

Sweeny Economic Development Corporation
Regular Meeting Minutes
July 14, 2025

I. Call to Order

Jenny Massey called to order the meeting of the Sweeny Economic Development Corporation at 6:00 pm on July 14, 2025, at Sweeny City Hall.

II. Roll Call

Michelle Medina conducted the roll call. The following were present: Brian Brooks, Katie Goff, Bill Hayes, Brittanie Hopkins, Jenny Massey and Kay Roe.

Absent: Neal Bess Jr.

Visitors: Shawn Massey and Dusty Hopkins

III. Financial Report – June 2025

M. Medina read the financial report for June 2025. K. Goff made a motion to accept the financial report as read. B. Hayes 2nd. All in favor and motion carried. M. Medina brought up that she needed approval to transfer money from the NOW account to the MONEY market account to cover the loan payment. It would need to be at least \$5,000. K. Roe made motion to allow M. Medina to automatically transfer the funds to cover the loan. B. Hopkins 2nd the motion. All in favor and motion carried. K. Roe had a question about the medical for the Executive Director. M. Medina explained that it was \$96.53 a month and the number she was looking at was a year-to-date amount on the balance sheet.

IV. Minutes for Regular Meeting - June 2025

K. Roe made a motion to approve the June regular meeting minutes as presented. K. Goff 2nd. All in favor and motion carried.

V. Reports

EDC Executive Director:

M. Medina spoke to Dwain from Stewart's about the default in their performance agreement. EDC voted for Stewart's to be responsible for \$40,000. Tina requested a copy of the performance agreement. Emailed TNMP about the electrical poles at the industrial park and forwarded those emails to the EDC board. Have been in conversations with Southern Speech. They need to hire another therapist. They are also looking to improve their façade and new signage. We discussed a matching grant. Working with Baker and Lawson to get the legal description for the property that we will convey to Equipment Share. Spoke with David, grinder station should arrive around August 1. Trying to make sure we have everything in place to get that put in when it arrives. In my new office. Working on getting things organized and cleaned up. Thank you, B. Brooks, for the new door.

City:

Mayor Hopkins reported on mowing, gas lines, water lines ongoing. Budget meeting tomorrow. O'Reilly's is coming along. B. Brooks has concerns about the ditch in the back. Continue to work on culverts and drainage.

VI. Old Business:

- a. Industrial Park Project – M. Medina reported that Stark is coming along. Also spoke to Cecil about mowing. Spoke to David about the grinder station. It should be here by August 1. Trilogy is busy and working on getting drawings and permits completed.
- b. Discuss and act as needed Stewart's Grocery grant – M. Medina asked that we get with our attorney to prepare the default paperwork to send to Stewart's. Discussion on leasing Stewart's for Equipment Share and make arrangements with Stewart's. M. Medina to consult with our attorney. B. Hopkins made a motion for M. Medina to consult with our attorney to see if it is possible for EDC to enter into an agreement with Stewart's to lease the property in lieu of paying the default amount. B. Brooks 2nd. All in favor and motion carried.
- c. Budget Workshop – B. Hopkins made a motion to have the budget workshop on Monday, July 28, 2025, at 5 pm. K. Goff 2nd. All in favor and motion carried.

VII. New Business:

- a. Meets and boundaries survey for Equipment Share – M. Medina explained that Baker and Lawson has already prepared the plat. We just need the meets and boundaries survey prepared. She went over the cost of the survey. K. Goff made a motion to approve of having the survey done. K. Roe 2nd. All in favor and motion carried.
- b. EDC Community Projects – J. Massey presented a survey to council for possible projects they would like to see EDC help with. She reviewed the list. She then presented the board with quotes for restrooms for backyard park and a bridge to connect MLK park to TJJT walking trail. This is just a discussion and something to consider when we are discussing the upcoming budget.

VIII. Announcements of Community Interest

Aug. 9th Sweeny Lions Back to School event at the Backyard Park to begin at 3 pm.

VIII. Adjournment

B. Hopkins made a motion to adjourn the meeting at 7:09 pm. K. Goff 2nd. All in favor and motion carried.

Approved and passed on August 11, 2025.

Michelle Medina

Michelle Medina

Executive Director, Sweeny EDC