

Sweeny Economic Development Corporation
Regular Meeting Minutes
April 14, 2025

I. Call to Order

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

II. Roll Call

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

Absent: Bill Hayes and Brittanie Hopkins

Visitors: Shawn Massey

III. Financial Report – March 2025

M. Medina read the financial report for March 2025. P & L Report – nothing out of the ordinary. N. Bess Jr. made a motion to accept the financial report as reported. K. Roe 2nd. All in favor and motion carried.

IV. Minutes for Regular Meeting March 2025 and Special Meeting April 4, 2025

B. Brooks made a motion to approve the March regular meeting and April 4th special meeting minutes. K. Goff 2nd. All in favor and motion carried.

V. Reports

EDC Executive Director:

Working with Doug Colvin on Flash Fitness case. Spoke with the owners of Absolute Fitness. Spoke with David Jordan, City Manager about the industrial park. Almost done cleaning up QuickBooks. Met with the Brazoria County Alliance to discuss the available properties in Sweeny. We discussed needing a grocery store, meat market and pharmacy. Working with Stark, Inc. to get everything the bank needs. Spoke to a gentleman who wants to invest in Sweeny. Betty Russo had to cancel her meeting to come for a visit. I'm still waiting to hear back from Equipment Share. Will reach out to them this week. N. Bess Jr. had a comment to be careful speaking on behalf of the board. Do not do things without the board's permission.

City:

N. Bess Jr. reported the completion of the water lines concerns of potholes and we still have dirty water.

VI. Old Business:

- a. Industrial Park Project – M. Medina mentioned getting the estimate back from TNMP to extend the electricity to the end of the road at the industrial park. The estimate is for \$36,658.02 and we have a timeline to get the payment back. M. Medina also reviewed the estimate received from David Jordan, City Manager to extend the sewer and clean up some things at the industrial park. (punch list). David Jordan also gave an estimate of labor costs to get the work done. N. Bess Jr. mentioned the city can not do the work and

we need to go out for bids. N. Bess Jr. made a motion that we need to use the money we have on hand and do not seek a loan until we need to. Motion dies for lack of 2nd. K. Roe made a motion to accept the estimate from TNMP for \$36,658.02 and pay by check. B. Brooks 2nd. All in favor and motion carried. K. Roe made a motion to go out for bids for completion of the industrial park sewer to include grinder station and punch list. Run the ad for 30 days in The Facts and the West Brazos Weekly. N. Bess Jr. 2nd. All in favor and motion carried.

- b. Discuss and act as needed financial strategies to obtain funding for completion of the industrial park to include seeking a loan – table
- c. Discuss and act as needed Elvira Alvarez Block Grant – N. Bess Jr. mentioned seeing people working on the building and stopped to ask questions. They were working on the building to build a church. Discussion on what else the EDC could do to prevent this. The EDC has already filed default paperwork and has a lien on the property. B. Brooks made a motion to discuss with lawyers' proceedings against Elvira Alvarez Block Grant for not following Block Grant to seek recourse up to retaining the building to put up for sale. Ask if the EDC can do anything more than the lien that is on file. K. Goff 2nd. All in favor and motion carried.
- d. Update on Flash Fitness – M. Medina spoke with Deputy Patterson. He said he turned the paperwork in because there was no equipment to seize. He said he spoke with you about this. Because the business is under a new name. Doug Colvin responded by saying he could file a writ of attachment seeking specific equipment, the EDC would have to sue the new business. B. Brooks made a motion to nullify the performance agreement with Flash Fitness. K. Goff 2nd. Motion carried. 3 in favor and 1 opposed.

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

Pride Day is coming up. Clean up at the park. P66 car show.

Approved and passed May 12, 2025.

Michelle Medina

Michelle Medina
Executive Director, Sweeny EDC