

Executive Director Report

Week ending 3/14/2025

I have been speaking to Mr. Lopez. He wants to open a business in Sweeny. We had a conversation about what Sweeny needs.

I have been working with Doug Colvin, an attorney about Flash Fitness. I was asked to get invoices and serial numbers for the equipment and send to him. He asked to call and gently speak to the new owners about entering into an agreement for the equipment. I reached out to David and Jason to talk.

I emailed David Jordan to inform him the EDC board approved to move forward with cleaning up the industrial park and I will help with anything he may need.

Week ending 3/21/2025

I have forwarded to the EDC board the emails I received about people interested in setting up RV parks.

Sent Flash Fitness equipment list and all the corresponding information to the attorney and cc'd the EDC board.

Emailed Trilogy and reached out to Stark for updates for our meeting.

Worked on submitting yearly financial reports that must be reported to the State Comptroller every year by April 1st.

Week ending 3/28/2025

Prepare for our meeting on Monday. Meeting cancelled.

Working on getting the signatures updated at First State Bank.

Council approved the EDC to become a department of the city. Need to revise EDC bylaws. I researched other EDC's bylaws to get ideas, and I will provide to the board for our next meeting.

I tried to reach out to Absolute Fitness. I will turn it back over to the attorney next week.

TNMP update: The design was submitted this week for review. It should take about two weeks. Once it is approved, we should expect an invoice.

I have asked David for a meeting to discuss the industrial park and possibly get a better estimate of cost for the labor.

Once we get this information, we can discuss how to pay for it all. Hope to have by our next meeting.

I have requested a meeting with Patti and Debbie at The Economic Development Alliance for Brazoria County. I would like to discuss our need for a grocery store and pharmacy. I want to make them aware of the properties we have available.

I have reached out to them when Stewart's made the announcement. I want to reiterate the importance, and we need their help. (We do pay yearly membership to them for their services).

Week ending 4/4/2025

Betty Russo from the Governors office reached out to me. She will be in town on Tuesday, April 8th and would like to meet with me at 2:30 pm.

Stark needed any information we had on any soil testing done at the industrial park. I had to reach out to the people who did the testing back in 2015 and got everything together.

I met with David and Kaydi to discuss the industrial park and the council meeting. David did give his suggestion on changes to the bylaws. I will be present at the meeting. Kaydi did give me some information on the industrial park road, and it will be presented at the meeting tonight.

I did get in touch with David from Absolute Fitness. This is also on the agenda for tonight.

I reached out to the Brazoria County Alliance for a meeting to discuss our available properties in Sweeny and to discuss further about a grocery store and pharmacy.

Nina, Chamber of Commerce and the staff at the Alliance – Patti, Debbie, Gabe and Kenzie met with me yesterday. They will be listing the properties that we have available in their inventory list.

I met with the owners of the donut shop. The one in Angleton offers cookies, cupcakes and cakes. Since we don't have Stewart's, I thought I would ask. She stated she just doesn't have the manpower.

I did reach out to Equipment Share today to see how they are coming with the Performance Agreement.

Week ending 4/11/2025

We had our Special Meeting on Friday night.

Worked on the Quarterly reports and EDC update to turn into Kaydi for council meeting. Betty Russo, Governor's office and I were going to meet on Tuesday, but she had to reschedule. I met with someone interested in investing in Sweeny. He is interested in what type of grants EDC and City can help with. All I can say is he is negotiations and will reach out for guidance and assistance with more specifics as soon as he/she can. Got EDC bylaws and agenda memo turned in for city council meeting. Stark is having issues with the bank and or title company and needing clarification on the Special Warranty Deed. I am working with Jeff, Jenny and David to get this cleared up.

We had our meeting on Monday. I had reached out to Deputy Patterson and reported that at the meeting. I have been in conversations with Tina Stewart about getting me their information and getting it on the next agenda. I will be meeting with Emily Frey from West Brazos Market on April 22nd. I will be attending the P66 STEM luncheon on May 8th. I emailed attorney Colvin about the EDC board's decision not to pursue Flash Fitness. I sent an email to attorney Moore

about Elvira's Block Grant. Elvira reached out to me about her building. I just explained she owes us money and until she pays us in full, she will not be able to move forward on anything at that building. I reminded her we do have a lien on the property.

Elvira Alavarez reached out to me and wants to pay us for what she owes. I told her we would not turn down her payment. I have not received any payment.

Emailed Jeff to ask if there was anything else we could do: We have a deed of trust on file with the deed records. When this property is sold the title company would pay off the EDC, the deed of trust lien. If the owner's intent is to lease the property this would not result in a payoff of the deed of trust lien. It could mean however that she has revenue to hopefully pay the EDC.

In the email below you ask - Can we do something about this? Do we have any other options besides the lien we already have on the property? I do not think we could stop her from leasing the property. If we are in a first lien position, I guess we could foreclose on the deed of trust consistent with its terms. We could also file a lawsuit, but we might be spending good money to chase bad.

Let me know of any follow-up questions.

Thanks, Jeff

Spoke with Emily Frey with Brazosport Cares. The Bulldog Market place needs a new roof and windows, and she was looking for help from the EDC. I explained that there were not any grant monies right now. I also explained that they are non-profit and do not provide sales tax. She said she understood. I said I would keep an eye out for any grants I might see become available for her situation.

Equipment Share has provided their red-lined performance agreement. I am working on getting a Special Meeting together so we can get this going. I will send out for everyone to review.

Sent to the EDC board Equipment Share performance agreement that was redlined from Equipment Share. I also sent out an email from our Attorney Jeff Moore on the changes Equipment Share made. Forwarded email from Jeff Moore concerning competitive bids and EDC. Light poles are going out at the industrial park. The industrial park grass is out of hand again.

Worked on getting a date for a Special meeting to discuss Equipment Share performance agreement.

Met with David Jordan to clarify some things at the industrial park and to ask about the council's approval for the EDC to combine with the city.

Cecil Stark reached out and stated, now that he can see the electrical is going in and that the sewer has been approved to complete, he is wanting to let us know he will mow the industrial park if we credit his performance agreement. I explained it is on Monday's agenda.

Week ending 5/16/2025

We had our meeting on Monday. Working on getting all Stewart's information together. Spoke to Cecil Stark. He will mow and send an invoice for record keeping purposes. Everything is good on his end. They are moving forward with his plans on his building. Spoke to Mark from Equipment Share. The initial problem with Section 10 was too much verbiage. They are going to edit it and send it back to us. They sent it to legal so it may take some time. They are anxious to get things going as soon as we get everything approved. I spoke to Elvira and she wants to pay us. She says she understands about the lien.

I have been working on straightening up and moving things around at the Public Works building and moving things out of storage. The storage will be empty by the end of the month.

I will be working most of the day moving things from storage and at the Public Works building.

Week ending 5/23/2025

I met with David to line things out for the move. Worked on Stewarts information.

Finally got everything has been worked out with Stark Inc. There was still some confusion. I did have to make a trip to LJ to deliver paperwork.

Elvira reached out to me she is wanting a copy of her Block Grant.

Equipment Share has returned the performance agreement with their changes to Section 10. I have sent that to you as well as to our attorney to review. I am working with The Facts newspaper to set the public hearing.

I have spent most of the week moving everything out of storage and getting things moved and organized at my new place.

Week ending 5/30/2025

Monday was a holiday, though I worked all weekend moving and cleaning and getting set up. I am excited. Thank you to everyone for making this much needed change happen.

Worked on packing things from home office to move to the new office. Working on agenda.

Our public hearing on Equipment Share will be held at our next regular meeting. It will be published in the June 3 Facts newspaper.

Prepared and sent the local tax information for Stewart's.

Pop in next week for a quick look and visit. I will be at city hall training for part of the day, then at the office. I will report to city hall on Monday at 8:30 am.