**BOARD MEETING MINUTES – MONDAY, MARCH 24, 2025**

**PRESENT:** Carolyn Lawrence, Russ Petty, Ginger Paty, David Vela, Jeff Allen, Miesha Adames, Ethan Whittenburg, Karen Hunt, Bester Munyaradzi, Mallory Gibson, Brody Gibson, Brian Semling

**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:** Ginger Paty

**PLEDGE OF ALLEGIANCE:** Carolyn Lawrence

**PUBLIC INPUT:** None

**PRESENTATION:** Brody and Mallory Gibson presented the Pavillion Project in Newman Park.

**PRESENTATION:** Brian Semling with Wausau Industrial Property, LLC, presented a redevelopment project located at 1 Industrial Drive in Sweetwater.

**CONSENT AGENDA ITEMS:** David Vela 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 February 10, 2025 meeting.

**FINANCIALS:** Board to review and consider approving the January 2025 financial statements.

**ACTION ITEMS:**

**ACCOUNTS PAYABLE:** Board to review and consider approving payment of accounts payable. Ginger Paty made the motion to approve the payment of accounts payable. David Vela seconded. Russ Petty abstained. The motion carried 3-0.

**RESOLUTION:** Board to review and consider approving resolution 2025-002 regarding the Stature Investment Group Inc. incentive agreement. Russ Petty made the motion to approve resolution 2025-002 regarding the Stature Investment Group Inc. incentive agreement. Ginger Paty seconded. The motion carried unanimously.

**INCENTIVE AGREEMENT:** Board to review and consider entering into an incentive agreement with Stature Investment Group Inc. Ginger Paty made the motion to approve entering into an incentive agreement with Stature Investment Group Inc. Russ Petty seconded. The motion carried unanimously.

**FAÇADE IMPROVEMENT GRANT:** Board to review and consider approving a Façade Improvement Grant request at 400 Elm St. Russ Petty made the motion to approve a Façade Improvement Grant request for the amount of $673.75. David Vela seconded. The motion carried unanimously.

**RESOLUTION:** Board to review and consider approving resolution 2025-003 regarding funding for the Pavillion Project. Russ petty made the motion to approve resolution 2025-003 pending the discussed changes. David Vela seconded. The motion carried unanimously.

**RESOLUTION:** Board to review and consider approving resolution 2025-004 regarding Wausau Industrial Property, LLC. Ginger Paty made the motion to approve resolution 2025-004 regarding Wausau Industrial Property, LLC, pending the discussed changes. Russ Petty seconded. The motion carried unanimously.

**INCENTIVE AGREEMENT:** Board to review and consider entering into an incentive agreement with Wausau Industrial Property, LLC. Ginger Paty made the motion to enter into an incentive agreement with Wausau Industrial Property, LLC, pending the discussed changes to the incentive structure and the required tenant lease term. Russ Petty seconded. The motion carried unanimously.

**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. Russ Petty made the motion to enter 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. Ginger Paty seconded. The motion carried unanimously.

* 1. Stature Investment Group Inc.
  2. The Pavilion Project
  3. Village Apartments
  4. Wausau Industrial Property

**RECONVENE:** Russ Petty made the motion to reconvene into regular session. Ginger Paty seconded. The motion carried unanimously.

**EXECUTIVE DIRECTOR’S UPDATE:**

1. Hard Head Veterans: Miesha provided an update on a new product Hard Head Veterans is manufacturing and their plans for a retail store at their location.
2. Ballfield Presentation: Miesha informed the board that a presentation will be made to the Nolan County Commissioners on April 14th at 9:00 AM.

**MARKETING & BUSINESS DEVELOPMENT MANAGER’S UPDATE:**

1. Senior Interviews: Ethan mentioned to the board that Senior Interviews would be held on April 15th and 16th at the Presbyterian Church.
2. Google Advertising: Ethan provided the results from advertising and promoting Sweetwater during the Roundup.

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