



**FREEPORT HISTORICAL COMMISSION & MAIN STREET ADVISORY BOARD  
REGULAR MEETING MINUTES  
THURSDAY, MAY 18, 2023 AT 5:00PM  
311 EAST PARK AVENUE (NAT HICKEY LANE), FREEPORT, TX 77541**

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF FREEPORT

BE IT REMEMBERED, that the Freeport Historical Commission & Main Street Advisory Board met on Thursday, May 18<sup>th</sup>, 2023 at 5:00 PM at the Freeport Historical Museum, 311 East Park Avenue (Nat Hickey Lane), Freeport, Texas for the purpose of considering the following agenda items:

**Chairperson:**

Margaret McMahan

**Board Members:**

David McGinty  
Irene Ocañas  
Keith Stumbaugh  
Olivia Kloss  
Ronnie Martin  
Douglas Domingues  
William Leitch

**Vice Chairperson:**

Sandra Barbree

**CALL TO ORDER**

Main Street Coordinator Ana Silbas called the meeting to order at 5:00 pm. The following attendees were present:

**Board Members**

Margaret McMahan  
Irene Ocañas  
David McGinty  
Keith Stumbaugh  
William Leitch  
Sandra Barbree

**Staff Members**

Ana Silbas, Main Street Coordinator  
Wade Dillon, Museum Manager  
Tim Kelty, City Manager  
Robert Johnson, Freeport EDC Executive Director

Guests: Sandra Leavey

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was led by Margaret McMahan and the Pledge of Allegiance was led by Wade Dillon.

**PRESENTATION/ANNOUNCEMENTS:** Announcements by Board Members and/or Staff.

**Main Street Update (Silbas)**

Main Street Coordinator Ana Silbas thanked all board members who attended and volunteered at the Cinco de Mayo Celebration—it was a great success, especially with the help of Freeport Historical Museum Staff and the Public Works Department. Silbas again thanked all of the sponsors: Freeport Economic Development Corporation, Texas Gulf Bank, N.A., Community Health Network and 3D Marquee.

Additionally, Silbas provided the board with an impact report for April, which included the attendance to Brazosport College Foundation’s Women’s Lecture Series, Día de Los Muertos Planning Meetings, HGAC Bringing Back Main Street Roundtable, National Trust for Historic Preservation: Planning, Preservation & Change session, BISD Lift UP Mentoring Program session and Freeport Main Street Subcommittee meetings.

**Museum Update -Recent Exhibits/ Events (Dillon)**

Museum Manager Wade Dillon provided an update on the restructuring of the museum and the completion of 5 out of 15 new interpretative panels. Additionally, Dillon informed the board of the upcoming Shark Exhibit, which will run through June and July and Fort Velasco Day set for June 24, 2023. The event activities will include historical reenactments and silhouette artists.

Dillon also informed the board that new track lights for the second half of the museum have been installed.

**Board Member Announcements**

Sandra Barbree announced the details of the Freeport Host Lions Club Fishin’ Fiesta, which will run Jun 29<sup>th</sup> through July 2<sup>nd</sup>, 2023. The event will include vendors, BBQ Cook-Off, DJ, live entertainment, competitive fishing and fireworks display.

**BUSINESS- REGULAR SESSION**

Consideration and possible action to approve meeting minutes from April 20, 2023.

On a motion made by Irene Ocañas, seconded by Sandra Barbree, with all present voting “Aye”, the Freeport Historical Commission & Main Street Advisory Board **unanimously approved** the meeting minutes from April 20, 2023.

Consideration and possible action to approve Freeport Main Street Subcommittee applications.

Main Street Coordinator Ana Silbas presented three new subcommittee applications for the Economic Vitality Subcommittee. The applicants included: Jesse Glatz-TBT Real Estate, Sandra Leavey- Former Main Street Board Member & Downtown Resident and Edith Fischer-Brazosport Chamber of Commerce. On a motion made by Irene Ocañas, seconded by Sandra Barbree, with all present voting “Aye”, the Freeport Historical Commission & Main Street

Advisory Board **unanimously approved** the applications of Jesse Glatz, Sandra Leavey and Edith Fischer to the Economic Vitality Subcommittee.

Consideration and possible action to approve issuing a position on the Overland Group/Dollar General Market development in downtown.

Main Street Coordinator Ana Silbas introduced Robert Johnson, Freeport Economic Development Corporation Executive Director to present on the Overland Group development in downtown.

Johnson stated that the lot behind Barcadia is the proposed site for the Dollar General Market. The land was appraised for \$200,000. It was made note that several locations were viewed for this development, with the intent to be sensitive to historic downtown and serve as a temporary anchor store. The Dollar General Market development in downtown would be approximately 12,400 sq. ft. in comparison to normal Dollar General stores (approximately 10,000 sq. ft.), which is set to incorporate fresh produce and meat selection. Additionally, Johnson mentioned that as a corporation, Dollar General received more requests for a downtown replacement store than anywhere else in this region. The Freeport Main Street Board expressed concerns about the quality of dollar stores already in the community and the impact on parking in downtown. Additionally, the board did have contractual questions related to the design and materials for the Dollar General Market.

On a motion made by Margaret McMahan, seconded by William Leitch, with all present voting “Aye”, the Freeport Historical Commission & Main Street Advisory Board **unanimously approved** to table issuing a position on the Overland Group/ Dollar General Market development in downtown until further information is gathered.

**WORK SESSION**

Chair Margaret McMahan gave her design subcommittee report to the board. McMahan stated that the design subcommittee met on May 16, 2023 at Texas Gulf Bank to continue the discussion of design guidelines for downtown. This committee is working on a draft document entitled: “Freeport Main Street District Design Guidelines: Design Goals, Key Characteristics, Retention and Preservation (Maintenance).”

Organization Subcommittee Chair Olivia Kloss was not in attendance due to work schedule.

Promotion Subcommittee Chair Sandra Barbree mentioned that a Business After Hours Mixer would be a great way to promote Freeport Main Street.

Economic Vitality Subcommittee Chair Irene Ocañas stated she is interested in researching the creation of a loan product for downtown/main street business owners. She would like for the committee to find out what the true needs of the business owners are in order to develop eligibility components. Additionally, Ocañas is happy to welcome three new subcommittee members onboard. The economic vitality subcommittee met on May 2, 2023 to hear a presentation from Robert Johnson, Executive Director of Freeport Economic Development Corporation on economic vitality and community placemaking.

Main Street Coordinator Ana Silbas informed the board of the upcoming “Bringing Back Main Street Roundtable” to be hosted by the Houston-Galveston Area Council on July 25, 2023. The event will take place at Stone’s Market in Bay City, TX with registration at 9:30 am. The workshop will begin at 10 am and focus on Bay City’s revitalization efforts, including tips to work with statewide agencies.

Museum Manager Wade Dillon stated he is working to implement new ideas and practices to work towards transforming into a fresh, modern coastal museum. Additionally, he is working on summer passport project with the Lake Jackson Museum.

City Manager Tim Kelty stated he attended the ICSC Convention in Las Vegas, along with members from the Freeport Economic Development Corporation, to participate in retail recruitment.

#### Upcoming Events


The upcoming events for the Freeport Historical Commission & Main Street Advisory Board include the following: Fort Velasco Day (June 24, 2023), Shark Exhibit (June & July 2023), KidFest (August 2023) and Día de Los Muertos (November 2023).

#### Items for Future Discussion-Next Scheduled Meeting

The next scheduled meeting for the Freeport Historical Commission & Main Street Advisory Board is June 15, 2023.

#### **ADJOURNMENT**

On a motion made by Sandra Barbree, seconded by Keith Stumbaugh, with all present voting “Aye”, the Freeport Historical Commission & Main Street Advisory Board Chair Margaret McMahan adjourned the meeting at 6:10 pm.

  
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Ana Silbas, Main Street Coordinator  
City of Freeport, Texas