



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, February 9, 2026, 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.) Consent Agenda Items:
 - a) Board to review and consider approving the January 12, 2026, meeting minutes.
 - b) Board to review and consider approving the December 2025 financial statements.
 - c) Board to review and consider approving the payment of accounts payable.
- 6.) Executive Director Update:
 - a) Municipal Pool Update
 - b) Interlocal Agreement
 - c) Walking Trail Update
- 7.) Marketing and Business Development Manager Update:
 - a) Ribbon Cutting for Lone Star Learning Center
 - b) Creekside Apartment Homes
 - c)
- 8.) Adjourn

In accordance with Texas Government Code Chapter 551.041, the SEED MDD Agenda was prepared and posted on or before the 3rd day of February 2026 at 5:00 PM.

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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

Ethan Whittenburg, Marketing and Business Development Manager

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All SEED MDD Agendas are posted at www.sweetwatertexas.net

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BOARD MEETING MINUTES – MONDAY, JANUARY 12, 2026

PRESENT: Russ Petty, Carolyn Lawrence, Kirsta Koennecke, Ginger Paty, Jeff Allen, Ethan Whittenburg, Miesha Adames, Bryan Sheridan

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

CALL TO ORDER: 2:00 PM by Carolyn Lawrence

PRAYER: Ethan Whittenburg

PLEDGE OF ALLEGIANCE: Carolyn Lawrence

PUBLIC COMMENT: None

CONSENT AGENDA ITEMS: Russ Petty made the motion to approve the consent agenda items. Ginger Paty seconded. The motion carried unanimously.

MINUTES: Board to review and consider approving minutes from the December 8, 2025, meeting.

ACCOUNTS PAYABLE: Board to review and consider approving payment of accounts payable.

ACTION ITEMS:

- a) Board to review and consider approving the November 2025 financial statements. Ginger Paty made the motion to remove this item from the consent agenda. Russ Petty seconded. The motion carried unanimously. After a brief quality of life project discussion, Ginger Paty motioned to approve the November 2025 financial statements. Russ Petty seconded. The motion carried unanimously.
- b) Board to review and consider approving Resolution 2026-001. Kirsta Koennecke made a motion to approve Resolution 2026-001. Ginger Paty seconded. The motion carried unanimously.
- c) Board to review and consider approving funding for Christmas decorations on Locust and East Broadway. Russ Petty made a motion to approve \$15,000.00 in funding for Christmas decorations on Locust and East Broadway. Kirsta Koennecke seconded. The motion carried unanimously.
- d) Board to review and consider approving a Façade Improvement grant for 1501 Hailey St. Kirsta Koennecke made the motion to approve a Façade Improvement grant for 1501 Hailey St. The motion died for the lack of a second. Russ Petty abstained from any vote.
- e) Board to consider and acknowledge disclosure of a potential conflict of interest from Jeff Allen, SEED's Counsel, related to the proposed incentive agreement with Lone Star Learning Center. Ginger Paty made the motion to acknowledge the potential conflict of interest. Kirsta Koennecke seconded. The motion carried unanimously.

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- f) Board to review and consider, and potentially act upon, entering an Amended and Restated Incentive Agreement dated January 12, 2026, with Lone Star Learning Center. Ginger Paty made the motion to enter into an incentive agreement with Lone Star Learning Center with the changes to the payment schedule as discussed. Kirsta Koennecke seconded. Russ Petty abstained. The motion carried 3-0. [The original agreement approved on December 8, 2025, was not signed, and the board moved and voted to enter into the Amended and Restated version.](#)

EXECUTIVE DIRECTOR UPDATE:

- a. Interlocal Agreement and Almond Branch Homes. Miesha provided an update on the potential housing development in Sweetwater.

There being no further business, Ginger Paty made the motion to adjourn. The motion carried unanimously.

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December 2025 Financial Statements

The following corresponds to the highlighted items.

Balance Sheet

- Checking account interest rate **decreased**: 3.6600% in November to 3.62330% December 2025.
- Money Market interest rate **decreased**: 4.015100% in November to 3.77310% December 2025.

Statement of Revenue and Expenditures

- As of December, 2025, we are 3 months or **25%** through the FY.
- **Revenue:**
 - We are outperforming our FY 2025-2026 revenue estimates
 - **30.6%** of the \$1,206,152.11 budgeted for sales tax has been collected
 - **27.24%** of the \$292,595.00 budgeted for interest income has been collected
- **Expense:**
 - The following expense categories are below the **75%** threshold:
 - Legal: \$14,151.08 has been paid for legal. In addition to regular meeting attendance and agenda reviews, projects include: Sutherland agreement interpretation, LMI extension, Trailblazer, CTG Lube, and Lone Star Learning Center.
 - Subscriptions & Memberships: \$3,085.02 has been paid. Annual fees paid that will balance as the year progresses: TEDC, ICSC, and Nolan County Board of Realtors
 - Rental & Equipment: Annual fee for storage unit has been paid.
 - Contracted Services: The Retail Coach and ZacTax annual subscriptions have been paid. \$1,000 was also paid for a survey regarding the Pavilion Project.

Reconciliation of Designated Fund Balance

- The remaining obligation matches the designated fund balance on the balance sheet **(\$4,624,832.27).**
- Disbursements made in October 2025 **(\$111,679.69):**
 - Creekside Apartments (Apple Creek): \$68,500
 - Sutherland Lumber: \$3,179.69
 - Holly Betenbough IRA (Creekside Housing Incentive): \$40,000.00

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Funding Summary by Project Type

- The summary categorizes obligations by project type and includes payments made through 2/3/2026.
- Certificate of Occupancies issued for Creekside: 24
- Creekside Apartments completed: 82/120
- Funding for Christmas decorations, approved in January 2026, was added.
- Lone Star Learning Center \$200,000 was added

Façade Improvement Grant Record

- \$100,000 was budgeted for FY 2025-2026; \$71,550.00 is remaining.
 - \$28,450 approved for the UPS Store (2 addresses); an 8-month extension was granted at the October 20, 2025, meeting—work must be completed by 8/16/2026

Sales Tax Allocation

- Allocations for December 2025 (collected in October 2025) were up 22.06% compared to December 2024.
 - Inflation Rate for October 2025 was 2.53%
 - Inflation-adjusted net collections increased by 19.1%.
- Allocations for January 2026 (collected in November 2025) were up 3.83% compared to January 2025.
 - Inflation Rate for November 2025 was 2.25%
 - Inflation-adjusted net collections increased by 1.5%.

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**SWEETWATER ENTERPRISE FOR ECONOMIC DEVELOPMENT
MUNICIPAL DEVELOPMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2025**

	<u>GENERAL FUND</u>	<u>GENERAL FIXED ASSETS</u>	<u>INCREASE (DECREASE) FROM PREV MONTH</u>
Cash	\$ 660,692.57		95,193.65
Due From City	-		
Investments MMA (1)	7,443,848.13		24,168.13
Land		\$ -	-
Equipment		-	-
TOTAL ASSETS	<u>\$ 8,104,540.70</u>	<u>\$ -</u>	
Due To City	\$ -		-
Accounts Payable	\$ -		
Fund Balance: Designated	\$ 4,624,832.27		388,320.31
Undesignated	3,479,708.43		(268,958.53)
		\$ -	-
	<u>\$ 8,104,540.70</u>	<u>\$ -</u>	

(1) Checking Account rate @ 3.62330 %
Money Market rate @ 3.77310 %

City of Sweetwater
Revenue and Expense Report
As of December 31, 2025

###

84 - SEED-MDD Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining
Taxes					
84-4030 Sales Tax Revenue	133,133.00	369,106.61	1,206,152.11	837,045.50	69.40%
Total Taxes	133,133.00	369,106.61	1,206,152.11	837,045.50	69.40%
Miscellaneous Revenues					
84-4750 Interest Income	25,955.66	79,692.74	292,595.00	212,902.26	72.76%
84-4770 Miscellaneous Income	5,625.00	5,625.00	11,250.00	5,625.00	50.00%
Total Miscellaneous Revenues	31,580.66	85,317.74	303,845.00	218,527.26	71.92%
Total MDD - SEED	164,713.66	454,424.35	1,509,997.11	1,055,572.76	69.91%
Total Revenue	164,713.66	454,424.35	1,509,997.11	1,055,572.76	69.91%
Department Expense					
Supplies					
84-5210 Office Supplies/Equipment	817.56	1,172.66	7,000.00	5,827.34	83.25%
84-5380 Postage	0.00	0.00	175.00	175.00	100.00%
Total Supplies	817.56	1,172.66	7,175.00	6,002.34	83.66%
Contractual Services					
84-5540 Legal	3,921.22	14,151.08	40,000.00	25,848.92	64.62%
84-5550 Insurance & Bonding	201.00	201.00	4,051.00	3,850.00	95.04%
84-5560 Director Reimbursement	11,854.58	35,563.74	151,870.26	116,306.52	76.58%
84-5570 Asst Admin Director Reimb	7,357.26	22,071.78	88,181.96	66,110.18	74.97%
84-5590 Continue Educ & Travel	758.39	2,426.89	18,000.00	15,573.11	86.52%
84-5600 Advertising/Marketing	307.20	2,077.90	40,000.00	37,922.10	94.81%
84-5642 All Utilities/Telephone	275.54	825.84	3,300.00	2,474.16	74.97%
84-5710 Dues Subscriptions Membership	1,327.46	3,085.02	6,690.00	3,604.98	53.89%
84-5740 Administration Fee	0.00	0.00	15,000.00	15,000.00	100.00%
84-5760 Rental & Equipment	2,000.00	6,800.00	25,050.00	18,250.00	72.85%
84-5770 Contracted Services	11,291.57	14,649.90	39,120.00	24,470.10	62.55%
84-5771 Incentives	111,679.69	274,847.51	671,558.89	396,711.38	59.07%
84-5772 Incentives - Demolition	0.00	0.00	300,000.00	300,000.00	100.00%
84-5773 Incentives - Facade	0.00	0.00	100,000.00	100,000.00	100.00%
Improvement Grants					
Total Contractual Services	150,973.91	376,700.66	1,502,822.11	1,126,121.45	74.93%
Total MDD - SEED	151,791.47	377,873.32	1,509,997.11	1,132,123.79	74.98%
Total Expense	151,791.47	377,873.32	1,509,997.11	1,132,123.79	74.98%
Revenues Over(Under) Expenditures	12,922.19	76,551.03	0.00	(76,551.03)	72.44%

**SWEETWATER ENTERPRISE FOR ECONOMIC DEVELOPMENT
MUNICIPAL DEVELOPMENT DISTRICT
RECONCILIATION OF DESIGNATED FUND BALANCE
AS OF DECEMBER 31, 2025**

BUSINESS	AMOUNT APPROVED	AMOUNT DISBURSED THIS MONTH	AMOUNT DISBURSED YEAR TO DATE	AMOUNT DISBURSED PROJECT TO DATE	OBLIGATION AMOUNT REMAINING	ANNUAL OBLIGATION	DETAILS	COMMENT
Sutherland Lumber Southwest, LLC	500,000.00	3,179.69	4,847.51	112,383.70	387,616.30	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 \$1mill within 18 mnths
PeyDex Partners, LLC	500,000.00			500,000.00	-	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. On 9/9/24, one year extension approved.	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 Betenbough, IRA	950,000.00	40,000.00	40,000.00	240,000.00	710,000.00	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.
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		Approved August 8, 2022 meeting. Agreement Term 9/1/22 - 8/31/26. Possible 3 yr. extension upon request. On 9/8/2025 Ludlums was extended to 8/31/2028 on 9/8/25 no change in \$	Incentive to expand and develop 501 Oak St. facility. One time payment to reimburse expenses related to the relocation of utilities up to maxi \$222,000. LMI agrees to create 6 or more FTE within 4 years of start date
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			108,000.00	132,000.00	\$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
Newman Park Walking Trail	41,535.00				41,535.00	N/A	Resolution 2024-002 Newman Park Walking Trail Project December 9, 2024	Newman Park Walking Trail Project
Newman Park Walking Trail Additional Funds	228,970.97				228,970.97	N/A	Resolution 2024-006 Newman Park Walking Trail Project April 14, 2025 meeting	Newman Park Walking Trail Project-[Additional Funds]
Stature Investment Group (Cactus Creek Apartments)	810,000.00	68,500.00	214,000.00	407,500.00	402,500.00	N/A	Resolution 2025-002 Renovation of Apple Creek Apt 3/24/25	Renovation of Apple Creek Apt
Newman Park Pavillion Project	75,000.00			75,000.00	-	N/A	Resolution 2025-003 Newman Park Pavillion Project 3/24/25	Newman Park Pavillion Project
WAUSAU	400,000.00				400,000.00	N/A	Apt April 14, 2025 meeting \ Term 3/15/25-3/15/28	Construction Incentive up to \$100K; Occupancy Incentive up to \$300K
Farmhouse Sweetwater, LLC	306,000.00		16,000.00	16,000.00	290,000.00	N/A	Resolution 2025-005renovate Village Apt April 14, 2025 meeting Term 5/15/25-5/15/30	Village Apartments Interior Incentive up to \$370,000; Exterior Incentive up to \$36,000
201 Lamar Street Demolition - CTG Express	150,000.00				150,000.00	N/A	Resolution 2025-008 on 10/20/25	Demolition @ 201 Lamar to redevelop for Quick-Lube Oil Change
America's Premier Inn- Lamar Street Demolition	291,760.00		-	-	291,760.00	N/A	Resolution 2025-007 Approved 7/22/2025 ; 10/20/25 authorized additional \$3,200 for Asbestos Removal	Demolition and and Remediation 2301 Lamar Street
114 West Broadway St Demolition	300,000.00				300,000.00	N/A	Resolution 2025-010 12/08/2025	Demolition and Remediation 114 West Broadway
Lone Star Learning Center	200,000.00				200,000.00	N/A	12/8/25	Daycare incentive
Completed Facade Projects	-	-	-	-	-	N/A		Completed Facade Improvement Grants
Uncompleted Facade Projects	28,450.00	-		-	28,450.00	N/A		Uncompleted Facade Improvement Grants
TOTALS	6,293,715.97	111,679.69	274,847.51	1,668,883.70	4,624,832.27			

Funding Summary by Project Type

As of:2/3/2026

BUSINESS	AMOUNT APPROVED	AMOUNT DISBURSED PROJECT TO DATE	OBLIGATION AMOUNT REMAINING	NOTES
Housing	\$ 3,351,000.00	\$ 2,103,250.00	\$ 1,225,500.00	Betenbough Builder (24 complete), Applecreek (82/120), Village (0/36), Betenbough Developer (complete) , Villafranca (complete) , Locust Street Apartments (complete) , Josephine St. (complete), Bentgrass (2 incentives complete), PeyDex/The Oaks (complete)
Job Creation / Infrastructure	\$ 4,987,000.00	\$ 3,075,500.00	\$ 1,594,000.00	LMI, Eljen, EMA FTE (2nd FTE incentive paid), 1 Industrial, GP (complete), Icy Breeze (waive final payment of \$85,000), HHV (complete), EMA Construction (complete)
Retail	\$ 1,000,000.00	\$ 465,738.97	\$ 534,261.03	Sutherland's, CTG Lube, Freddy's (complete), Nolan CP (complete)
Façade	\$ 251,583.58	\$ 197,335.77	\$ 28,450.00	UPS Store
Park Improvements	\$ 1,245,505.97	\$ 969,726.79	\$ 270,505.97	Newman walking trail, Newman Pedestrian Bridges, Pavilion Project (distribution made), Dog Park, Splash Pad, Fitness Court, Newman Park Equipment
Workforce Development & Support	\$ 407,500.00	\$ 407,500.00		SISD Childcare Expansion (complete), LSLC (complete)
Community Enhancements	\$ 30,000.00	\$ 20,698.77	\$ 7,552.21	Christmas decorations 2024, Christmas Décor 2026
Demolition	\$ 589,448.50	\$ 297,854.38	\$ 288,560.00	2311 Lamar
Logistics Support and Cape & Son's 2 Agreements	\$ 1,695,000.00	\$ 1,692,000.00		Purchase of locomotives and funding of track
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

Monthly Sales Tax Allocation

Month Collected	Allocation Month	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	% Change
August	October	\$76,866.64	\$84,411.00	\$76,796.00	\$86,269.00	\$105,191.00	\$113,854.90	\$104,835.91	\$108,339.69	3.34%
September	November	\$81,996.53	\$88,152.00	\$88,541.00	\$100,097.00	\$101,589.00	\$110,271.24	\$122,927.42	\$127,633.92	3.83%
October	December	\$72,442.36	\$81,081.00	\$78,666.00	\$94,421.00	\$105,995.00	\$93,085.00	\$109,069.00	\$133,133.00	22.06%
November	January	\$77,328.73	\$82,261.18	\$77,224.00	\$101,783.00	\$99,438.00	\$311,450.24	\$102,774.86	\$106,709.02	3.83%
December	February	\$86,949.23	\$102,700.44	\$100,022.00	\$108,905.00	\$112,458.81	\$119,125.86	\$140,118.71		17.62%
January	March	\$69,119.86	\$80,442.41	\$78,171.00	\$87,606.00	\$88,771.60	\$93,596.15	\$105,094.19		12.28%
February	April	\$71,872.82	\$78,992.84	\$60,677.00	\$99,791.00	\$84,567.00	\$95,361.67	\$98,100.34		2.87%
March	May	\$90,363.56	\$88,711.98	\$117,958.00	\$125,494.75	\$113,773.40	\$131,605.56	\$120,169.56		-8.69%
April	June	\$82,421.07	\$85,124.27	\$86,610.00	\$96,827.00	\$101,033.44	\$139,117.40	\$113,732.62		-18.25%
May	July	\$80,480.99	\$86,769.60	\$89,541.00	\$106,657.00	\$98,515.72	\$135,898.54	\$106,073.20		-21.95%
June	August	\$89,764.52	\$92,386.34	\$109,361.00	\$122,646.00	\$134,974.21	\$117,192.62	\$122,943.94		4.91%
July	September	\$83,908.35	\$79,902.00	\$92,323.00	\$122,863.00	\$100,500.18	\$106,941.40	\$111,925.16		4.66%
Total for FY		\$963,514.66	\$1,030,935.06	\$1,055,890.00	\$1,253,359.75	\$1,246,807.36	\$1,567,500.58	\$1,357,764.91	\$475,815.63	
% Change		-	6.54%	2.36%	15.76%	-0.53%	20.46%	-15.45%		
Monthly Avg.		\$80,292.89	\$85,911.26	\$87,990.83	\$104,446.65	\$103,900.61	\$130,625.05	\$113,147.08	\$118,953.91	

*January 2024 increase: A single iron and steel product manufacturer; the manufacturer is not local.

