



## THE SWEETWATER ENTERPRISE FOR ECONOMIC DEVELOPMENT MUNICIPAL DEVELOPMENT DISTRICT BOARD OF DIRECTORS MEETING AGENDA

The Board of Directors of the Sweetwater Enterprise for Economic Development Municipal Development District of Sweetwater, Texas, will meet in regular session on Monday, December 11, 2023, at 2:00 PM in the downstairs conference room at the Sweetwater Chamber of Commerce (810 E. Broadway).

The subjects to be discussed or considered upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice.

- 1.) Call to order
- 2.) Prayer
- 3.) Pledge of Allegiance
- 4.) Public Comments and Receipt of Petitions: {At this time, anyone will be allowed to speak on any matter, other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law – GC, 551.042}
- 5.) Action Items:
  - a) Board to review and consider approving the November 13, 2023, meeting minutes.
  - b) Board to review and consider approving payment of accounts payable.
  - c) Board to review and consider approving the October 2023 financial statements.
  - d) Board to review and consider approving a Façade Improvement request for 301 Oak St.
- 6.) Ethan Whittenburg Update:
  - a) Housing
  - b) Park Equipment
- 7.) Miesha Adames Update:
  - a) Childcare Needs Assessment
- 8.) Adjourn

In accordance with Texas Government Code Chapter 551.041, the SEED MDD Agenda was prepared and posted on or before the 8<sup>th</sup> day of December 2023 at 2:00 PM.

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325.235.0555



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If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. The notice for this meeting was posted in compliance with the Texas Open Meeting Act:

Ethan Whittenburg, Marketing and Business Development Manager

The SEED MDD meeting is available to all persons regardless of disability. If you require special assistance, please contact the SEED MDD Offices located at 810 East Broadway, or call 325-235-0555, at least 24 hours in advance of the meeting.

All SEED MDD Agendas are posted at [www.sweetwatertexas.net](http://www.sweetwatertexas.net)

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## BOARD MEETING MINUTES – MONDAY, NOVEMBER 13, 2023

**PRESENT:** Gil Cherry, Russ Petty, Mark Meneses (Late Arrival), Carolyn Lawrence, Jeff Allen, Miesha Adames, Ethan Whittenburg, Karen Hunt

**LOCATION:** Downstairs conference room at the Sweetwater Chamber of Commerce, 810 E. Broadway, Sweetwater, Texas 79556

**CALL TO ORDER:** 2:01 PM by Carolyn Lawrence

**PRAYER:** Ethan Whittenburg

**PLEDGE OF ALLEGIANCE:** Carolyn Lawrence

**PUBLIC INPUT:** None

### ACTION ITEMS:

**MINUTES:** Board to review and consider approving minutes from the October 23, 2023, meeting. Russ Petty made the motion to approve the minutes. Gil Cherry seconded. The motion carried unanimously.

**ACCOUNTS PAYABLE:** Board to review and consider approving accounts payable, excluding the payment to Kinfolks Grill and Red Door Capital. Mark Meneses made the motion to approve the accounts payable, excluding the payment to Kinfolks Grill and Red Door Capital. Carolyn Lawrence seconded. The motion carried unanimously.

**ACCOUNTS PAYABLE:** Board to review and consider approving the payment to Red Door Capital. Russ Petty made the motion to approve the Red Door Capital payment. Mark Meneses seconded. Gil Cherry abstained. The motion carried 3-0.

**ACCOUNTS PAYABLE:** Board to review and consider approving the payment to Kinfolks Grill. Gil Cherry made the motion to approve the Kinfolks Grill payment. Mark Meneses seconded. Russ Petty abstained. The motion carried 3-0.

**FINANCIALS:** Board to review and consider approving the September 2023 financial statements. Russ Petty made the motion to approve the financials. Gil Cherry seconded. The motion carried unanimously.

**RESOLUTION:** Board to review and consider approving Resolution 2023-004 regarding Childcare in Sweetwater. Mark Meneses made the motion to approve Resolution 2023-004 regarding Childcare in Sweetwater with the following changes:

- Section 2 – "...authorizes funds not to exceed the amount of \$750,000.00 to be available for incentive agreements between SEED MDD and Qualified Childcare Facilities...to increase the childcare capacity in Sweetwater by 300 spots."
- Section 3 – "...(v) childcare facilities are not located wholly or partially in a private home or residence, and (vi) the qualifying facility shall increase childcare capacity by at least ten (10) children."

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Russ Petty seconded. The motion carried unanimously.

**FAÇADE IMPROVEMENT GRANT APPLICATION:** Board to review and consider approving suggested changes to the Façade Improvement Grant application. Russ Petty made the motion to approve suggested changes to the Façade Improvement Grant application. Gil Cherry seconded. The motion carried unanimously.

**FAÇADE IMPROVEMENT GRANT:** Board to review and consider approving a Façade Improvement Grant request at 1111 E. Broadway. Gil Cherry made the motion to approve the request in the amount of \$1,081.28. Mark Meneses seconded. Russ Petty abstained. The motion carried 3-0.

**FAÇADE IMPROVEMENT GRANT:** Board to review and consider approving a Façade Improvement Grant request at 2107 E. Broadway. Gil Cherry made the motion to approve the request in the amount of \$15,000.00. Mark Meneses seconded. Russ Petty abstained. The motion carried 3-0.

**ETHAN WHITTENBURG UPDATE:**

- a) Lubbock Economic Forecast Luncheon: Ethan provided an update on the economic forecast luncheon that he and Miesha attended in Lubbock on November 7, 2023.

**MIESHA ADAMES UPDATE:**

- a) CEcD Class – Real Estate Development and Reuse: Miesha gave an update on the latest class she completed for her CEcD certification.

There being no further business, Gil Cherry made the motion to adjourn. The motion carried unanimously.



**SWEETWATER ENTERPRISE FOR ECONOMIC DEVELOPMENT  
MUNICIPAL DEVELOPMENT DISTRICT  
BALANCE SHEET  
OCTOBER 31, 2023**

|   | <u>GENERAL FUND</u>    | <u>GENERAL FIXED<br/>ASSETS</u> | <u>INCREASE<br/>(DECREASE)<br/>FROM<br/>PREV MONTH</u> |
|---|------------------------|---------------------------------|--|
| <b>Cash</b>                               | \$ 793,879.90          |                                 | 70,628.11  |
| <b>Due From City</b>                      | -                      |                                 |  |
| <b>Investments MMA (1)</b>                | 6,444,160.02           |                                 | 28,252.94  |
| <b>Land</b>                               |                        | \$ -                            | -  |
| <b>Equipment</b>                          |                        | -                               | -  |
| <b>TOTAL ASSETS</b>                       | <u>\$ 7,238,039.92</u> | <u>\$ -</u>                     |  |
| <b>Due To City</b>                        | \$ -                   |                                 | -  |
| <b>Accounts Payable</b>                   | \$ -                   |                                 |  |
| <b>Fund Balance: Designated</b>           | \$ 4,176,771.70        |                                 | (87,648.91)  |
| Undesignated                              | 3,061,268.22           |                                 | 186,529.96   |
| <b>Investment in General Fixed Assets</b> |                        | \$ -                            | -  |
| <b>TOTAL LIABILITIES AND FUND BALANCE</b> | <u>\$ 7,238,039.92</u> | <u>\$ -</u>                     |  |

(1) Investment Account rate @ 5.231%  
Money Market rate @ 5.3664%

City of Sweetwater  
Revenue and Expense Report  
As of October 31, 2023

#####

| 84 - SEED-MDD                           | Current Month<br>Expense/Rev | Year To Date<br>Expense/Rev | Current Year<br>Budget | Budget Balance<br>Remaining | % Balance<br>Remaining |
|---|------------------------------|-----------------------------|------------------------|-----------------------------|------------------------|
| <b>Department Revenue</b>               |                              |                             |                        |                             |                        |
| <b>Taxes</b>                            |                              |                             |                        |                             |                        |
| 84-4030 Sales Tax Revenue               | 113,854.90                   | 113,854.90                  | 1,079,661.18           | 965,806.28                  | 89.45%                 |
| Total Taxes                             | 113,854.90                   | 113,854.90                  | 1,079,661.18           | 965,806.28                  | 89.45%                 |
| <b>Miscellaneous Revenues</b>           |                              |                             |                        |                             |                        |
| 84-4750 Interest Income                 | 31,638.07                    | 31,638.07                   | 151,988.32             | 120,350.25                  | 79.18%                 |
| 84-4770 Miscellaneous Income            | 0.00                         | 0.00                        | 11,650.00              | 11,650.00                   | 100.00%                |
| Total Miscellaneous Revenues            | 31,638.07                    | 31,638.07                   | 163,638.32             | 132,000.25                  | 80.67%                 |
| Total MDD - SEED                        | 145,492.97                   | 145,492.97                  | 1,243,299.50           | 1,097,806.53                | 88.30%                 |
| Total Revenue                           | 145,492.97                   | 145,492.97                  | 1,243,299.50           | 1,097,806.53                | 88.30%                 |
| <b>Department Expense</b>               |                              |                             |                        |                             |                        |
| <b>Supplies</b>                         |                              |                             |                        |                             |                        |
| 84-5210 Office Supplies/Equipment       | 0.00                         | 0.00                        | 10,500.00              | 10,500.00                   | 100.00%                |
| 84-5360 Repairs & Maintenance           | 0.00                         | 0.00                        | 500.00                 | 500.00                      | 100.00%                |
| 84-5380 Postage                         | 0.00                         | 0.00                        | 175.00                 | 175.00                      | 100.00%                |
| Total Supplies                          | 0.00                         | 0.00                        | 11,175.00              | 11,175.00                   | 100.00%                |
| <b>Contractual Services</b>             |                              |                             |                        |                             |                        |
| 84-5540 Legal                           | 0.00                         | 0.00                        | 19,000.00              | 19,000.00                   | 100.00%                |
| 84-5550 Insurance & Bonding             | 0.00                         | 0.00                        | 4,051.00               | 4,051.00                    | 100.00%                |
| 84-5560 Director Reimbursement          | 9,627.10                     | 9,627.10                    | 124,372.60             | 114,745.50                  | 92.26%                 |
| 84-5570 Asst Admin Director Reimb       | 5,915.90                     | 5,915.90                    | 76,059.10              | 70,143.20                   | 92.22%                 |
| 84-5590 Continue Educ & Travel          | 194.39                       | 194.39                      | 18,000.00              | 17,805.61                   | 98.92%                 |
| 84-5600 Advertising/Marketing           | 500.00                       | 500.00                      | 26,340.00              | 25,840.00                   | 98.10%                 |
| 84-5642 All Utilities/Telephone         | 0.00                         | 0.00                        | 5,000.00               | 5,000.00                    | 100.00%                |
| 84-5710 Dues Subscriptions Membership   | 3,160.00                     | 3,160.00                    | 10,190.00              | 7,030.00                    | 68.99%                 |
| 84-5740 Administration Fee              | 15,000.00                    | 15,000.00                   | 15,000.00              | 0.00                        | 0.00%                  |
| 84-5760 Rental & Equipment              | 2,000.00                     | 2,000.00                    | 25,000.00              | 23,000.00                   | 92.00%                 |
| 84-5770 Contracted Services             | 437.50                       | 437.50                      | 50,840.00              | 50,402.50                   | 99.14%                 |
| 84-5771 Incentives                      | 8,848.91                     | 8,848.91                    | 708,271.80             | 699,422.89                  | 98.75%                 |
| 84-5772 Incentives - Demolition         | 0.00                         | 0.00                        | 100,000.00             | 100,000.00                  | 100.00%                |
| 84-5773 Incentives - Facade Improvement | 0.00                         | 0.00                        | 50,000.00              | 50,000.00                   | 100.00%                |
| Grants                                  |                              |                             |                        |                             |                        |
| Total Contractual Services              | 45,683.80                    | 45,683.80                   | 1,232,124.50           | 1,186,440.70                | 96.29%                 |
| Total MDD - SEED                        | 45,683.80                    | 45,683.80                   | 1,243,299.50           | 1,197,615.70                | 96.33%                 |
| Total Expense                           | 45,683.80                    | 45,683.80                   | 1,243,299.50           | 1,197,615.70                | 96.33%                 |
| Revenues Over(Under) Expenditures       | 99,809.17                    | 99,809.17                   | 0.00                   | 0.00                        | 0.00%                  |

**SWEETWATER ENTERPRISE FOR ECONOMIC DEVELOPMENT  
MUNICIPAL DEVELOPMENT DISTRICT  
RECONCILIATION OF DESIGNATED FUND BALANCE  
AS OF OCTOBER 31, 2023**

| BUSINESS  | AMOUNT APPROVED     | AMOUNT DISBURSED THIS MONTH | AMOUNT DISBURSED YEAR TO DATE | AMOUNT DISBURSED PROJECT TO DATE | OBLIGATION AMOUNT REMAINING | ANNUAL OBLIGATION                              | DETAILS  | COMMENT   |
|---|---------------------|-----------------------------|-------------------------------|----------------------------------|-----------------------------|--|--|---|
| Cape & Son  | 600,000.00          | -                           | -                             | 600,000.00                       | -                           | \$3,000 per FTE                                | Contract Term - September 1, 2018 - August 31, 2022. Extend to Aug 31, 2024  | Approved 7/10/18. Funding 5,159 ft track and purchase of 10 ton crane and 1.72 acres land. C&S agrees to increase railcar numbers by 10,000 over 4 years. Amendment to extend aprnd 03-21-22. MDD extended at 9/11/23 mtg.  |
| Bentgrass of Texas, Inc.  | 156,600.00          | -                           | -                             | -                                | 156,600.00                  | N/A  | Res. 2022-002 Approved by CC 08/14/2022<br>Effective date July 1, 2022.<br>Executed July 8, 2022   | Approved up to \$156,600 funding for a waterline in the Southwood Terrace Addition per terms of agreement   |
| Sutherland Lumber Southwest, LLC                                | 500,000.00          | 1,348.91                    | 1,348.91                      | 73,840.06                        | 426,159.94                  | N/A  | Effective Date 1/08/19 - 20 years or maximum reimbursement met   | Approved 12/18/2018 SEED to reimb SLS total 1/2% sales tax revenue collected generated by SLS local operations. SLS shall create at least 15 FT+15 PT jobs in Swtr within 24 months of eff Date. SLS impv prop \$1 mil within 18 mnths  |
| PayDex Partners, LLC  | 500,000.00          | -                           | -                             | 435,000.00                       | 65,000.00                   | N/A  | Contract Term - October 1, 2019 - 3 years through October 1, 2022 ; September 12, 2022 extended to October 1, 2023; extended to September 30, 2024 | SEED approv. September 9, 2019 a maximum incentive \$500,000. Initial advance incentive pmt \$30,000 11-5-19. Only one incentive per month with documentation of work performed.  |
| Holly Betanbough, IRA for the Creekside Subdivision Development | 380,000.00          | -                           | -                             | -                                | 380,000.00                  | N/A  | Agmt Term - Aug 10, 2021 and earlier of 5th anniversary or max aggregate incentive payment.  | Developer incentive agreement, dated and City Council approved August 10, 2021. Incentive payment of \$4,000 per lot with evidence of final platting and recording. Total of 95 lots with a maximum payment of \$380,000.   |
| Holly Betanbough, IRA   | 950,000.00          | -                           | -                             | -                                | 950,000.00                  | N/A  | Term - August 10, 2021 5 year term with option to extend up to 3 consecutive 5-year terms  | Builder incentive agreement, dated and City Council approved August 10, 2021. Builder incentive payment earned for each single-family home which is ready for sale. \$10,000 per home. 95 lots for homes. Maximum aggregate builder incentive is \$950,000.   |
| Hard Head Veterans LLC  | 300,000.00          | -                           | -                             | 10,500.00                        | 289,500.00                  | \$3,000 per Local Emp;<br>\$1,500 per Area Emp | Agreement Term - October 1, 2021 to September 30, 2024 or maximum aggregate payments met.  | Incentive agreement, dated October 12, 2021 to pay annually, \$3,000 for each local employee and \$1,500 for each area employee. Aggregate incentive payments not to exceed \$300,000   |
| ELJEN   | 840,000.00          | -                           | -                             | -                                | 840,000.00                  | N/A  | Approved August 8, 2022 meeting. Agreement Term 9/1/22 - 8/31/25. Possible 3 yr. extension upon request  | Incentive to expand and development 1300 W. Broadway facility, 42,000 sq feet. Create 20 FTE within 3 years   |
| Ludlum Measurements, Inc.                                       | 222,000.00          | -                           | -                             | -                                | 222,000.00                  | N/A  | Approved August 8, 2022 meeting. Agreement Term 9/1/22 - 8/31/26. Possible 3 yr. extension upon request  | Incentive to expand and develop 501 Oak St. facility. One time payment to reimburse expenses related to the relocation of utilities up to max \$222,000. LMI agrees to create 6 or more FTE within 4 years of start date  |
| Red Door Capital - 611 Josephine                                | 30,500.00           | 7,500.00                    | 7,500.00                      | 25,500.00                        | 5,000.00                    | N/A  | Approved 10/11/22 Contract Term 11/1/22 - 10/31/23 (4/10/23 increased \$4,500 to \$30,500)   | Amended maximum incentive of \$30,500 to remodel & restore apt complex. Incentives available: 4- 1br units (\$4,500 ea) , 1- 2br unit (\$7,500) and a bonus of \$5,000 upon completion  |
| FCTX-SWEETWATER LLC FORAKER                                     | 300,000.00          | -                           | -                             | -                                | 300,000.00                  | N/A  | Approved December 12, 2022. Expire December 31, 2023   | To aid in the purchase and development of retail property located at 1008-1108 East Broadway Ave. Incentive due when evidence of 1. ownership; 2. a binding 10 year commercial lease agreement; and 3. new commercial retail tenant occupies no fewer than 10,000 square feet of space within the property. |
| EMA Electromechanics, LLC                                       | 210,000.00          | -                           | -                             | -                                | 210,000.00                  | N/A  | Appr MDD 3/27/23; executed 5/2023; Effective 1/01/23; Expire max oblig met   | To aid in expanding facility 33,750 sq feet. MDD shall pay EMA \$210,000 within 30 days of completion of construction as long as EMA has no fewer than 33 qualified full-time employees   |
| EMA Electromechanics, LLC                                       | 240,000.00          | -                           | -                             | -                                | 240,000.00                  | \$3,000 per Full-time Employee                 | Appr MDD 3/27/23; executed 5/2023; Effective 1/01/23; Expire 1/15/28 or max oblig met  | MDD shall pay \$3,000 annually for each full-time employee that exceeds the base number of 33   |
| City of Sweetwater  | 20,000.00           | -                           | -                             | -                                | 20,000.00                   | N/A  | Approved December 12, 2022. Term January 1, 2023 thru December 31, 2023  | Maximum incentive of \$20,000 to assist the City with a 90/10 match between the TxDot Aviation and the City for Airport Layout Plan with Narrative  |
| City of Sweetwater  | 50,000.00           | -                           | -                             | -                                | 50,000.00                   | N/A  | Res. 2023-002 Approved by CC 05/08/2023  | Playground Equipment for Newman Park  |
| Completed Façade Projects                                       | -                   | -                           | -                             | -                                | -                           | N/A  | October 1, 2023 - September 30, 2024   | Completed Façade Improvement Grants   |
| Uncompleted Façade Projects                                     | 22,511.76           | -                           | -                             | -                                | 22,511.76                   | N/A  | October 1, 2023 - September 30, 2024   | Uncompleted Façade Improvement Grants   |
| <b>TOTALS</b>   | <b>5,321,611.76</b> | <b>8,848.91</b>             | <b>8,848.91</b>               | <b>1,144,840.06</b>              | <b>4,176,771.70</b>         |  |  |   |

As of: 12/7/2023

| BUSINESS   | AMOUNT APPROVED | AMOUNT DISBURSED<br>PROJECT TO DATE | OBLIGATION AMOUNT<br>REMAINING | NOTES  |
|--|-----------------|-------------------------------------|--------------------------------|--|
| Cape & Son (2 Agreements)                              | \$ 1,120,000.00 | \$ 1,120,000.00                     |                                | Purchase of 2 locomotives and \$108,187.32 toward a 3rd (3/2014); fund 5,159 ft of track (7/2018); must move 829 railcars by 8/31/2024                                     |
| Housing  | \$ 2,235,000.00 | \$ 833,750.00                       | \$ 1,395,000.00                | Bentgrass (2 incentives complete), PeyDex (70/80), Villafranca (complete), Locust Street Apartments (complete), Betenbough (builder & developer), Josephine St. (complete) |
| Job Creation / Infrastructure                          | \$ 4,587,000.00 | \$ 2,720,000.00                     | \$ 1,782,000.00                | GP (complete), HHV, Icy Breeze (waive final payment of \$85,000), LMI, Eljen, EMA  |
| Retail   | \$ 850,000.00   | \$ 125,153.43                       | \$ 724,846.57                  | Sutherland's, Freddy's (complete), Nolan CP  |
| Façade   | \$ 190,518.33   | \$ 138,162.02                       | \$ 26,781.26                   | In-Process: HHV, Advantage Office, Crown Liquor  |
| Park Improvements                                      | \$ 900,000.00   | \$ 844,726.79                       | \$ 50,000.00                   | Dog Park, Splash Pad, Fitness Court, Newman Park Equipment (IP)  |
| Demolition   | \$ 300,888.50   | \$ 297,854.38                       |                                |  |
| Logistics Support                                      | \$ 575,000.00   | \$ 572,000.00                       |                                |  |
| Select Energy FTE Incentive                            | \$ 500,000.00   | \$ 27,000.00                        |                                | 10/1/2012-Agreement terminated early because of company closure  |
| The TSTC Foundation                                    |                 | \$ 30,000.00                        |                                | Paid 06/02/2016  |
| Crest Pumping Technologies / Nine Energy- Incentive AG | \$ 500,000.00   | \$ 212,000.00                       |                                | Agreement: 07/1/2013-06/30/2018  |
| Dent Trucking Bond                                     | \$ 75,000.00    | \$ 1,800.00                         |                                | underwrite a performance bond Agreement:08/03/2016-08/07/2019  |
| Dent Trucklines, Inc.                                  | \$ 300,000.00   |                                     | \$ -                           | Loan that was guaranteed has been paid off.  |

Amounts in grey may have been disbursed prior to FY 2015-2016



| Façade Improvement Grants |                                 |                        |                 |               |            |                                    |
|---------------------------|---------------------------------|------------------------|-----------------|---------------|------------|------------------------------------|
| Notice to                 | Company                         | Address                | Grant Requested | Amount Paid   | AP Date    |                                    |
| 3/18/19                   | 2Profs Gourmet Ice Cream        | 109 Locust Street      | \$ 4,400.00     | \$ 2,369.56   | 11/1/20    | Complete                           |
| 8/19/19                   | Ricky Bowman                    | 111 East Third St.     | \$ 4,080.00     | \$ 4,075.20   | 10/3/19    | Complete                           |
| 3/31/20                   | Masonic Lodge                   | 324 Oak Street         | \$ 4,075.00     | \$ 4,075.00   | 8/4/20     | Complete                           |
| 10/27/20                  | The Prickly Porcupine           | 115 E. Third Street    | \$ 8,946.00     | \$ 6,722.87   |            | Complete                           |
| 11/9/20                   | SAGLM                           | 223, 225 Oak &         | \$ 13,832.14    | \$ 13,832.14  | 4/1/21     | Complete                           |
| 11/12/20                  | Taqueria Rodriguez              | 1304 E. Broadway       | \$ 6,611.68     | \$ -          |            | grant period expired               |
| 2/8/21                    | 906 E. Broadway                 | 906 E. Broadway        | \$ 8,839.63     | \$ 8,505.55   | 5/21/21    | Complete                           |
| 3/8/21                    | Salon Rubio                     | 1408 E. Broadway       | \$ 1,879.50     | \$ 1,879.50   | 4/15/21    | Complete                           |
| 4/12/21                   | Harp Vending                    | 2302 E. Broadway       | \$ 2,250.00     | \$ -          |            | grant period expired               |
| 8/9/21                    | Tita's Mexican                  | 116, 118, 120 Oak St.  | \$ 8,500.00     | \$ 8,500.00   | 5/15/22    | Complete                           |
| 9/13/21                   | Aspen Electric                  | 700 E Broadway         | \$ 13,181.00    | \$ 13,181.00  | 1/15/22    | complete                           |
| 10/11/21                  | Cotton Roots & Co.              | 813 Lamar suite B      | \$ 1,931.05     | \$ 1,854.55   | 5/15/22    | Complete                           |
| 10/11/21                  | Norman Ashford                  | 1420 W. Broadway       | \$ 4,930.00     |               |            | grant period expired               |
| 11/8/21                   | Faith Fitness                   | 2401 E. Broadway       | \$ 9,897.50     | \$ 7,877.62   | 2/1/21     | Complete                           |
| 2/14/2022                 | Jeremy Dodd / Encompass         | 1210 Hailey Street     | \$ 1,150.00     | \$ 1,150.00   | 3/15/22    | Complete                           |
| 2/14/2022                 | Sweetwater Spine Clinic         | 1408 Hailey Street     | \$ 5,831.00     | \$ 3,705.58   | 5/15/22    | Complete                           |
| 4/11/22                   | Taqueria Rodriguez              | 1304 E. Broadway       | \$ 4,479.44     | \$ 2,047.80   | 11/15/2022 | Complete                           |
| 5/16/22                   | Sweetwater Suds                 | 508 E. Broadway        | \$ 3,603.13     | \$ 3,603.12   | 8/1/22     | Complete                           |
| 6/13/22                   | Jeremy Dodd/Encompass           | 1210 Hailey Street     | \$ 3,500.00     | \$ 3,500.00   | 8/15/22    | Complete                           |
| 6/13/22                   | Red Door Capital                | 307 Locust             | \$ 1,750.00     | \$ 1,750.00   | 8/1/22     | Complete                           |
| 9/12/22                   | Robert Deleon                   | 803 Lamar St.          | \$ 2,806.00     | \$ 2,806.00   | 12/1/22    | Complete                           |
| 9/12/22                   | State Farm Insurance            | 808 E. Broadway        | \$ 3,921.75     | \$ 3,921.75   | 11/15/2022 | Complete                           |
| 11/14/22                  | Industrial Hose & Oilfield Supp | 3206 E. Broadway       | \$ 11,479.05    | \$ 11,011.58  | 5/1/2023   | Complete                           |
| 12/12/22                  | Dyna Ros                        | 1501 & 1505 Hailey St. | \$ 5,100.00     | \$ 5,100.00   | 1/1/2023   | Complete                           |
| 3/13/23                   | Peebles Provisions              | 1 W. Broadway          | \$ 14,881.44    | \$ 14,881.44  | 5/15/23    | Complete                           |
| 5/8/2023                  | Kinfolks Grill                  | 220 W. Broadway        | \$ 11,881.76    | \$ 11,811.76  | 11/15/23   | Complete                           |
| 10/23/2023                | Hard Head Veteran               | 2500 W. Broadway       | \$ 10,700.00    |               |            | begin: 1/21/24; complete 4/20/2024 |
| 11/13/2023                | Advantage Office Products       | 1111 E. Broadway       | \$ 1,081.26     |               |            | begin: 2/11/24; complet: 5/11/24   |
| 11/13/2023                | Crown Liquor                    | 2107 E. Broadway       | \$ 15,000.00    |               |            | begin: 2/11/24; complet: 5/11/24   |
|                           |                                 |                        | \$ 190,518.33   | \$ 138,162.02 |            |                                    |

Funds allocated for FY 2023-2024

\$ 50,000.00

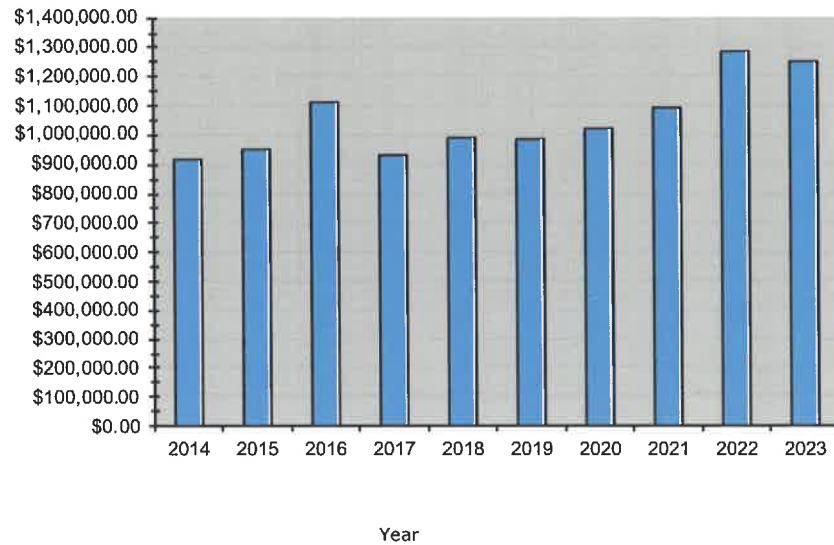
Remaining allocated funds for FY 2022-2023

\$ 23,218.74

Funds paid out FY 2022-2023

\$ -

| Month         | 2014                | 2015                | 2016                  | 2017                | 2018                | 2019                | 2020                  | 2021                  | 2022                  | 2023                  | % Change |
|---------------|---------------------|---------------------|-----------------------|---------------------|---------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------|
| Jan           | \$68,555.33         | \$74,106.92         | \$74,177.00           | \$70,616.00         | \$71,303.00         | \$77,328.73         | \$82,261.18           | \$77,224.00           | \$101,783.00          | \$99,438.00           | -2.30%   |
| Feb           | \$83,827.17         | \$92,952.57         | \$93,766.00           | \$81,694.00         | \$98,646.94         | \$86,949.23         | \$102,700.44          | \$100,022.00          | \$108,905.00          | \$112,458.81          | 3.26%    |
| Mar           | \$63,221.06         | \$77,220.84         | \$208,569.00          | \$62,870.00         | \$71,567.45         | \$69,119.86         | \$80,442.41           | \$78,171.00           | \$87,606.00           | \$88,771.60           | 1.33%    |
| Apr           | \$72,707.27         | \$65,179.70         | \$145,196.00          | \$63,814.00         | \$71,173.85         | \$71,872.82         | \$78,992.84           | \$60,677.00           | \$99,791.00           | \$84,567.00           | -15.26%  |
| May           | \$101,004.00        | \$88,551.29         | \$88,928.00           | \$110,057.00        | \$102,667.65        | \$90,363.56         | \$88,711.98           | \$117,958.00          | \$125,494.75          | \$113,773.40          | -9.34%   |
| Jun           | \$74,792.51         | \$73,113.28         | \$64,910.00           | \$66,480.00         | \$80,755.73         | \$82,421.07         | \$85,124.27           | \$86,610.00           | \$96,827.00           | \$101,033.00          | 4.34%    |
| Jul           | \$65,960.61         | \$70,518.70         | \$74,837.00           | \$74,512.00         | \$81,053.02         | \$80,480.99         | \$86,769.60           | \$89,541.00           | \$106,657.00          | \$98,515.72           | -7.63%   |
| Aug           | \$81,750.95         | \$90,977.60         | \$79,176.00           | \$72,903.00         | \$99,663.11         | \$89,764.52         | \$92,386.34           | \$109,361.00          | \$122,646.00          | \$134,974.21          | 10.05%   |
| Sep           | \$77,597.95         | \$80,704.12         | \$69,958.00           | \$73,604.00         | \$82,691.35         | \$83,908.35         | \$79,902.00           | \$92,323.00           | \$122,863.00          | \$100,500.18          | -18.20%  |
| Oct           | \$65,722.14         | \$73,058.52         | \$69,102.00           | \$85,950.00         | \$76,866.64         | \$84,411.00         | \$76,796.00           | \$86,269.00           | \$105,191.00          | \$113,854.90          | 8.24%    |
| Nov           | \$83,080.78         | \$81,822.33         | \$74,460.00           | \$95,733.00         | \$81,996.53         | \$88,152.00         | \$88,541.00           | \$100,097.00          | \$101,589.00          | \$110,271.24          | 8.55%    |
| Dec           | \$78,908.17         | \$82,735.38         | \$68,372.00           | \$72,508.00         | \$72,442.36         | \$81,081.00         | \$78,666.00           | \$94,421.00           | \$105,995.00          | \$93,085.00           | -12.18%  |
| <b>Total:</b> | <b>\$917,127.94</b> | <b>\$950,941.25</b> | <b>\$1,111,451.00</b> | <b>\$930,741.00</b> | <b>\$990,827.63</b> | <b>\$985,853.13</b> | <b>\$1,021,294.06</b> | <b>\$1,092,674.00</b> | <b>\$1,285,347.75</b> | <b>\$1,251,243.06</b> |          |
| <b>Avg:</b>   | <b>\$76,427.33</b>  | <b>\$79,245.10</b>  | <b>\$92,620.92</b>    | <b>\$77,561.75</b>  | <b>\$82,568.97</b>  | <b>\$82,154.43</b>  | <b>\$85,107.84</b>    | <b>\$91,056.17</b>    | <b>\$107,112.31</b>   | <b>\$104,270.26</b>   |          |
| <b>% Ch.</b>  | <b>6.66%</b>        | <b>3.56%</b>        | <b>14.44%</b>         | <b>-19.42%</b>      | <b>6.06%</b>        | <b>-0.50%</b>       | <b>3.47%</b>          | <b>6.53%</b>          | <b>14.99%</b>         | <b>-2.73%</b>         |          |





## Marqueza Event Center Façade Grant Request

Felipe and Isabel Marquez have submitted a façade improvement request for their event center at 301 Oak Street. The grant request is to assist with replacing 10 sets of windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the 3<sup>rd</sup> Street side of the building.

Included with the application is a quote from Window Depot of West Texas for \$28,265.00, and the grant requested is \$14,000.00.

Window replacement falls under item "b." of the eligible improvements section of the grant application. The Marquez's are current on all property taxes and have no outstanding liens with the City of Sweetwater (see attached tax statement and email from the City of Sweetwater). This façade grant request meets all guidelines and requirements.



|                  |  |
|------------------|--|
| Office Use Only: |  |
| Date Submitted:  |  |
| Approval Date:   |  |
| Completion Date: |  |



City of Sweetwater  
Façade Improvement Grant Program Application

|  |  |
|--|--|
| Applicant Name:<br><i>Felipe A. Marquez</i>                          | Business Name:<br><i>Marqueza Event Center</i>   |
| Mailing Address:<br><i>110 W. 3rd Street<br/>Sweetwater TX 79556</i> | Project Address:<br><i>301 Oak Street<br/>Sweetwater TX 79556</i><br>Email Address:<br><i>kimpixet@yahoo.com</i> |

Type of Work (Check all that apply)

Façade ☒

Signage ☐

Awnings ☐

Lighting ☐

Attach a narrative describing proposed improvements and how the improvements will complement the surrounding area.

| Project Expenditures   | Estimated Costs    | Grant Requested  |
|--|--------------------|------------------|
| Façade/Building Rehab<br><i>10 Windows (sets) on 3rd St.</i> | <i>\$28,265.00</i> | <i>\$14,000-</i> |
| Signage/Lighting   |                    |                  |
| Architectural Elements                                       |                    |                  |
| Landscaping  |                    |                  |
| Other  |                    |                  |
| Total  |                    |                  |

Total Cost of Proposed Project \$ 28,265 -

Total Grant Request  
(May not exceed the lesser of 50% of total cost  
or maximum of \$15,000) \$ 14,000 -

Attach final design drawings and photographs of building's exterior façade.

Felipe A. Marquez 12-6-23  
Applicant Signature Date

Felipe A. Marquez 12-6-23  
Owner Signature Date  
(if different from Applicant)

\_\_\_\_\_  
SEED MDD Representative Date  
"Notice to Proceed"

# WINDOW DEPOT<sup>USA</sup>

## of West Texas

505 North Chadbourne

San Angelo, TX 76903

---

(11/9/2023)

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Phone 325-227-6961

Fax 325-944-4686

Isabel Marquez

301 Oak St

Sweetwater, TX 79556

817-403-3254

[kimpiket@yahoo.com](mailto:kimpiket@yahoo.com)

## REVISED 11/9/23

This quote is to replace the windows in your building at the above address. I am quoting to replace them with the same windows that I just used on the building down the street. It is a tan vinyl, insulated glass window with low E 366 and argon gas. The quote is all inclusive of all labor and materials to complete the installation of the new windows. The new windows would be caulked in on the exterior to complete the outside but the interior would still need to be finished out just like the job down the street. My quote does not include removal or disposal of the old windows, that portion of the job is to be completed by the building owner. This quote also includes lift equipment needed for the installation and travel to and from the jobsite.

Also included in this quote is to elevate all of the bottom floor windows 3" so as to not interfere with the granite or marble stool on the interior of the building. We would elevate those windows 3" by laying 2-2x4's on the bottom and wrapping it with a vinyl coated aluminum and caulking it into place to finish out the install of each set of triple windows.

The bottom floor windows are so tall they are at the upper limits of what my manufacturer will build. I had to include structural mulls on all of the bottom floor triples due to height and width just so that they would build them. All of the windows would come in factory mull together except for the bottom floor windows on 3<sup>rd</sup> St. We will have to mull all of those together on site.

Quote to replace 5 sets of windows on the 2<sup>nd</sup> floor and 5 sets of windows on the 1<sup>st</sup> floor on the 3<sup>rd</sup> St. side (30 of them) would be \$26,111.70 + tax.

If you choose to move forward with this please let me know. This quote is good for 30 days. And for your information, we usually get our price increase each year in February so the price is sure to go up by then.

The side of the building on 3<sup>rd</sup> street could be broken up into 2 phases and it would maintain this same price. But if you were to break it up into more there would be additional travel and set up fees to complete the job.

Building owner would be responsible for any permits or historical commission requirements.

Thanks for the opportunity to bid on your project and please call if you have any questions.

Thanks again,  
Casey







**Make payment payable to:**

Stephanie Bock, RPA, RTA  
 Nolan CAD  
 208 Elm St.  
 P. O Box 1256  
 Sweetwater, TX 79556  
 Phone: 325-235-8421

**Nolan CAD**  
**TAX STATEMENT**

Taxes as Of: 12/6/2023

DPI Month/Year: 12-2023

**NOTICE TO TAXPAYER**

The records of this office indicate that the taxes on the property shown below have not been paid.

**Please report any errors in DESCRIPTION, AMOUNT OF TAX, ASSESSMENT or OWNERSHIP to the APPRAISAL DISTRICT.**

Website: [www.nolan-cad.org](http://www.nolan-cad.org)

Owner ID: R48250

| Property Information   | Current Legal Information   | Current Value  |
|--|---|--|
| Parcel ID/Seq: 30128/1<br>Account: S6300-0005-09<br>Property Address: 301 OAK ST SWEETWATER, TX-<br>Interest: 1.000000 | Legal: ORIGINAL BLK 5 LOT S30.4' OF 5 & ALL OF 6<br><br>Acres: 0.2570<br>Category Code: B1<br>Current Homestead Code: | Land: 14,110<br>Ag: 0<br>Improvements/<br>Personal Property: 272,380 |

Location Code: 042 Jurs - CAD 01N 02S 03S 04W 051 11N

| Year                         | Jurisdiction          | Taxable | Exemptions | Rate       | Base Tax          | Discount      | P/I           | Attorney Fee  | Total Amount      |
|------------------------------|-----------------------|---------|------------|------------|-------------------|---------------|---------------|---------------|-------------------|
| 2023                         | 01N - Nolan County    | 286,490 | 0          | 0.34673990 | \$993.38          | \$0.00        | \$0.00        | \$0.00        | \$993.38          |
| 2023                         | 01NIS - Nolan Co I&S  | 286,490 | 0          | 0.04369500 | \$125.18          | \$0.00        | \$0.00        | \$0.00        | \$125.18          |
| 2023                         | 02S - City Sweetwater | 286,490 | 0          | 0.50715000 | \$1,452.93        | \$0.00        | \$0.00        | \$0.00        | \$1,452.93        |
| 2023                         | 03S - Sweet ISD       | 286,490 | 0          | 0.70890000 | \$2,030.93        | \$0.00        | \$0.00        | \$0.00        | \$2,030.93        |
| 2023                         | 03SIS - Sweet ISD IS  | 286,490 | 0          | 0.26190000 | \$750.32          | \$0.00        | \$0.00        | \$0.00        | \$750.32          |
| 2023                         | 04W - WT G Water      | 286,490 | 0          | 0.00480000 | \$13.75           | \$0.00        | \$0.00        | \$0.00        | \$13.75           |
| 2023                         | 051 - Nolan Hosp      | 286,490 | 0          | 0.39000000 | \$1,117.31        | \$0.00        | \$0.00        | \$0.00        | \$1,117.31        |
| 2023                         | 11N - FMKT            | 286,490 | 0          | 0.07475660 | \$214.17          | \$0.00        | \$0.00        | \$0.00        | \$214.17          |
| <b>2023 Total</b>            |                       |         |            |            | <b>\$6,697.97</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$6,697.97</b> |
| <b>Parcel ID 30128 Total</b> |                       |         |            |            | <b>\$6,697.97</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$6,697.97</b> |

AN ADDITIONAL PENALTY OF UP TO 20% WILL BE ADDED TO YOUR 2023 TAXES IF NOT PAID BEFORE JULY 1, 2024 IN ACCORDANCE WITH STATE PROPERTY TAX CODE SEC. 33.07d.

TO INSURE PROPER CREDIT, MAIL OR BRING THIS STATEMENT WITH YOUR PAYMENT

**\*\* Summary \*\***

|                           | Base Tax   | Discount | P/I      | Attorney Fee | Total Amount |
|---------------------------|------------|----------|----------|--------------|--------------|
| If Paid in December, 2023 | \$6,697.97 | \$0.00   | \$0.00   | \$0.00       | \$6,697.97   |
| If Paid in January, 2024  | \$6,697.97 | \$0.00   | \$0.00   | \$0.00       | \$6,697.97   |
| If Paid in February, 2024 | \$6,697.97 | \$0.00   | \$468.86 | \$0.00       | \$7,166.83   |
| If Paid in March, 2024    | \$6,697.97 | \$0.00   | \$602.82 | \$0.00       | \$7,300.79   |
| If Paid in April, 2024    | \$6,697.97 | \$0.00   | \$736.77 | \$0.00       | \$7,434.74   |

\*\*\*\*

PURSUANT TO SECTION 33.045 OF THE TEXAS PROPERTY TAX CODE, IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR Nolan CAD REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR Nolan CAD FOR THE PAYMENT OF THESE TAXES.



Ethan Whittenburg &lt;ethan@sweetwatertexas.net&gt;

---

**301 Oak Street Lien Status**

3 messages

**Ethan Whittenburg** <ethan@sweetwatertexas.net>

Wed, Dec 6, 2023 at 12:34 PM

To: Jessica Nelson &lt;jnelson@coswtr.org&gt;, Miesha Adames &lt;miesha@sweetwatertexas.net&gt;

Jessica,

Could you please let me know if there are any outstanding liens on the property located at 301 Oak Street?

Thank you



Ethan Whittenburg - Marketing and Business Development Manager

SEED Municipal Development District

PO Box 785, 810 E. Broadway, Sweetwater, Tx 79556

Office: 325-235-0555

Cell: 325-725-2898

[sweetwatertexas.net](http://sweetwatertexas.net)

---

**Jessica Nelson** <jnelson@coswtr.org>

Wed, Dec 6, 2023 at 1:12 PM

To: Ethan Whittenburg &lt;ethan@sweetwatertexas.net&gt;

Cc: Miesha Adames &lt;miesha@sweetwatertexas.net&gt;

Yes, I will check and get back to you in just a bit.

Thank you,

Jessica Nelson

Development Coordinator

City of Sweetwater

Office: 325-236-6313

[jnelson@coswtr.org](mailto:jnelson@coswtr.org)

[Quoted text hidden]

---

**Jessica Nelson** <jnelson@coswtr.org>

Wed, Dec 6, 2023 at 4:26 PM

To: Ethan Whittenburg &lt;ethan@sweetwatertexas.net&gt;

Cc: Miesha Adames &lt;miesha@sweetwatertexas.net&gt;

I could not find any liens on this property.

Thank you,

Jessica

On Wed, Dec 6, 2023 at 12:34 PM Ethan Whittenburg &lt;ethan@sweetwatertexas.net&gt; wrote:

[Quoted text hidden]

# Childcare Needs Assessment



## Table of Contents

|   |    |
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| 1) Key Findings.....                    | 2  |
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## 1) Key Findings

Current childcare facilities in Nolan County have a combined capacity of 405. The age 0-12 population in Nolan County is estimated to be greater than 2,800, resulting in 85.83% of children without full-time or after-school care options. Social media and business surveys conducted by SEED MDD and support letters from local businesses express a dire need to increase childcare capacity.

Childcare options are crucial in supporting business retention efforts and overall economic productivity. The following are key points to consider:

1. **Workforce Productivity:** Access to quality childcare enables parents to work with fewer disruptions. Parents with reliable childcare options are more likely to be present and focused at work, contributing to higher productivity. In a nationwide survey, nearly 40% of small-business owners reported that scheduling employees' work hours around their childcare needs negatively affected workers' ability to fulfill job-related commitments. Texas employers alone were estimated to lose almost \$8 billion annually due to employee absences and turnover.
2. **Employee Retention:** Offering childcare support can be a significant factor in retaining employees, especially working parents. Employers providing childcare services or flexible schedules can reduce turnover and the associated costs of hiring and training new staff.
3. **Recruitment:** Businesses that provide childcare options may attract a wider talent pool. Prospective employees with children are more likely to choose employers in locations that have available childcare, as it makes balancing work and family life more feasible.
4. **Gender Equality:** Access to childcare is essential for gender equality in the workplace. When both men and women have access to childcare support, it promotes a more balanced and diverse workforce.
5. **Economic Impact:** A lack of affordable and accessible childcare can force parents, often women, to leave the workforce or reduce their hours. This results in a loss of talent and potential economic output.
6. **Community Development:** Supporting childcare options benefits individual businesses and contributes to the community's overall well-being and development. It can increase economic stability, decrease poverty, and improve child development.

The information thereon supports these findings.

## 2) Demographic Information

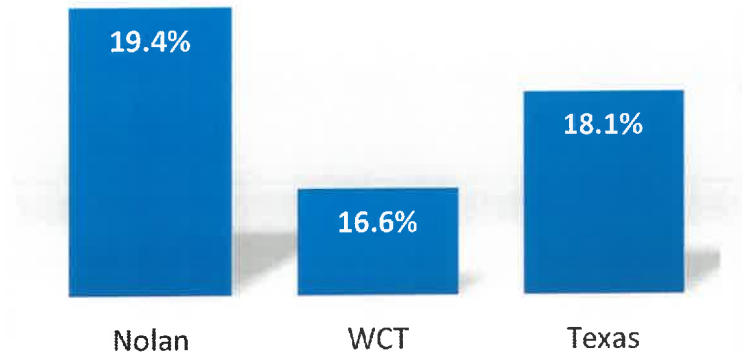
### Population:

- Nolan County Population: 14,738
- West Central Texas Workforce Area\*: 331,228
- Texas: 28,862,581

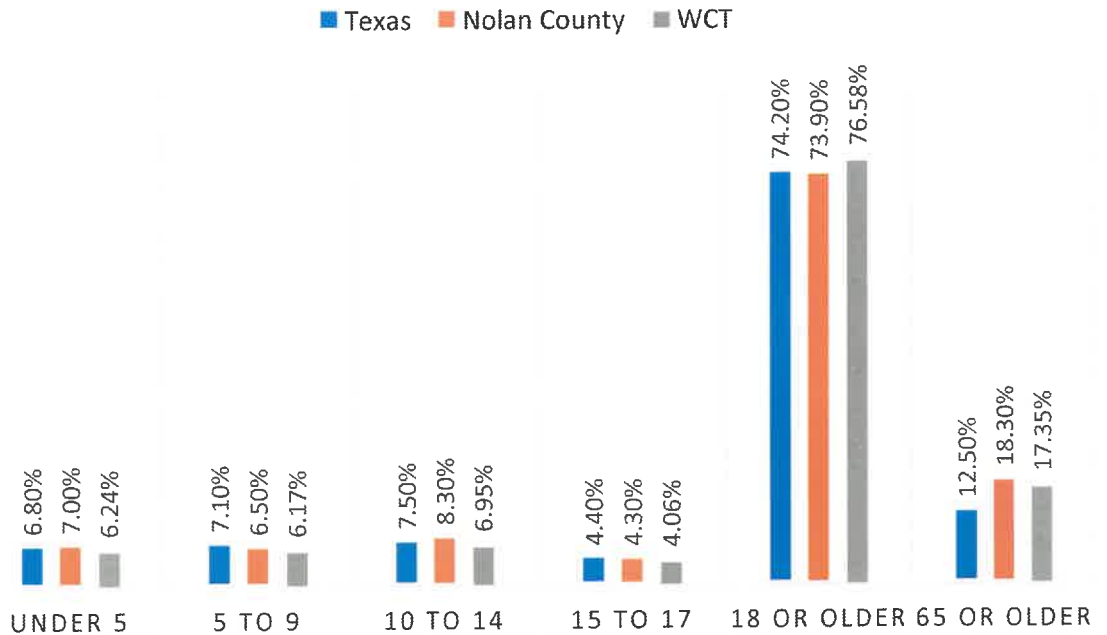
### Age Distribution of residents:

- Median Age:
  - Nolan County: 36.8
  - Texas: 35.6
- Age 0-12 Population:
  - Nolan County: 2,858
  - WCT Workforce Area: 55,239
  - Texas: 5,544,487

% of Population Age 0-12



## PERCENT OF POPULATION BY AGE CATEGORY



\*In Texas, there are 28 workforce areas. The West Central Texas workforce area includes Brown, Callahan, Coleman, Comanche, Eastland, Fisher, Haskell, Jones, Kent, Knox, Mitchell, Nolan, Runnels, Scurry, Shackelford, Stephens, Stonewall, Taylor, Throckmorton counties.

## Nolan County Household Income

|                         |        |
|-------------------------|--------|
| ▼ Total                 | 5,548  |
| Less than \$10,000      | 6.1%   |
| \$10,000 to \$14,999    | 7.9%   |
| \$15,000 to \$24,999    | 11.6%  |
| \$25,000 to \$34,999    | 11.6%  |
| \$35,000 to \$49,999    | 19.9%  |
| \$50,000 to \$74,999    | 14.7%  |
| \$75,000 to \$99,999    | 11.5%  |
| \$100,000 to \$149,999  | 10.4%  |
| \$150,000 to \$199,999  | 3.7%   |
| \$200,000 or more       | 2.6%   |
| Median income (dollars) | 44,700 |
| Mean income (dollars)   | 66,848 |

- **Median Household Income:**
  - Nolan County: \$44,700.00
  - Texas: \$72,284.00
- **Poverty Rate:**
  - Nolan County: 16.2%
  - Texas: 14.0%
- **Nolan County Households:**
  - Total Households: 5,548
  - Homeownership Rate: 67.1%
  - Same Residence One Year Ago: 82.7%
  - Median Home Value: \$72,000.00

## Workforce

### Nolan County

| Year | Period  | Civilian Labor |       | Unemployment |      |
|------|---------|----------------|-------|--------------|------|
|      |         | Employment     | Force | Unemployment | Rate |
| 2019 | Annual  | 6,775          | 6,980 | 205          | 2.9  |
| 2020 | Annual  | 6,670          | 7,048 | 378          | 5.4  |
| 2021 | Annual  | 6,872          | 7,214 | 342          | 4.7  |
| 2022 | Annual  | 6,528          | 6,782 | 254          | 3.7  |
| 2023 | January | 6,528          | 6,780 | 252          | 3.7  |
| 2023 | April   | 6,565          | 6,794 | 229          | 3.4  |
| 2023 | July    | 6,541          | 6,816 | 275          | 4    |
| 2023 | October | 6,472          | 6,699 | 227          | 3.4  |

| Year | Period  | Civilian Labor |         | Unemployment |      |
|------|---------|----------------|---------|--------------|------|
|      |         | Employment     | Force   | Unemployment | Rate |
| 2019 | Annual  | 139,051        | 143,540 | 4,489        | 3.1  |
| 2020 | Annual  | 133,539        | 141,859 | 8,320        | 5.9  |
| 2021 | Annual  | 138,818        | 145,832 | 7,014        | 4.8  |
| 2022 | Annual  | 140,917        | 146,235 | 5,318        | 3.6  |
| 2023 | January | 141,736        | 147,932 | 6,196        | 4.2  |
| 2023 | April   | 143,360        | 148,259 | 4,899        | 3.3  |
| 2023 | July    | 143,264        | 149,559 | 6,295        | 4.2  |
| 2023 | October | 143,066        | 148,188 | 5,122        | 3.5  |

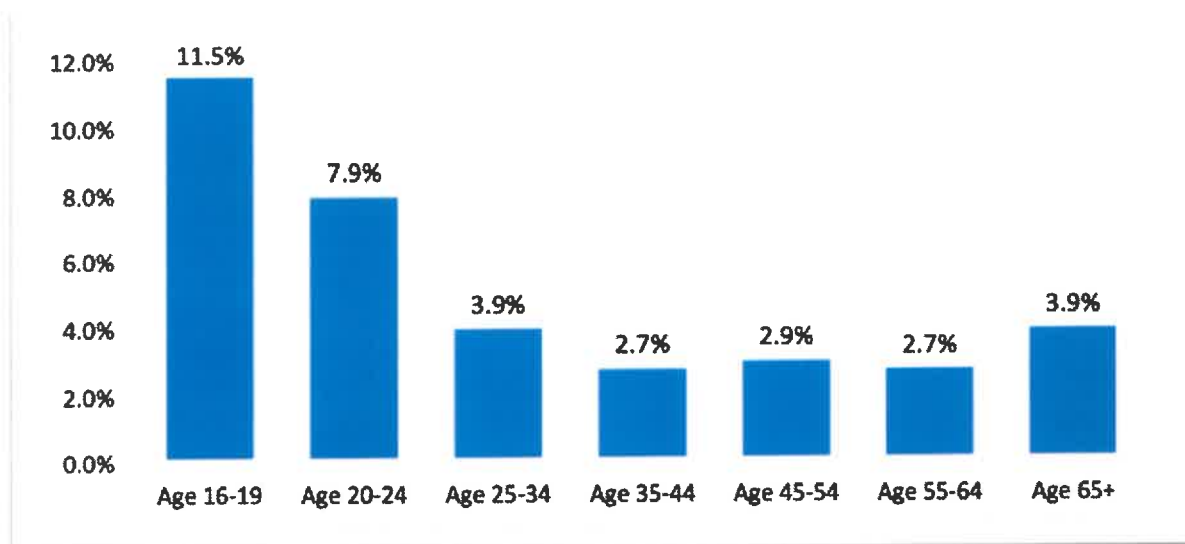
West Central Texas  
Workforce  
Development Area\*

## Labor Force Participation Rate:

| Area            | Labor Force Participation |
|-----------------|---------------------------|
| Nolan Count     | 59.8%                     |
| West Central TX | 55.8%                     |
| Texas           | 65.9%                     |

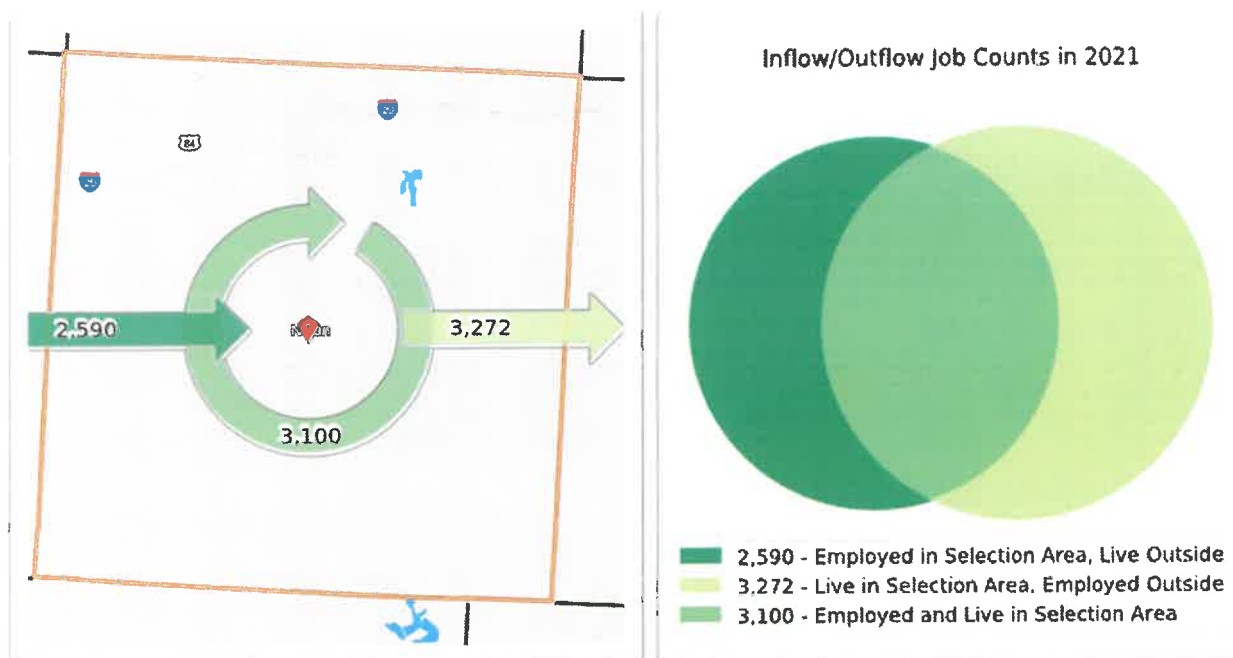
The labor force participation rate represents the share of able-bodied persons (16 years and older) who are either employed or who are actively seeking employment. The higher the labor force participation rate, the higher the willingness to work among those legally able. Nolan County and West Central Texas' labor force participation rates are below the state average, which could be contributed to the lack of available childcare options preventing people from entering the labor force.

## Unemployment Rates by Age Group in Texas





## Nolan County Inflow/Outflow Job Counts in 2021



According to 2021 data, there are 2,590 individuals who are employed in Nolan County but live in another county. Commutes make it challenging for parents to drop off and pick up children. If there are reliable and accessible childcare facilities close to the workplace, it may be more convenient for parents to utilize local childcare services.

### Top 10 Employers and Hours of Operation

*\*Employers that have provided a letter stating they have issues hiring and retaining employees because of the lack of available childcare locally. The letters are attached in the appendix.*

| Employer                          | Number of Employees | Hours of Operation     |
|-----------------------------------|---------------------|------------------------|
| Ludlum Measurements*              | 410                 | 8:00 am-5:00 pm        |
| Sweetwater ISD*                   | 399                 | M-F 7:30 am-4:00 pm    |
| Rolling Plains Memorial Hospital* | 340                 | 24/7                   |
| USG*                              | 240                 | 24/7                   |
| Georgia-Pacific                   | 225                 | 24/7                   |
| Wal-Mart                          | 190                 | 6:00 am-11:00 pm daily |
| City of Sweetwater                | 141                 | M-F 8:00 am-5:00 pm    |
| Nolan County                      | 113                 | M-F 8:00 am-5:00 pm    |
| Buzzi Unicem*                     | 105                 | 24/7                   |
| TSTC*                             | 104                 | M-F 8:00 am-5:00 pm    |
| <b>Total for top 10 employers</b> | <b>2267</b>         |                        |

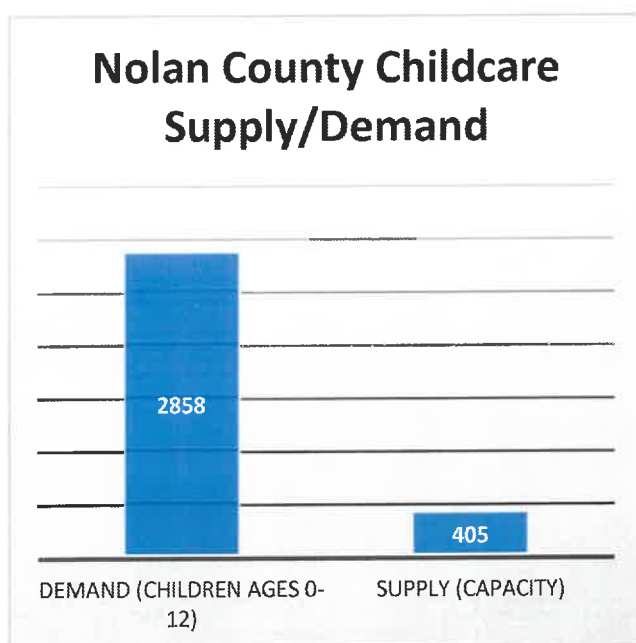


## Current Childcare Supply and Demand in Nolan County:

| Childcare Center  | Hours of Operation             | Capacity   | Licensed to Serve              |
|---|--------------------------------|------------|--------------------------------|
| Cornerstone Christian Preschool                         | 7:30 AM-5:15 PM, Monday-Friday | 111        | Infant, Toddler, Pre-K, School |
| Lang Aycock Childcare Center                            | 6:00 AM-6:30 PM, Monday-Friday | 58         | Infant, Toddler, Pre-K, School |
| Kid's Campus: (1009 Pine St)                            | 6:30 AM-6:00 PM, Monday-Friday | 67         | Toddler, Pre-K, School         |
| Kid's Campus Childcare Center: (1306 Hailey St)         | 7:30 AM-6:00 PM, Monday-Friday | 44         | Toddler, Pre-K, School         |
| Sweetwater ISD Early Head Start: (1202 Corral Dr)       | 7:30 AM-3:35 PM, Monday-Friday | 72         | Infant, Toddler, Pre-K         |
| Sweetwater ISD Staff Childcare Center: (1200 Corral Dr) | 7:30 AM-3:35 PM, Monday-Friday | 53         | Infant, Toddler, Pre-K         |
| <b>Total Licensed Center Capacity in Nolan County</b>   |                                | <b>405</b> |                                |

| Home Based Center | Hours of Operation             | Capacity |
|-------------------|--------------------------------|----------|
| Doylene Alls      | 7:30 AM-5:00 PM, Monday-Friday | 3        |



Based on the estimated population in Nolan County, the current childcare capacity meets 14.17% of the demand. This excludes the workforce commuter inflow/outflow estimates.

**Potential consequences of the childcare supply and demand gap might include:**

**Limited Access for Parents:** Parents may struggle to find suitable childcare options for their children, leading to challenges in balancing work and family responsibilities.

**Impact on Employment:** A lack of available childcare could affect parents' ability to work, potentially hindering their career opportunities and economic stability.

**Potential Impact on Child Development:** Access to quality childcare is crucial for a child's early development. A shortage in childcare facilities may limit children's exposure to early learning experiences and socialization opportunities.

**Economic Consequences:** A lack of available childcare can have economic implications for the community, potentially affecting workforce participation and productivity.

### 3) Accessibility and Affordability:

#### Cost of Licensed Childcare Centers

| Area               | Mean/day | Median/day | Median/month<br>(assume 22 work<br>days) | Median/year | Percent of<br>gross median<br>household<br>income |
|--------------------|----------|------------|--|-------------|---|
| Texas              | \$ 33.80 | \$ 32.60   | \$ 717.20                                | \$ 8,606.40 | 12%   |
| West Central Texas | \$ 24.00 | \$ 23.40   | \$ 514.80                                | \$ 6,177.60 | 14%   |

*Market rate survey (2021, Texas Workforce Commission, UT Austin Institute for Child and Family Wellbeing)*

Residents in Nolan County spend a higher percentage of their gross median household income on childcare than the Texas average due to a lower household median income.

In Texas, 73% of families pay for childcare out of their personal budget with only 9% receiving state childcare provider assistance.

#### Workforce Development Board Reimbursements:

Each Texas workforce district has reimbursement rates available to childcare providers per day if parents qualify. Qualifications are based on household income and the number of children in care. The Texas Workforce Commission is launching a new system in February 2024 to ensure parents pay at most 7% of their gross monthly income for childcare. See the chart in the appendix section for rates.

#### Texas Rising Star Program:

Texas Rising Star certification is available to licensed centers and licensed and registered childcare home facilities that meet the certification criteria.

The Texas Rising Star program offers three [levels of quality certification](#) (Two-Star, Three-Star, and Four-Star) to encourage child care and early learning programs to attain progressively higher levels of quality. These certification levels are tied to graduated enhanced reimbursement rates for children receiving childcare scholarships.

Numerous research studies have shown that children who attend higher-quality early learning programs are more prepared for school entry than children who do not attend high-quality programs. Childcare and early learning programs that achieve Texas Rising Star certification, offering quality care that exceeds the Texas Health and Human Services Commission (HHSC) Childcare Regulation (CCR) minimum standards, are in a better position to positively affect children's physical, social-emotional, and cognitive development. As programs advance through the levels of Texas Rising Star certification, they can increasingly affect the development of the children they serve daily positively.

#### **4) Community Resources:**

1. Multiple businesses in Nolan County have expressed the desire to partner with childcare facilities for a guaranteed reserved number of childcare spots for their employees.
2. SEED MDD passed Resolution 2023-004, recognizing the necessity for additional capacity at local childcare facilities to support economic development, expressing willingness to incentivize the creation of additional capacity, and setting limits on those incentives.
3. On November 7, 2023, Texas voters approved Proposition 2 to the Constitutional Amendments authorizing a local option exemption from ad valorem taxation by a county or municipality of all or part of the appraised value of real property used to operate a child-care facility.

#### **5) Trends and Projections:**

1. Population growth:
  - a. Increased demand: As the population grows, there will be more families with young children, leading to an increased demand for childcare services. Lack of childcare directly contributes to the lack of population growth in Nolan County.
  - b. Nolan County may find it challenging to recruit new businesses and retain current ones without proper family services such as childcare because of the direct link to workforce availability.

## 2. Economic Changes:

- a. **Employment Patterns:** Economic shifts can influence employment patterns. For instance, most families rely on both parents to earn an income, increasing the reliance on childcare services. A comprehensive childcare system would help keep the option of participating in the workforce available to parents—predominantly women.
- b. **Maternity and Paternity Leave Policies:** While FMLA is available to all employees, most families can't afford to be off work for 12 weeks and must return to work sooner. This results in more infants needing care while their guardians are at work.
- c. **Texas is facing a childcare crisis:** There are 27% fewer childcare programs in the state in 2023 than in 2020. The Texas Workforce Commission has used billions in federal relief money to help childcare providers stay open over the last several years. Due to breakdowns in childcare, Texas has \$9.39 billion of annual untapped economic potential.
- d. **Missing work or leaving a job:** A [recent report](#) from the U.S. Chamber of Commerce Foundation found that within the past three months, nearly 75 percent of Texan parents missed work due to childcare issues, amounting to nearly \$2 billion in annual tax revenue losses.

## 6) Stakeholder Engagement:

### Social Media Survey:

SEED MDD made a Facebook post on May 30, 2023, requesting input on the current childcare needs. The post read as follows:

"We are curious about something and would love to hear your thoughts. Is childcare a significant concern for you? Whether you're a parent, guardian, or planning for the future, we'd appreciate your insights. Share your experiences, challenges, or any ideas you have regarding childcare in the comments."

The post received 72 comments with very thoughtful responses. Here is a summary of the responses:

- All agree that expanded childcare capacity is needed.
- Lack of childcare is why a few stated they chose not to live in Sweetwater.
- Many indicated that they had to reduce their hours at work to accommodate drop-off and pick-up hours.

- Quite a few said their children had been placed on a waitlist with no estimated time for acceptance.
- Many people stated that no access to a year-round facility is a significant problem because most people work full-time.
- Infant capacity was also mentioned. It was stated that there were not enough infant spots available, resulting in finding someone to watch their child in their home.
- Shift workers mentioned that the lack of before and after regular business hour care is a significant problem.

### **Business Survey:**

SEED MDD also conducted a business survey and asked if lack of childcare caused a problem with hiring. A total of 26 responses were received.

- 11 businesses, or 42% of those surveyed, stated that finding or affording childcare is a problem and that affordable childcare would make operating their company in Sweetwater easier.

### **Letters of necessity:**

Nine letters of necessity have been received from local businesses regarding childcare. Those businesses include:

- TSTC
- Roscoe Collegiate ISD Montessori
- Ludlum Measurements
- West Texas Centers
- Buzzi Unicem USA
- The Prickly Porcupine
- Midwest Finance Corporation
- Sway Studios
- Blackland Smokehouse

The businesses acknowledged that the shortage of childcare facilities is causing them hiring issues. To accommodate working parents, some companies are changing their hours of operation. In some cases, parents are left with no alternative but to bring their children to work due to the unavailability of childcare.

## Resources and Definitions

**Employed:** currently working for pay

**Labor Force:** the number of employed plus the unemployed living in a specific area. Those in the labor force can be divided into the employed and the unemployed.

**Labor Force Participation Rate:** the percentage of those age 16 or older in an economy who are either employed or who are unemployed and looking for a job.

**Licensed Childcare Center:** Provides care and supervision to seven or more children 13 or younger at least two hours, but less than 24 hours, per day, for three or more days a week. Care is provided at a location other than the license holder's home.

**Unemployment rate:** the percentage of adults who are in the labor force but who do not have jobs. The unemployment rate is not the percentage of the total adult population without jobs.

**Unemployed:** To be classified as unemployed, a person must be without a job, currently available to work, and actively looking for work in the previous four weeks. A person who does not have a job but is not currently available to work or has not actively looked for work in the last four weeks is counted as out of the labor force.

Links:

<https://www.twc.texas.gov/programs/texas-rising-star>

<https://texasrisingstar.org/>

<https://cliengage.org/cliemp/TRS-website/English/TRS-Guidelines.pdf>

<https://texasrisingstar.org/about-trs/>