



Sealy Economic
Development Corporation

NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.M. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, MARCH 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, 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. Discussion and possible action to approve the minutes for the following date:
 - February 23, 2020 Regular Meeting
6. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds to reimburse the City of Sealy for the Rooms 4 Rent project, to provide funding to promote new business development and enterprises. The proposed incentive will be used for structural demolition and/or environmental remediation. The proposed incentives and expenditure of funds shall not exceed \$4,746.00.
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of Historic District Improvement Grant funds for the Wittenburg Project, located at or about 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.

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8. 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

9. Executive Director Report / Discussion of the following items:
 - a. Budget update
 - b. Historic District Improvement Grant Policy revision
 - c. Telecommunications infrastructure
 - d. SEDC Training
 - e. New Projects
 - f. Main Street fund balance

10. **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 Board of Directors will meet in closed session to discuss or deliberate status of SEDC performance agreements and minor clarifications on proof and/ or evidence required for compliance, prospect described by Subdivision (1) and;
Section 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, namely performance agreements, defaults, and performance agreement amendments.

11. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

12. 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, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.

13. Discussion and possible action to approve a performance agreement between the SEDC and Patricia Walters & Vivian Wittenburg, which includes SEDC funding for proposed incentives and the expenditure of funds for the Wittenburg project, located at or about 210 Meyer Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.

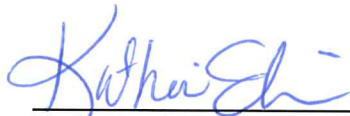
14. Discussion and possible action to approve a performance agreement between the SEDC and Jeff Trevino, which includes SEDC funding for proposed incentives and the expenditure of funds for the Texas project, located at or about 223 Main Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.

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15. Discussion and possible action to approve a performance agreement between the SEDC and Jeff Trevino which includes SEDC funding for proposed incentives and the expenditure of funds for the Multi-Business project, located at 222 Fowlkes Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.
16. Discussion and possible action to approve a performance agreement between the SEDC and Jeff Trevino, which includes SEDC funding for proposed incentives and the expenditure of funds for the Fowlkes Façade project, located at 224 Fowlkes Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.
17. Discussion and possible action to approve the SEDC expenditure of funds to reimburse the City of Sealy for the Rooms 4 Rent demolition project in an amount not to exceed \$4,746.00.
18. Discussion and possible action to approve a Second Amendment to the performance agreement between the Sealy EDC and Hendrix Industries Inc. and Hank Vu for the Hendrix project.
19. Discussion and possible action to approve SEDC staff creating and maintaining a presence on social media for the Sealy EDC.
20. Request(s) for future agenda items and comment(s).
21. Adjournment

CERTIFICATION

I hereby certify that a copy of the March 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 Sealy EDC Secretary at 979-627-6127 or kellis@ci.sealy.tx.us.