



**NOTICE OF SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 29, 2021
6:00 P.M.**

Notice is hereby given of a special 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/>

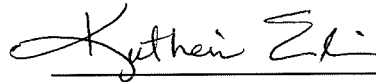
1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call and Certification of a Quorum
4. Petitions or Requests from the Public
(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be 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. Conduct Oaths of office for Sealy EDC Board Members
6. Discussion and possible action to elect the Sealy EDC Board President.
7. Discussion and possible action to elect the Sealy EDC Board Vice-President.
8. Discussion and possible action to elect the Sealy EDC Board Secretary.
9. Discussion and possible action to elect the Sealy EDC Board Treasurer.
10. Discussion and possible action to approve the minutes for the following date and time:
 - Monday, June 14, 2021, Workshop Meeting at 6:00 p.m.
11. 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
 - f. 2020-2021 Budget review spreadsheet

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- g. Information on Right-of-Way Road construction funds balance
12. Executive Director's Report / Discussion of the following items:
- a. Budget Update
 - b. Strategic Planning
 - c. Gene and Ryan Svoboda project update
 - d. Historic District Improvement Grant Policy and Guidelines revision update
 - e. Broadband update
 - f. Update on the proposed Road Project 3538 loop to HWY 36 – Larry Koy
13. **Public Hearing:** The SEDC will receive comments for proposed expenditure of consultant funds for the Retail Coach, a retail recruitment consultant company, to provide funding for market analysis, retail recruitment, and other associated expenses to promote new and expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$30,000.00.
14. Discussion and possible action to approve the proposed expenditure of funds for the Retail Coach, retail recruitment firm, in an amount not to exceed \$30,000.00.
15. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
- a. **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
 - b. **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.
16. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
17. Request(s) for future agenda items and comments(s).
18. Adjournment

CERTIFICATION

I hereby certify that a copy of the June 29, 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.