Sweetwater Economic Development

BOARD MEETING MINUTES – MONDAY, SEPTEMBER 14, 2026

PRESENT: Ginger Paty, Kirsta Tyler, Russ Petty, Carolyn Lawrence, Jeff Allen, Ethan Whittenburg, Miesha Adames, Karen Hunt, Jerod Peek, Brian Sheridan, John McPherson, Matt McGowen

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

PRESENTATION: Trafalgar Homes of Texas presented a multi-family development project.

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

> **MINUTES:** Board to review and consider approving minutes from the August 10, 2026, meeting.
> **ACCOUNTS PAYABLE:** Board to review and consider approving payment of accounts payable.
> **FINANCIAL STATEMENTS:** Board to review and consider approving the July 2026 financial statements.

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. Ginger Paty 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. Mark Meneses seconded. The motion carried unanimously.

a) Trafalgar Homes of Texas LLC multi-family development project

RECONVENE: Kirsta Tyler made the motion to reconvene into regular session. Russ Petty seconded. The motion carried unanimously.

Sweetwater Economic Development

ACTION ITEMS:

a) Board to review and consider approving an extension for the Façade Improvement Grant at 200 E. 4th St. Mark Meneses made the motion to approve the Façade Improvement Grant at 200 E. 4th st for $15,000.00. Ginger Paty seconded. The motion carried unanimously.

b) Board to review and consider approving a Façade Improvement Grant for 1409 Hailey St. Mark Meneses made the motion to approve a Façade Improvement Grant at 1409 Hailey for $8,464.95. Russ Petty seconded. The motion carried unanimously.

c) Board to review and consider approving an extension for the Ludlum Measurements agreement dated August 9, 2022. Ginger Paty made the motion to approve a three-year extension for the Ludlum Measurements agreement dated August 9, 2022. Kirsta Tyler seconded. The motion carried unanimously.

d) Board to review and consider approving an extension for Amicus Trust Company FBO Holly Betenbough SDIRA dated August 20, 2021. Ginger Paty made the motion to approve a five-year extension for Amicus Trust Company FBO Holly Betenbough SDIRA dated August 20, 2021. Russ Petty seconded. The motion carried unanimously.

e) Board to review and consider approving Resolution 2026-003 for Trafalgar Homes of Texas, LLC. Kirsta Tyler made the motion to approve Resolution 2026-003 for Trafalgar Homes of Texas, LLC. Ginger Paty seconded. The motion carried unanimously.

f) Board to review and consider approving an incentive agreement for Trafalgar Homes of Texas, LLC. Mark Meneses made the motion to approve the incentive agreement for Trafalgar Homes of Texas, LLC as presented, subject to the modification that the amenities, including the clubhouse, dog park, laundry facilities, workout space, and swimming pool, be a prerequisite to any incentive payment. Ginger Paty seconded. The motion carried unanimously.

There being no further business, Mark Meneses moved to adjourn. The motion carried unanimously.