

# *Sweeny Economic Development Corporation*

## *Regular Meeting Minutes*

May 13, 2024

### **I. Call to Order**

Devin Lemon called to order the regular meeting of the Sweeny Economic Development Corporation at 6:01 pm on May 13, 2024 at Sweeny Fire and Rescue.

### **II. Roll Call**

Michelle Medina conducted roll call. The following persons were present: Mary Karstedt, Devin Lemon, Jenny Massey, and Kay Roe

Absent: Bill Hayes and Katie Goff

Visitors: Lindsay Koskiniemi, Brittanie Hopkins, Dusty Hopkins, Brian Brooks, Neal Bess Jr., Wayman Hutchings, Karen Hutchings, and Terrance Bell

Visitor comments: Mayor D. Hopkins gave kudos to all involved with Pride Day. Thanked W. Hutchings for the 32-to-35-minute fireworks show. He also thanked N. Bess Jr. and B. Brooks for being elected to serve on City Council and thanked them for their service.

### **III. Financial Report for April 2024**

M. Medina gave the financial report. M. Medina stated she met with L. Koskiniemi and Karla Wilson to help with QuickBooks issues. Just have to work on correcting Flash Fitness payment. K. Roe ask to clean up all items with zero balance. M. Karstedt made motion to accept the financial report with the corrections. J. Massey 2<sup>nd</sup>. All in favor. Motion carried.

### **IV. Minutes for Regular April 2024 meeting**

K. Roe made a motion to approve the minutes from the April regular meeting. M. Karstedt 2<sup>nd</sup>. All in favor and motion carried.

### **V. Reports**

M. Medina gave the Executive Director report from April 9 to May 10. SGS 100% complete. Working with students on the EDC magazine. Will send out to print on May 17<sup>th</sup>. Continue working from home. Continue to work on QuickBooks.

- Attended BCPC Forum in Lake Jackson
- Attended CAP meeting
- Met with the students to discuss the magazine in the morning. In the afternoon I attended Economic Update at the Alliance in Angleton
- Attended City Council meeting
- Went to BC Clerks office to pick up plat left from March
- Met with the students to go over progress on the magazine

- Called both Stone Ridge Pipeline and Equipment Share – Spoke with Mr. Chapa will set up a meeting for next week. Mr. Selby did not answer. I left a voice message. Lindsay and I did a walk-through of the new road at the Industrial Park

The industrial park project is 100% complete. There are a few things that can use a “clean up.” Trilogy is working out of a temporary building with temporary utilities. EDC to hire contractor to tie in water. Stark is bringing in dirt to level the land out.

Elvira Alvarez defaulted on her Block Grant. In discussions with the attorney to place a lien on her property. She has reached out and expressed to make monthly payments to pay back her obligation.

L. Koskiniemi, City Manager, gave the city report – she reported on the industrial park walk through. She explained she sent a punch list to M. Medina, and she forwarded that to the EDC board. She is concerned with cracks in the new cement road, erosion control on the new ditches. She would like to see some grass seed, striping, reflectors. She explained some ways the city could help. M. Karstedt asked if all of this was required or what she wanted. L. Koskiniemi stated it was things she thought were necessary for safety. Mayor D. Hopkins said speed limit signs are needed. L. Koskiniemi recommended 20 mph signs, dead end signs, 2-way traffic and no passing zone signs. D. Lemon concern is spending money and other businesses come in – we should phase everything out. L. Koskiniemi recommends erosion control and roadway cracks be a priority. M. Medina is working on getting a couple of bids for some of the work and tying in the water.

## **VI. Old Business**

- a) Discuss and act (as needed) update on Industrial Park – M. Medina discussed the initial walk through with L. Koskiniemi. Then later another walk through with SGS. M. Medina asked SGS to provide a bid for some of the items on the list and to tie in the water. K. Roe made a motion to get bids for hydroseeding for both sides of the ditches. Motion dies for lack of second. K. Roe asked what are we going to do if it continues to erode? M. Karstedt stated we have other things we need to do first. N. Bess Jr. asked D. Lemon to get with the drainage district they may be able to provide some information.
- b) Discuss and act as needed new multi-use office building – K. Roe explained that we are looking to get a multi-use building to benefit all civic organizations. The EDC will bear the cost to maintain the building. It would not compete with the Community Center as it will service as an office for the EDC and a meeting room. K. Goff asked M. Medina to report that she had been in contact with Mueller. She can go in and put all specs in for a building and get a better bid. Work with W. Hutchings to get the building put up. D. Lemon mentioned it is not professional to be working out of M. Medina’s dining room and a storage building.
- c) Discuss and act as needed update on Flash Fitness – There was a conflict of interest with the other attorney. K. Roe reached out to another attorney, Doug Colvin. The agreement to retain has been signed as well as the \$5,000 retainer fee paid. No new information at the time of the meeting.
- d) Discuss and act as needed Elvira Alvarez Block Grant – M. Medina reported she spoke with our attorney and we could not put a lien, it was not lined out in the Block Grant when Mrs. Alvarez signed. J. Massey made a motion to send a demand letter for payment and ask for a lien to be

placed on the property. M. Karstedt 2<sup>nd</sup>. All in favor. Motion carried. M. Medina mentioned that Mrs. Alvarez did state she would like to set up payments to pay off Block Grant.

- e) Discuss and act as needed EDC applications for open position – M. Medina presented the three applications that were received. Neal Bess Jr., Brittanie Hopkins, and Agatha Sanchez. J. Massey made a motion to send all applications to the city council and let them make the recommendation. B. Brooks asked why would the EDC make a recommendation? J. Massey and D. Lemon mentioned in the past the EDC board had sent recommendations, and the council chose to go in another direction. J. Massey withdrew her motion. K. Roe said she would like to make a decision, and she wanted to vote for B. Hopkins. J. Massey said would abstain from choosing. D. Lemon would like all applications to go to the city council for them to choose. M. Karstedt stated she knew all three applicants and would vote for B. Hopkins. B. Hopkins will be presented to the city council as EDC's recommendation to serve on the EDC board.

## **VII. New Business**

- a) Discuss and act as needed price per acre at the industrial park – Brian Brooks – B. Brooks is interested in knowing if there is land available to purchase at the industrial park and if so, what is the price per acre. M. Medina explained that she is working on getting the land reappraised after the road improvements. As soon as she has a number, she will get back with him.
- b) Discuss and act as needed remaining land at the industrial park – K. Roe expressed that the EDC is in the business of Economic Development not land developers or realtors. She would like this board to vote to not sale land at the industrial park, but to only give performance agreements. Discussion on selling land versus performance agreements. K. Roe made a motion no land for sale at the industrial park. J. Massey 2<sup>nd</sup>. Two votes for and two votes against. Ends in a tie. Will be brought back on the next agenda.
- c) Discuss and act as needed advertise to take sealed bids for mowing the industrial park – J. Massey made motion to seek sealed bids for mowing the industrial park. M. Karstedt 2<sup>nd</sup>. All in favor. Motion carried.
- d) Discuss and act as needed to set a date for budget workshop – D. Lemon stated to have budget workshop at 5 pm before our regular meeting on Monday, June 10.

## **VIII. Announcements/Items of Community Interest**

D. Lemon made a motion to adjourn the meeting at 7:27 pm. J. Massey 2<sup>nd</sup>. All in favor and motion carried.

Minutes submitted by: Michelle Medina, Executive Director

Minutes reviewed by: Mary Karstedt, Secretary

Approved and passed June 24, 2024.

*Michelle Medina*, Executive Director, Sweeny EDC