

Sweeny Economic Development Corporation
Regular Meeting Minutes
October 14, 2024

I. **Call to Order**

Jenny Massey called to order the meeting of the Sweeny Economic Development Corporation at 6:00 pm on October 14, 2024, at Sweeny Fire and Rescue.

II. **Roll Call**

Michelle Medina conducted roll call. The following were present: Katie Goff, Brittanie Hopkins, Mary Karstedt, Devin Lemon, Jenny Massey and Kay Roe. Visitors: Joe Broussard – Equipment Share, Thomas Sanders – Equipment Share, Dusty Hopkins – Mayor, Francis Heckler – Hart’s Automotive, Wayman Hutchings, Karen Hutchins, Brian Brooks and Caniel Massey.

III. **Financial Report – September 2024**

M. Medina reviewed the financial reports. K. Goff made a motion to accept the financial reports as presented. M. Karstedt 2nd. K. Roe asked when all this would be cleared up? M. Medina responded she is trying and has been asking for help. K. Roe opposed. Motion carried.

IV. **Minutes for Regular Meeting September 2024**

D. Lemon made a motion to approve September 2024, minutes. K. Roe 2nd. All in favor and motion carried.

V. **Reports**

EDC Executive Director:

Continue working from home. Still trying to figure out QuickBooks and continue to look for assistance. Met with the owner of Happy Faces Daycare. They purchased the old Dollar General Store and will be putting a daycare in there. They are interested in what kind of incentives the EDC, or the city has to offer. Met with Brazosport Cares Bulldog Marketplace. They have made some changes to the building and are interested in knowing what the EDC could offer. Met with Kaydi and David to discuss the Industrial Park. They are working with Stark and his engineer concerning his drawings. They ask if Trilogy could start submitting their drawings. Talked with them about the water tie in, electrical and sewer. Met with Stark about the mowing bid. Dairy Mart submitted a Block Grant. Hart’s Automotive submitted a Block Grant. Equipment Share submitted an Incentive application for the Industrial Park.

City:

Mayor D. Hopkins reported new city manager David Jordan. There has been a lot of discussion going around about why Trilogy is not paying sales tax. He stated that P66 has not been paying sales tax for 14 years. The industrial park has not been annexed. Kaydi Smith – City Secretary and David Jordan – City Manager are working on this.

VI. **Old Business:**

- a. Industrial Park Project – M. Medina met with K. Smith and D. Jordan. Still have not received invoice for the water tie-in. We did receive the corrected invoice from TNMP. Speed limit signs – M. Medina sent out a copy of the CC & R's to all board members. Stark has been working with the city on their drawings.
- b. Mowing bids – M. Medina reported no new bids. She did speak with Stark, and they are only charging for gas and manpower to mow. M. Karstedt made a motion to approve a one-time mow from Stark Inc. not to exceed \$3,850 that includes mowing the front acreage. K. Goff 2nd. All in favor and motion carried.
- c. EDC Board member applications – M. Medina mentioned that the names that were previously approved have been submitted to the council. The 2 new applicants are Brian Brooks and Katie Goff. D. Lemon made a motion to submit the applications to council. M. Karstedt 2nd. K. Goff abstained. All in favor and motion carried.

VII. **New Business:**

- a. Flash Fitness – M. Medina explained that she had submitted 2 additional addresses to the attorney and Lecta Johnson still has not been served. K. Roe wants to move forward with legal action against Liz Flash and Flash Fitness and not wait for Lecta Johnson to be served. J. Massey 2nd. All in favor and motion carried.

B. Hopkins made a motion to move item G to B and B to B1. J. Massey 2nd. All in favor and motion carried.

- b. Equipment Share Incentive Application – M. Medina reviewed the application and passed copies of what was provided to the board. J. Broussard gave an overview of the company and the type of building that would be built. It would be an initial investment of about \$1.5 million to \$1.8 million. Approximately 10 employees after 6 months and another 10 after a year. They are interested in the tract of land next to Stark Inc. at the end of the Industrial Park. M. Medina ask if the applicant needed to provide any other information in order for their application to be considered. The response from the board was no. The board explained that the type of incentive would be determined later on the agenda. J. Massey made a motion to accept the incentive application for Equipment Share. K. Roe 2nd. All in favor and motion carried. M. Medina to provide the address of the industrial park.

B1. Office for EDC Director/EDC – No new information

- c. Multi Use Building – Was tabled at last meeting
- d. Industrial Park Property Grant – Discussion about an 80/20 incentive. M. Karstedt made a motion to offer 80/20 incentive for remainder of land at the industrial park. K. Roe 2nd. M. Karstedt, K. Roe and J. Massey vote for. B. Hopkins votes opposed. K. Goff abstained. Motion carried.

J. Massey made a motion to switch e and f. K. Goff 2nd. All in favor and motion carried.

- e. Hart's Automotive Block Grant – M. Medina passed around the Block Grant application. F. Heckler explained what they want to do with the grant money. They hope to open mid-November. M. Karstedt made a motion to approve \$9,999.99 Block Grant to Hart's Automotive. J. Massey 2nd. All in favor and motion carried.
- f. Dair Mart Block Grant – M. Medina passed around the Block Grant application. B. Hopkins made a motion to have Dairy Mart get with the city to make sure they are not requiring any drawings and that they are meeting all the requirements. K. Goff 2nd. All in favor and motion carried.
- g. Sweeny ISD Intern Opportunity – B. Hopkins made a motion to check with the school. If they have a student available to allow them to help with Newsletter to inform the community about Sweeny EDC and what we do. K. Goff 2nd. All in favor and motion carried.

Close regular session at 7:31 pm.

Reconvene at 8:55 pm.

J. Massey stated that the Executive Director position will now be a parttime position not to exceed 20 hours per week. A mileage sheet and expense sheet will need to be filled out. More information to come.

VIII. **Announcements/Items for Community Interest**

W. Hutchings mentioned Halloween in the Park.

M. Karstedt made a motion to adjourn at 8:57 pm. K. Goff 2nd.

Approved and passed November 4, 2024.

Michelle Medina

Michelle Medina
Executive Director, Sweeny EDC