



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.M. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 27, 2021
6:00 P.M.

Notice is hereby given of a regular 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 reserves 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:
 - March 23, 2021 Regular Meeting
6. Discussion regarding the monthly Treasurer's Reports (Steven Kutra, Treasurer/Director of Finance)
 - a. Paid Invoice Report
 - b. Budget to Actual Report
 - c. Sales tax Report
 - d. Cash & Investment Report
 - e. Payables Report
7. Discussion and presentation by representative of the Retail Coach, a retail based Economic Development consultant firm.
8. Discussion and presentation regarding Main Street program updates.
9. Discussion and possible action to approve a Second Amendment to the performance agreement with Hendrix Industries, Inc. and Hank Vu.

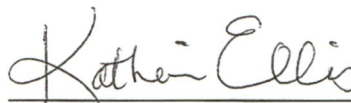
**Sealy Economic Development Corporation
Meeting Agenda
April 27, 2021**

10. Executive Director's Report / Discussion of the following items:
 - a. Quarterly Update
 - 1) New and in Progress
 - a) Application for incentives/ Business Information Form
 - b) Real-estate Database Development
 - 2) Training and Staff Development
 - 3) Status of Strategic Planning
 - 4) Status of EDC's contribution to the revision of the City's Tax Abatement Policy
 - 5) Status of Gatekeeping
 - 6) Status of revision to the Historic District Improvement Grant Policy and Guidelines
11. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**

Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY; The SEDC will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the SEDC in negotiations with a third person and **Texas Government Code, 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.
12. Reconvene into regular session and consider action, if any, on items discussed in Executive Session
13. Request(s) for future agenda items and comment(s).
14. Adjournment

CERTIFICATION

I hereby certify that a copy of the April 27, 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.