



Sealy Economic
Development Corporation

NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, NOVEMBER 24, 2020
6:00 P.M.

Notice is hereby given of a meeting of the Sealy Economic Development Corporation to be held on the above-mentioned date and time at the W.E. Hill Center 1000 Main Street Sealy, Texas for the purpose of discussing the following agenda items. All agenda items are subject to action.

The Board of Directors reserve the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Due to the COVID-19 pandemic, the CDC's recommendation of social distancing measures will be in place.

A recording of the meeting will be made available to the public at:
<https://austincountynewsonline.com/category/local-meetings/sealy-edc-meeting/>

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call and Certification of a Quorum
4. Petitions or Requests from the Public
(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced. In accordance with the Texas Open Meetings Act, the Board of Directors will not discuss or consider any item addressed during this agenda item. However, the President or Executive Director may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)
5. Discussion and possible action to approve the minutes for the following date and time:
 - October 27, 2020 Regular Meeting at 6:00 p.m.
6. **PUBLIC HEARING:** The SEDC will receive comments for proposed budget amendments for Fiscal Year 2021. The proposed amendments will transfer funds from SEDC's account/s to the cash incentives fund, and the Contributions to Primary Government fund to reflect and fund the newly approved expenditures.
7. **PUBLIC HEARING:** The SEDC will receive comments for establishing a proposed line of credit to provide a finance backup option in case of need; for incentivizing new projects that promote new and expanded business development and projects and expenditures authorized by law.
8. **PUBLIC HEARING:** The SEDC will receive comments for proposed Sidewalk project and the expenditure of funds to provide funding to promote new and expanded business development by improving consumer ingress and egress in the downtown district. Total incentives not to exceed \$5,000.00.

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9. Discussion and possible action to terminate and rescind all prior performance agreements, guaranty agreements, and amendments between the Sealy EDC and Maass Flanges Corporation, and Alex Maass.
10. Discussion and possible action to approve a performance agreement for the Maass Flanges project between the Sealy EDC and 1190 Highway 90, LLC, for an expansion project, which includes performance-based incentives. The total of all cash incentives for the project is not to exceed \$205,000.00.
11. Discussion and possible action to approve a budget amendment for Fiscal Year 2021. The proposed amendments transfer funds from various SEDC's accounts to the business incentives fund, and to the Contributions to Primary Government fund to reflect and administer the newly approved expenditure of funds.
12. Discussion and possible action to approve a sidewalk project which includes ADA compliance.
13. Discussion and possible action regarding incentives, projects, and expenditure of funds going forward.
14. Discussion and possible action to approve staff recommended revisions of the Historic District Improvement Guidelines and Application. -Kimbra Hill
15. Discussion and possible action to approve the SEDC bylaw revisions.
16. Executive Session Pursuant to the Texas Government Code Chapter 551, in Accordance with Section 551.071 CONSULTATION WITH ATTORNEY; CLOSED MEETING. The City may meet in closed session to seek the advice of its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, namely bylaw revisions.
17. Consideration of any Proposed Action Resulting from Executive Session
18. Discussion and possible action to amend a performance agreement for Anchor Manufacturing.
19. Discussion and possible action to amend a performance agreement for the Hendrix Industries, INC.
20. Discussion regarding the monthly Treasurer's Reports.
 - a. Paid Invoice Report
 - b. Budget to Actual Report
 - c. Sales Tax Report
 - d. Cash & Investments Report

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21. Executive Director Report / Discussion of the following items:
 - a. Payables List – Bradley Miller
 - b. Letter has been created to send to manufactures and distributors in Austin County about establishing an Austin County Manufacturers Association. – Lloyd Merrell
 - c. Will Board Members be available for the SEDC regular meeting December 22, 2020
 - d. Personnel matter
22. Request(s) for future agenda items and comment(s).
23. Adjournment

CERTIFICATION

I hereby certify that a copy of the November 24, 2020 agenda of items to be considered by the Sealy Economic Development Corporation Board of Directors was posted at City Hall, 415 Main Street, City of Sealy, Texas and on the Sealy EDC website on or before the 72-hour notice requirement.



Katherine Ellis, Secretary
Sealy Economic Development Corporation