



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 8, 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: Sutherland Lumber - Southwest will present a retail project proposed for 208 SE Georgia Avenue.
- 6.) Presentation: Echols Ventures LLC will present a retail project proposed for 201 Lamar Street.
- 7.) Consent Agenda Items:
  - a) Board to review and consider approving the August 11, 2025, meeting minutes.
  - b) Board to review and consider approving the July 2025 financial statements.
  - c) Board to review and consider approving the payment of accounts payable.
- 8.) Action Item:
  - a) Board to review and consider approving an extension for the Ludlum Measurements, Inc., dba Eljen Technology, incentive agreement dated August 9, 2022.
- 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) Sutherland Lumber - Southwest
  - b) Echols Ventures LLC
- 10.) Reconvene
- 11.) Adjourn

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In accordance with Texas Government Code Chapter 551.041, the SEED MDD Agenda was prepared and posted on or before the 2<sup>nd</sup> day of September 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:

A handwritten signature in black ink, reading "Ethan Whittenburg", written over a horizontal line.

Ethan Whittenburg, Marketing and 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](mailto: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](http://www.sweetwatertexas.net)

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