



NOTICE OF SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
THURSDAY, JUNE 03, 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.E. 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.

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:
 - April 27, 2021 Regular Meeting at 6:00 p.m.
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 – Katherine Ellis
 - f. 2020-2021 Financial Review spread sheet – President Schiller
7. Discussion and possible action to adopt a resolution to amend SEDC Bylaws.
8. Discussion and presentation of Sealy Main Street updates and happenings.
9. Executive Director's Report / Discussion of the following items:
 - a. Projects update
 - b. Creation of a City of Sealy Tax Abatement Policy

Sealy Economic Development Corporation
Meeting Agenda
JUNE 03, 2021

- c. EDC and Main Street columns published in the Sealy News
- d. Creation of a commercial real estate listing log for the EDC
- e. Update on the City of Sealy 380 Economic Development Program for Businesses Impacted by COVID-19 Epidemic Amendment No. 1
- f. TEDC Mid-Year conference June 9-10
- g. Historic District Improvement Grant updates:
 - 1) Texas project
 - 2) Salon project
 - 3) Multi-business project
 - 4) Fowlkes Façade project
 - 5) Wittenburg project
- h. Budget
- i. Status of revision to Historic District Improvement Grant Policy and Guidelines

10. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

- a) **Texas Government Code, 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.
 - New Business – Lucia’s Kitchen
 - Amendment to performance agreement – Hendrix Interests LLC and Hendrix Industries INC.
- b) **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
- c) **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.
 - Amendment to performance agreement – Hendrix Interests LLC and Hendrix Industries INC.

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

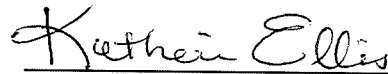
12. Discussion and possible action to approve the second amendment to the performance agreement for Hendrix Interests LLC and Hendrix Industries INC.

13. Request(s) for future agenda items and comment(s).

14. Adjournment

CERTIFICATION

I hereby certify that a copy of the JUNE 03, 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.