

Sweeny Economic Development Corporation
Regular Meeting Minutes
April 13, 2026

I. Call to Order

Jenny Massey called to order the meeting of the Sweeny Economic Development Corporation at 6:00 pm on April 13, 2026, at Sweeny Public Works meeting room.

II. Roll Call

Michelle Medina conducted the roll call. The following were present: Neal Bess Jr., Bill Hayes, Katie Goff, and Jenny Massey

Absent: Brian Brooks, Brittanie Hopkins and Christine Sowles

Visitors: Doug Kirk

III. Financial Report – March 2026

M. Medina read the financial report for March 2026. K. Goff made the motion to accept the financial report as presented. B. Hayes 2nd. All in favor and motion carried.

IV. Minutes for Regular Meeting – March 2026

B. Hayes made a motion to approve the March regular meeting minutes as presented. N. Bess Jr. 2nd. All in favor and motion carried.

V. Reports

EDC Executive Director:

M. Medina gave her report: Spoke with Coast Signs to get a bid for signage out at the industrial park. Making sure TNMP has everything they need to complete electrical at the industrial park. Met with Mr. Grovey he wants help promoting his clothing business. I gave him information about Pride Day and other events in the area. I also spoke to him about the Sweeny Chamber. I completed and submitted the yearly report to the Texas Comptroller for the EDC.

Working with Kaydi on rezoning paperwork. Spoke with David and Brian about a Farmers' Market. Attended CAP meeting. Worked with our attorney to complete closing paperwork for Equipment Share. Looked at the old P66 building on Ashely Wilson. Met with Tinted Tunez Customz they are looking to expand their business. Met with T's Designs he is also wanting to expand his business.

City:

No city report.

VI. Old Business:

- a. Industrial Park Project Updates – 1. Trilogy –Working with Energy Transfer and pipeline easement. As soon as foundation is complete, building will immediately follow. B. Hayes made a motion to amend performance agreement completion date to October 31, 2026. K. Goff 2nd. All in favor and motion carried. 2. Stark Inc. – 99% complete. Waiting on electricity. 3. Equipment Share – Waiting on pipeline easement regulations. 4. Mowing and cleaning up – get with Cecil about cleaning up the median and xeriscape N. Bess Jr. made a motion to go out for bids to mow. K. Goff 2nd. All in favor and motion carried. K.

Goff to reach out to Cecil Stark. 5. Punchlist – M. Medina received a second bid for signage. B. Hayes made a motion to table bids until the rest of the board is present. K. Goff 2nd. All in favor and motion carried. K. Goff made a motion to go out for bids to xeriscape the median. J. Massey 2nd. N. Bess Jr. opposed, motion carried.

- b. Discuss and act as needed EDC Director job description and evaluation form – M. Medina updated the EDC Director job description and evaluation form. K. Goff made a motion to approve the changes. N. Bess Jr. 2nd. All in favor and motion carried.
- c. Discuss and act as needed amending bylaws to reflect Employee share agreement – table now that the job description has been approved. M. Medina to get with attorney to update the bylaws.
- d. City entrance sign – J. Massey sent out a survey and asked the residents to choose a sign. She provided the results and the signed that was chosen. J. Massey asked M. Medina to move forward with public hearing and get on council agenda.

VII. **New Business:**

- a. Discuss and act as needed William Mahurin interested in purchasing land at the industrial park – tabled Mr. Mahurin was unable to attend.
- b. EDC Director evaluation – M. Medina had a couple of questions and asked for clarification. M. Medina was asked to start attending Beautification, Parks board and CIP meetings on behalf of the EDC. She was also asked to include legislative updates with the board as part of her director's report monthly.
- c. Fireworks or drone show for 4th of July – B. Hayes made a motion to go out for bids. K. Goff 2nd. N. Bess Jr. abstained. Motion carried.
- d. Benches on Main Street – N. Bess Jr. made a motion to get with Rotary to replace benches. B. Hayes 2nd. All in favor and motion carried. B. Hayes will get with Rotary.
- e. Farmers' Market – M. Medina will be helping the City of Sweeny put on a Farmers' Market.
- f. Texas Economic Development Council mid-year conference- J. Massey made a motion to allow M. Medina attend. K. Goff 2nd. All in favor and motion carried.

VIII. **Executive Session:**

VIII. **Reconvened:**

IX. **Items of Community Interest**

May 14th Windmill Run Apartments to have Emergency Preparedness event from 11 am to 12:30 PM.

XI. **Adjournment**

J. Massey made a motion to adjourn the meeting at 7:44 pm. K. Goff 2nd. All in favor and motion carried.

Approved and passed on May 11, 2026.

Michelle Medina

Michelle Medina

Executive Director, Sweeny EDC