



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
CITY OF SEALY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY FEBRUARY 22, 2022
6:00 P.M.

Notice is hereby given of a meeting of the Sealy Economic Development Corporation to be held on the above-mentioned date and time at the CITY OF SEALY COUNCIL CHAMBERS located at 415 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 reserve 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.

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 dates:
 - Thursday, January 27, 2022 Special Meeting
6. Discussion and possible action to approve Amendment No. 1 to an SEDC performance agreement between the Sealy EDC and All Mini Storage, LLC.
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the Wings project, a loan office facility located at approximately 119 Main Street, to provide funding for full building exterior power washing and trim painting, front exterior painting, placement of a mural on the exterior of building, and other expenses related to the same to promote new or expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$4,500.00.
8. Discussion and possible action to approve a performance agreement between the SEDC and BROOKE & CO LLC., which includes SEDC funding for proposed incentives and the expenditure of funds for the Wings Project, located at approximately 119 Main Street, in an amount not to exceed \$4,500.00.

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9. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the W.E. Hill Community Center Parking Project to provide funding design work (and other associated expenses) for a parking area to serve the W.E. Hill Community Center located at 1000 Main Street as well as to serve nearby park amenities. The project is authorized by Texas Local Government Code, Section 505.152 (Projects related to recreational and community facilities). Total of all grant incentives is not to exceed \$9,000.00.
10. Discussion and possible action to approve a W.E. Hill Center Parking project to provide design work for a parking area located at 1000 Main Street in an amount not to exceed \$9,000.00.
11. Discussion regarding the monthly Treasurer's Reports (Steven Kutra, SEDC Treasurer/ Director of Finance); the monthly Payables Report (Katherine Ellis, SEDC Executive Assistant and Board Secretary); the monthly Fiscal Year 2021-2022 Budget Review Spreadsheet (Sterling Schiller, SEDC Board President).
 - a. Paid Invoice Report
 - b. Budget to Actual Report
 - c. Sales Tax Report
 - d. Cash & Investments Report
 - e. Payables Report – Katherine Ellis
 - f. Budget Review Spreadsheet – President Schiller
12. Discussion and possible action to approve a resolution amending the authorized representatives to TexPool for the Sealy Economic Development Corporation.
13. Discussion and possible action to approve a proposed lease for the SEDC to lease Suite 8 in the Professional Building located at 330 Main Street.
14. Interim Executive Director's Report by Chelsea Humes / Discussion of the following item:
 - a. John Hinze resigned from the SEDC Board of Directors
15. Request(s) for future agenda items and comment(s).
16. Adjournment.

CERTIFICATION

I hereby certify that a copy of the February 22, 2022 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 Secretary at 979-627-6127 or kellis@ci.sealy.tx.us.*