



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, September 14, 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.) Presentations:
 - a) Trafalgar Homes of Texas LLC will present a multi-family development project.
 - b) R4U Ventures will present a single-family infill development project.
- 6.) Consent Agenda Items:
 - a) Board to review and consider approving the August 10, 2026, meeting minutes.
 - b) Board to review and consider approving the July 2026 financial statements.
 - c) Board to review and consider approving the payment of accounts payable.
- 7.) 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) Trafalgar Homes of Texas LLC multi-family development project
 - b) R4U Ventures single-family infill development project
- 8.) Action Items:
 - a) Board to review and consider approving a façade improvement grant for 200 E. 4th St.
 - b) Board to review and consider approving a façade improvement grant for 1409 Hailey Street.
 - c) Board to review and consider approving an extension for the Ludlum Measurements agreement dated August 9, 2022.

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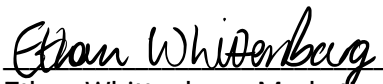


- d) Board to review and consider approving an extension for Amicus Trust Company FBO Holly Betenbough SDIRA dated August 20, 2021.
- e) Board to review and consider approving Resolution 2026-003 for Trafalgar Homes.
- f) Board to review and consider approving an incentive agreement for Trafalgar Homes of Texas, LLC.
- g) Board to review and consider approving terms for an incentive agreement for R4U Ventures.

9.) Adjourn

In accordance with Texas Government Code Chapter 551.041, the SEED MDD Agenda was prepared and posted on or before the 8th day of September 2026 at 5:00 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, Marketing & Business Development Manager

Pursuant to the Americans with Disabilities Act, all persons, regardless of disability, are afforded an equal opportunity to communicate and participate in SEED MDD public meetings. If you require auxiliary aids and or services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents, or other special assistance, please contact Ethan Whittenburg by mail at 810 East Broadway, Sweetwater, Texas 79556, by email at ethan@sweetwatertexas.net, or by telephone at 325-235-0555, several days in advance of the meeting.

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

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