



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, March 24, 2025, 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.) Presentation: Brody and Mallory Gibson will present the Pavillion Project
- 6.) Presentation: Brian Semling with Wausau Industrial Property, LLC, will present a redevelopment project located at 1 Industrial
- 7.) Consent Agenda Items:
 - a) Board to review and consider approving the February 10, 2025 meeting minutes.
 - b) Board to review and consider approving the January 2025 financial statements.
- 8.) Action Items:
 - a) Board to review and consider approving payment of accounts payable.
 - b) Board to review and consider approving resolution 2025-002 regarding the Stature Investment Group Inc. incentive agreement.
 - c) Board to review and consider entering into an incentive agreement with Stature Investment Group Inc.
 - d) Board to review and consider approving a Façade Improvement Grant request at 400 Elm St.
 - e) Board to review and consider approving resolution 2025-003 regarding the Pavillion Project.
 - f) Board to review and consider approving resolution 2025-004 regarding Wausau Industrial Property, LLC.
 - g) Board to review and consider entering into an incentive agreement with Wausau Industrial Property, LLC.
- 9.) Closed Session: Board to consider entering Executive Session under Section 551.087 of the Texas Government Code, deliberation regarding economic development negotiations. No action will be taken during the executive session as it is not permitted by law.
 - a) Stature Investment Group Inc.
 - b) The Pavillion Project
 - c) Village Apartments
 - d) Wausau Industrial Property

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- 10.) Reconvene
- 11.) Executive Director Update:
 - a) Hard Head Veterans
 - b) Ballfield Presentation
- 12.) Marketing and Business Development Manager Update:
 - a) Senior Interviews
 - b) Google Advertising
- 13.) Adjourn

In accordance with Texas Government Code Chapter 551.041, the SEED MDD Agenda was prepared and posted on or before the 21st day of March 2025 at 2:00 PM.

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

The SEED MDD meeting is available to all persons regardless of disability. If you require special assistance, please get in touch with 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

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