



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 28, 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://austincountynews.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, November 23, 2021 Regular Meeting at 6:00 p.m.
6. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and the expenditure of funds for the Wolf Pack Project, a bar and grill facility, which will be located at 211 W Front Street to provide funding for building improvements including: building rehabilitation, fire sprinkler system, upgrading sewer line, commercial kitchen improvements including purchase and installation of a grease trap and vent hood, building permits, and other associated expenses to promote new and expanded business development. The SEDC proposed grant and expenditure of funds is not to exceed \$30,000.00. The project is authorized by Texas Local Government Code, Section 505.158.
7. Discussion and possible action to approve a performance agreement between the Sealy EDC and Wolf Pack Bar & Grill, LLC which includes the expenditure of funds for the Wolf Pack project in an amount not to exceed \$30,000.00.
8. **PUBLIC HEARING:** The SEDC will receive comments for a proposed expenditure of funds for the purchase of real property and related project expenses as authorized by Texas Local Government Code, Section 505.152 (Projects Related to Recreational or Community Facilities).

Sealy Economic Development Corporation
Meeting Agenda
December 28, 2021

9. 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

10. SEDC Board President Report / Discussion of the following items:

- a. City of Sealy extended the development moratorium
- b. W.E. Hill Community Center Parking expansion

11. **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 551.074, PERSONNEL MATTERS:** (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee).
 - Interim SEDC Executive Director
- 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.

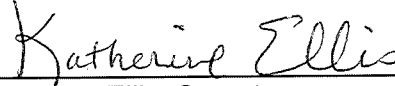
12. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

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

14. Adjournment.

CERTIFICATION

I hereby certify that a copy of the December 28, 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.