

Sweeny Economic Development Corporation
Regular Meeting Minutes
February 9, 2026

I. Call to Order

Jenny Massey called to order the meeting of the Sweeny Economic Development Corporation at 6:00 pm on February 9, 2026, at Sweeny Community Center meeting room.

II. Roll Call

Michelle Medina conducted the roll call. The following were present: Neal Bess Jr., Brian Brooks, Katie Goff, Brittanie Hopkins, and Jenny Massey

Absent: Bill Hayes and Christine Sowles

Visitors: Dusty Hopkins, Cecil Stark, DeLane Brown and Shaun Short

III. Financial Report – January 2026

M. Medina read the financial report for January 2026. TexPool interest is included. N. Bess Jr. made the motion to accept the financial report. B. Hopkins 2nd. All in favor and motion carried.

IV. Minutes for Regular Meeting – January 2026

N. Bess Jr. made a motion to approve the January regular meeting minutes as presented. K. Goff 2nd. All in favor and motion carried.

V. Reports

EDC Executive Director:

M. Medina gave her report: continue to communicate and get updates from Trilogy, Stark, and Equipment Share. Restrooms delivered and tied down. Working with Karla on information needed for the upcoming audit. Reached out to NightPeak and set up a meeting with them. Looked at Old Dollar General Building again. Met with the Sign Guy to discuss signage for the Industrial Park. Attended the 1st Birthday party for the Bulldog Market Place.

City:

Mayor Dusty Hopkins gave the city report. Business as usual.

VI. Old Business:

- a. Industrial Park Project Updates – 1. Trilogy –permits done, started clearing, will start moving dirt in the next day or so, building is ordered. 2. Stark Inc. – flooring almost complete, water tied in, needing electricity, N. Bess Jr. has spoken to TNMP about one week for plan to be complete and construction in about eight to ten weeks. Cecil to get plans and estimate and forward to the EDC. 3. Equipment Share – soil report ordered along with civil and structural plans in progress, In-house architect plans out to bid, tentative close on March 10th. 4. Mowing and cleaning up – Cecil stated almost done will just have to burn; there are lots of tires. N. Bess Jr. to find if there is somewhere we can take the tires. M. Medina to get with the drainage district to see if the retention pond will need to be dug up 5. Punchlist – waiting on Kotrla Electric to see when the electrical panel can get put in. Need to do final clean up and order bollards for the fire hydrants. M. Medina

brought up getting a bid for signage for the industrial park. She will check with another company and bring back on the agenda. B. Hopkins mentioned if we are getting new signs for the median that she would like to see the EDC landscape the median. B. Hopkins made a motion for the EDC to retain possession of the median and pay someone to landscape it. K. Goff 2nd. All in favor and motion carried.

- b. Discuss and act as needed bridge for MLK Park –no new information on a bridge for MLK Park.

VII. **New Business:**

- a. Discuss and act as needed meeting with Greg Blue, Night Peak – M. Medina just mentioned there will be a meeting on Wednesday, at 3 pm at City Hall
- b. Discuss and act as needed Employee Share Agreement with the city for Executive Director – discussion on the agreement as to whom the Executive Director would answer to. B. Brooks made a motion to take this to city council. All in favor and motion carried.
- c. Discuss and act as needed job responsibilities and evaluation form – tabled. J. Massey to get with City Manager and to discuss job responsibilities and evaluation. When all is discussed send all information to J. Moore, EDC attorney, to review and help with revising the bylaws.
- d. Discuss and act as needed to update EDC bylaws to reflect Employee Share Agreement – tabled
- e. Discuss and act as needed Dollar General building – discussion on what the owner is wanting for the building. It would be good for a community center/event center if he would come down on the price. Discussion on what it would take to get it rehabbed. No action taken.
- f. Discuss and act as needed EDC computer – M. Medina discussed the EDC computer getting very slow. Instead of replacing asking to be able to merge everything onto the city computer. The old one could be used by the PW department. B. Brooks made the motion to use the city computer. B. Hopkins 2nd. All in favor and motion carried.

M. Medina asked if we could go back to discuss the punch list and discuss signage for the industrial park.

VIII. **Announcements of Community Interest**

Sweeny FFA having a meat sale.

VIII. **Adjournment**

B. Brooks made a motion to adjourn the meeting at 7:18 pm. K. Goff 2nd. All in favor and motion carried.

Approved and passed on _____.

Michelle Medina

Michelle Medina

Executive Director, Sweeny EDC