

MEETING MINUTES

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

BE IT REMEMBERED that the Tax Increment Reinvestment Zone #1 Board of the City of Freeport met on Tuesday, February 11, 2025, at 5:30 p.m. in the Freeport Police Department Municipal Court Room, located at 430 North Brazosport, Freeport, TX, for the purpose of considering the agenda items.

TIRZ #1 BOARD MEMBERS: Quorum Present

Directors:

Mark Parker	Chairman
Shonda Marshall	
Josh Mitchell	
David McGinty	
Ronnie Martin	
Ken Tyner	
Sandra Loeza	
David Thacker (a)	
Anne Bartlett	

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

I. Call to Order

Mark Parker called the meeting to order at 5:33 PM. A quorum was present.

II. Invocation and Pledge

Josh Mitchell gave the invocation, and Ronnie Martin led the pledge

III. Citizens' Comments

(This is an opportunity for citizens and visitors to speak to the Board relating to any agenda and non-agenda items. Speakers are required to register in advance and must limit presentations to three (3) minutes.)

IV. Consent Agenda

1. Approve Meeting Minutes for August 14, 2024
2. Approve Financials

Ken Tyner made a motion to approve the consent agenda. Shonda Marshall seconded. **MOTION PASSED UNANIMOUSLY.**

Josh Mitchell made a motion to approve the Financials. Shonda Marshall seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Possible Action

1. Discuss and take possible action on potential projects.

The board engaged in an extended discussion of potential projects, focusing on the previously completed Gensler and UTSA studies. Members acknowledged the high cost of the Gensler plan, describing it as a multi-million-dollar project that the current TIRZ fund could not support without additional funding mechanisms such as bonds, which were seen as unlikely to pass. Members discussed alternatives such as smaller, phased projects, including alleyway improvements, wayfinding, and infrastructure work that would prepare land for developers. Several stressed the need for projects that are unique, original, and attractive to bring visitors to Freeport, rather than duplicating what surrounding cities already offer.

Board members discussed the significance of the 8.8 acres owned by the EDC, agreeing that its development should serve as a catalyst for revitalizing the downtown area. They emphasized that infrastructure improvements—such as relocating roads, upgrading sewer, water, and electrical systems, and addressing drainage—are critical first steps in making the area viable for future projects. The board reached consensus that downtown flooding and alley drainage issues must be resolved quickly, since inadequate infrastructure discourages developers. While many potential uses for TIRZ funds were acknowledged, members stressed that prioritizing projects that both improve infrastructure and create attractions for downtown is essential. Such efforts would enhance the quality of life for residents while also making Freeport more appealing for investment and development.

Board members acknowledged some of the challenges facing Freeport, including its location at the end of the highway corridor. However, they also highlighted the unique advantages the City offers, such as access to rivers, fishing, and other natural resources that neighboring cities lack. Mr. Johnson noted the City's strong working relationship with CenterPoint, which will support progress on upcoming infrastructure discussions. Members further emphasized that repairing the Main Street alleyways would provide immediate benefits to local businesses and deliver visible results.

Ronnie Martin made a motion to have Robert Johnson and the City to get together to see what it's going to cost us to do the alleyway downtown. Ken Tyner seconded. **MOTION PASSED UNANIMOUSLY.**

VI. Adjourn

Motion to adjourn the board meeting made by Josh Mitchell and seconded by Shonda Marshall. **MOTION PASSED UNANIMOUSLY.**

Mark Parker adjourned the TIRZ #1 board meeting at 6:10 p.m.