



NOTICE OF REGULAR MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, NOVEMBER 23, 2021  
6:00 P.M.

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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:
  - Tuesday, October 26, 2021 Regular Meeting at 7:00 p.m.
6. **PUBLIC HEARING:** The SEDC will receive comments for proposed Historic District and Business Improvement Grant funds for the Wilson Fowlkes Façade Project located at 206 Fowlkes Street to provide funding for building improvements including: façade demolition, storefront framing, fiber cement and brick siding, insulation and sheet rock, exterior paint, windows, double doors, and other associated façade expenses. The project is authorized by Texas Local Government Code, Section 505.158. Total of all grant incentives is not to exceed \$9,128.75.
7. Discussion and possible action to approve a performance agreement between the Sealy EDC and Steve and Lisa Wilson, which includes the expenditure of funds for the Wilson Fowlkes Façade project in an amount not to exceed \$9,128.75.
8. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds to reimburse the City of Sealy for the Scranton Park Project located at 96 Daniels Street to provide funding for an improved playground, which includes: a new play structure, replacement of edging wall, updating ADA compliance in playground area, mulch, and other associated expenses. The project is authorized by Texas Local Government Code, Section 505.152.

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(Projects related to recreational and community facilities). Total of all grant incentives is not to exceed \$35,000.00.

9. Discussion and possible action to approve the expenditure of funds to reimburse the City of Sealy for a playground improvement at Joe Scranton Jr. Park in an amount not to exceed \$35,000.00.
10. **PUBLIC HEARING:** The SEDC will receive comments for a proposed budget amendment to the SEDC's fiscal year 2022 budget. The proposed amendment will transfer funds from the SEDC's business incentives account to the contributions to primary government account. The total of all funds transferred will not exceed \$35,000.00.
11. Discussion and possible action to approve a budget amendment for the SEDC's Fiscal Year 2021-2022 budget. The proposed amendment will transfer funds from the SEDC's business incentives account to the contributions to primary government account in an amount not to exceed \$35,000.00.
12. Discussion regarding: the monthly Treasurer's Reports by Steven Kutra, Treasurer/Director of Finance; the monthly Payables Report by Katherine Ellis, SEDC Executive Assistant and Board Secretary; and the monthly Fiscal Year 2021-2022 Budget Review Spreadsheet by Sterling Schiller, Board President:
  - a. Paid Invoice Report
  - b. Budget to Actual Report
  - c. Sales tax Report
  - d. Cash & Investment Report
  - e. Payables Report - K. Ellis
  - f. Fiscal Year 2021-2022 Budget Review Spreadsheet – President Schiller
13. Main Street Manager Report / Discussion of the following items:
  - a. Main Street Updates
  - b. Progress and status of increased parking downtown
  - c. Statement regarding building demo downtown
14. Executive Director's Report / Discussion of the following items:
  - a. Economic Development updates
  - b. Jacqueline A. Cryan Memorial Park debt balance
  - c. Parking expansion
15. **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

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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. Discussion regarding SEDC Board of Director's email accounts and packet distribution.
18. Request(s) for future agenda items and comment(s).
19. Adjournment.

**CERTIFICATION**

I hereby certify that a copy of the November 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.



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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](mailto:kellis@ci.sealy.tx.us).***