

Sweeny Economic Development Corporation
Regular Meeting Minutes
October 13, 2025

I. Call to Order

Jenny Massey called to order the meeting of the Sweeny Economic Development Corporation at 6:00 pm on October 13, 2025, at Sweeny Community Center meeting room.

II. Roll Call

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

Absent: Katie Goff, Brittanie Hopkins, and Christine Sowles

Visitors: Cecil Stark and Doug Kirk

III. Financial Report – September 2025

M. Medina read the financial report for September 2025. She stated that she did include the TexPool interest. B. Brooks made a motion to accept the financial report as read. B. Hayes 2nd. All in favor and motion carried. B. Hayes asked why we were still paying for QuickBooks? M. Medina replied the conversion has not happened yet. It was asked if M. Medina had reached out to Elvira Alvarez. Yes, she is trying to get money together for a payment.

IV. Minutes for Regular Meeting – September 2025

B. Hayes made a motion to approve the September 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: request updates from Trilogy, Stark and Equipment Share. Cecil Stark came in and we discussed purchasing lot 4 and we discussed the clean up and mowing of the industrial park. I Spoke with Equipment Share we are still waiting on the signed performance agreement. Neal and I attended the Brazoria County Petrochemical response care event in Lake Jackson. David and I spoke with Nick (person interested in bringing a grocery store). He would like the city to give them a no compete from the city. I met Edward Frankum, he is wanting to open a restaurant in Sweeny. I spoke with Bladimir Lopez, he purchased the car wash here in town. Spoke with Curtis Liles he is looking for a building to put an antique shop.

City:

N. Bess Jr. stated project along Avenue A almost complete. Capital Projects committee put together.

VI. Old Business:

- a. Industrial Park Project – M. Medina read Trilogy's update. On 10/7 they submitted revisions that the city requested regarding electrical, HVAC, plumbing and site plan drawings. The city is also asking for electronic copies. They hope after all that is received, they will finally

get permits to break ground. Stark update is the drywall, ac and electrical all in. Everything is moving right along. Clean up and mowing – Stark has been short on employees and will hopefully get to it soon. Equipment Share the performance agreement is still in legal.

- b. Ordering water for Thanksgiving Feast – the board reviewed the bids for water bottles with labels that have Sweeny EDC logo on them. N. Bess Jr. made a motion to go with the Bottle Water Store bid. B. Brooks 2nd. All in favor and motion carried.
- c. Bathrooms for the Backyard Park – the board reviewed the bids for the bathrooms. N. Bess Jr. made a motion to order the portable toilets from Colli Trans Shipping Containers. The order will be for 2 unisex and 1 disabled unisex toilet for a total of \$10,470. B. Hayes 2nd. All in favor and motion carried.

VII. **New Business:**

- a. Cecil Stark wanting to purchase land at the Industrial Park – Mr. Stark is wanting to purchase lot 4 and a portion of the land he currently has a performance agreement with EDC. Doug Kirk will handle the surveying of the land. N. Bess Jr. made a motion for Doug Kirk to handle the survey and come back with a total of how many acres it is that Cecil is wanting to purchase. B. Brooks 2nd. All in favor and motion carried.
- b. Executive Director PTO hours – M. Medina reviewed that she has 32 hours left over from EDC before the transition. She is requesting the board approves her to keep those hours, and they will be charged to the EDC. N. Bess Jr. made a motion for executive director to keep the 32 hours and not to lose them. B. Brooks 2nd. All in favor and motion carried.
- c. Election of EDC board officers – B. Hayes made a motion to table until all board members were present. B. Brooks 2nd. All in favor and motion carried.
- d. Change names on the FSB accounts – B. Hayes made a motion to remove Kay Roe from the bank accounts. Keep Michelle Medina, Neal Bess Jr., Katie Goff, Bill Hayes, and Brittanie Hopkins. N. Bess Jr. 2nd. All in favor and motion carried.
- e. Halloween in the Park participation – J. Massey asked if anyone can or would be participating. B. Hayes made a motion for Sweeny EDC to participate. N. Bess Jr. 2nd. All in favor and motion carried.

VIII. **Announcements of Community Interest**

Parks board did a really great job at the park.

VIII. **Adjournment**

N. Bess Jr. made a motion to adjourn the meeting at 7:05 pm. B. Hayes 2nd. All in favor and motion carried.

Approved and passed on November 10, 2025.

Michelle Medina

Michelle Medina

Executive Director, Sweeny EDC