to pass the item to the January agenda, and no further discussion took place.

3. Discuss and take possible action on Business Improvement Grant- Freeport Veterinary Clinic/The Spawt

Dr. Cody and Dr. Amanda addressed the Board regarding the condition of their main clinic’s plumbing system. They explained that after installing new public restrooms to accommodate increased customer activity, the underlying plumbing system unexpectedly failed due to deterioration beneath the slab. To correct the problem, contractors must excavate through artificial turf layers previously installed to create a drainage system, tunnel beneath the building, and replace the damaged piping.

The clinic intends to use local contractors, including Clemons Plumbing and Terminal Construction. Insurance did not cover the damage, prompting the request for EDC assistance.

Staff recommended the Board approve a 50 percent reimbursement of the total project cost of **\$31,162.46**, resulting in an EDC contribution of **\$15,581.23**. Board members expressed appreciation for the clinic’s service to the community, noting the importance of supporting established businesses that contribute to Freeport’s growth and reputation.

Ronnie Martin made a motion to approve the Business Improvement Grant application for the Freeport Veterinary Medical Clinic/The Spawt in the reimbursement amount of **\$15,581.23** for the presented improvements. Ron Bachman seconded the motion. **MOTION PASSED UNANIMOUSLY.**

4. Discuss and take possible action on Lions District Cabinet Meeting

Ronnie presented a request for EDC sponsorship of up to **\$2,000** to support the Lions District Cabinet Meeting, which will be held at River Place in February. He explained that the event will draw visitors from across the region, including youth contest participants and their families from as far as Karnes County. Many attendees will be visiting Freeport for the first time, creating an opportunity to highlight local businesses and showcase the city.

He noted that breakfasts and lunches will be sourced from Freeport businesses, including Sister White's Café, helping to support small local establishments.

Ron Bachman made the motion to approve **up to \$2,000** for the Lions District Cabinet Meeting. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY.**

VI. Board and Executive Director Comments

VII. Executive Session- Adjourn into Executive Session

It is now 6.27 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. Update on ongoing litigation: Realty World, A&T, and legal updates.

Reconvene into an Open Session

Board President's statement:

It is now 6:46 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. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY**

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