



Sealy Economic
Development Corporation

NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.M. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX
TUESDAY, FEBRUARY 23, 2021
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.M. HILL COMMUNITY CENTER located at 1000 Main Street, in 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 preventive measures including wearing a face mask and social distancing, 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. Conduct Oath of office for John Hinze.
6. Discussion and possible action to approve the minutes for the following dates:
 - November 22, 2020 Regular Meeting
 - December 7, 2020 Special Meeting
 - January 26, 2021 Regular Meeting
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of Historic District Improvement Grant funds for the Salon Project, located at 120 Main Street, a salon services facility, to provide funding for building improvements including façade improvements, interior work, signage, electrical and other associated expenses to promote new and expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$15,000.00.

Sealy Economic Development Corporation
Meeting Agenda
February 23, 2021

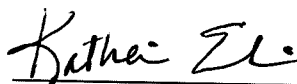
8. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of Historic District Improvement Grant funds for the Wittenburg Project, located at 210 Meyer Street, a multi-business retail center, to provide funding for façade improvements, signage, electrical, and other associated expenses for new and expanded business development, and to improve Sealy's main corridor. The SEDC proposed incentives and expenditure of funds is not to exceed \$15,000.00.
9. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of Historic District Improvement Grant funds for the Multi-Business Project, located at 222 Fowlkes Street, a multi-business retail center, to provide funding for façade, signage electrical, plumbing, interior improvements, and other associated expenses to promote new and expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$15,000.00.
10. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of Historic District Improvement Grant funds for the Texas Project, located at 223 Main Street, a multi-service performing arts center, to provide funding for façade, electrical improvements, signage, and other associated expenses to promote new and expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$15,000.00.
11. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of Historic District Improvement Grant funds for the Fowlkes Facade Project, located at 224 Fowlkes Street, a multi-business retail center, to provide funding for façade and signage improvements, and other associated expenses to promote new and expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$15,000.00.
12. Discussion regarding the monthly Treasurer's Reports (Steven Kutra, SEDC Treasurer/ Director of Finance).
 - a. Paid Invoice Report
 - b. Budget to Actual Report
 - c. Sales Tax Report
 - d. Cash & Investments Report
 - e. Payables Report
13. Discussion and possible action to approve a performance agreement between the SEDC and BROOKE & CO LLC, which includes SEDC funding for proposed incentives and the expenditure of funds for the Salon Project, located at 120 Main Street, for a Historic District Grant in an amount not to exceed \$15,000.00.
14. Discussion and presentation from new Main Street Manager, Chelsea Humes, regarding Main Street vision.
15. Discussion and possible action regarding appointment of Registered Agent for the SEDC.

**Sealy Economic Development Corporation
Meeting Agenda
February 23, 2021**

16. Executive Director Report / Discussion of the following items:
 - a. Historic District Improvement Grant applicant updates
 - b. SEDC sub-committees formation
 - c. Economic Development Policy and Strategic Planning, Vision Workshop cancelled
 - d. Update on vision for FM 3538 road project
 - e. City's Comprehensive Plan
 - f. City's Tax Abatement Policy
 - g. Rooms 4 Rent Demolition
17. Request(s) for future agenda items and comment(s).
18. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The Sealy EDC will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the body has received from a business prospect that the body seeks to have locate, stay, or expand in or near the territory of the body and with which the body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) and **Sec. 551.071 CONSULTATION WITH ATTORNEY**; The SEDC will meet in closed session to seek the advice of its attorney on a matter in which the duty of the attorney to the body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
19. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
20. Discussion and possible action to terminate and rescind all agreements and guarantees with Anchor Manufacturing Inc. and Jason Lefave.

CERTIFICATION

I hereby certify that a copy of the February 23, 2021 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

NOTICE OF ASSISTANCE AT PUBLIC MEETING: In compliance with the Americans with Disability Act, the Sealy Economic Development Corporation will provide for reasonable accommodations for persons with disabilities who plan to attend the meeting and who might need auxiliary aids or services. Please contact the Secretary at 979-627-6127 or kellis@ci.sealy.tx.us.