



**Friendswood Downtown Economic Development Corporation (FEDDC)
Meeting Minutes of September 9, 2025 – 4:00 P.M.
City Hall Council Chambers
910 S. Friendswood Drive, Friendswood, Texas 77546**

1. Call to order

The meeting was called to order at 4:00 p.m. with a quorum present.

Present: Dr. Rebecca Hillenburg, President; Elmer “Bubba” Johnson, Vice President; Paul Marx, Secretary/Treasurer; Scott Mackenzie, Member

Staff members present: Steven Rhea, Assistant City Manager; Aubrey Harbin, Director of Community Development; Karen Horner, City Attorney; Kristina Cuellar, Secretary

Councilmembers: Sally Branson

Absent: Arden Trey Hill, Member; Ron Cox, Member; Chris Richardson, Member

2. Citizen comments

N/A

3. Approval of Minutes

- A. Consider the approval of the minutes of the Friendswood Downtown Economic Development Corporation Meeting held August 12, 2025.

Motion to Approve: Johnson

Second: Mackenzie

Vote: 4/0 Approved

4. Election of Officers

- A. Consider the election of officers for (i) President, (ii) Vice President and (iii) Secretary/Treasurer.

Motion to postpone until all members are present for vote: Johnson

Second: Marx

Vote: 4/0 Approved to postpone

5. Discussion and Possible Action

- A. Consider adopting the proposed FY2026 Friendswood Downtown Economic Development Corporation budget.

Motion to Approve: Mackenzie

Second: Marx

Vote: 4/0 Approved

6. Work Session Topics

- A. Discuss future public safety projects in the Downtown District.

Chief of Police Josh Rogers and Deputy Chief of Police Erik Reyna presented information on public safety projects in the Downtown District. Members of the FDEDC requested that Rogers and Reyna submit a proposal detailing the types of cameras they would like to install in the Downtown District for public safety. The proposal should include prices, quantities, and timelines for the implementation of the cameras.

7. Reports

- A. Receive the FM 518 Illumination Project report.

Rhea reported that six locations still lack easements. A completion walk-through was conducted today, and a few minor items needed correction. All installed lights are operational, and as-built drawings have been received.

- B. Receive the Keep Friendswood Beautiful Electrical Box Artwork Project report.

Rhea reported that all boxes have been completed, and the project will close out soon.

- C. Receive the Downtown business update.

Rhea reported the new business to the Downtown District:

Gemini Urgent Care	1111 S Friendswood Dr. Ste 105
House of Lanterns	907 S Friendswood Dr. Ste 303

- D. Receive and discuss the Friendswood Downtown Economic Development Corporation Financial Report for August 2025.

Rhea presented the financial report with a Beginning Fund Balance of \$2,807,141, added revenue of \$82,268 and expenditures of \$88,626 including staff services. Ending Fund Balance of \$2,800,782 with an Unencumbered Fund Balance for August 2025 of \$2,783,916.

8. Adjournment

The next meeting is scheduled for October 14th, with no further business to discuss the meeting was adjourned at 4:52 pm.