



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 25, 2023
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, time, and location 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, Requests, or Comments 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:
 - Tuesday, March 28, 2023
 - Monday, April 17, 2023
6. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the C&C Sign project, an insurance agency office. The project's location is 3701 Outlet Center #80 Sealy, TX 77474. Funding will provide for signage on the façade of the business location and other expenses related to the same to promote new or expanded business development. The project is authorized by Texas Local Government Code, Section 505.158 (projects related to business development). The SEDC proposed incentives and expenditure of funds is not to exceed \$1,500.00.
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the purchase real property to promote new and expanded business and recreational and community facilities. The project is authorized by Texas Local Government Code, Section 505.158 (projects related to business development) and Section 505.152 (projects related to recreational and community facilities).
8. Discussion and possible action to approve a performance agreement and expenditure of Sealy EDC funds for the C&C Sign Project in an amount not to exceed \$1,500.00 with the business owner of C&C Golden Insurance Agency.
9. Discussion and possible action and presentation regarding the Sealy Area Historical Society's request for funding for the Smithsonian's Museum on Main Street, a traveling exhibit.

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10. Discussion and possible action regarding funding for a beautification project at the approximate location(s) of Town Park Drive and HWY 90 near Cryan Memorial Park.
11. Discussion and possible action regarding a business incentive application for signage at Patches Floral & Gifts and Patches Retail business locations.
12. Discussion regarding: the monthly Treasurer's Reports by Krystal Sodolak, Director of Finance and Sealy EDC Treasurer; the monthly Payables Report by Katherine Ellis, SEDC Deputy Executive Director and Board Secretary; and the monthly Fiscal Year 2022-2023 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 – SEDC Staff
 - f. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller
13. Discussion and possible action regarding the Sealy EDC fiscal year 2023-2024 Budget.
14. Discussion and possible action regarding the Administrative Agreement and Amendment No.1 of the Administrative Agreement between the City of Sealy and the Sealy EDC.
15. Discussion and possible action regarding the Alley Project.
16. Discussion and possible action regarding possible funding at the Mark A. Chapman Park for a lighting and shade structures.
17. Discussion and possible action regarding possible funding for a lighting project for the walking trail located at the Cryan Memorial Park.
18. Discussion and possible action regarding the use of a third-party Economic Development Consultant.
19. Discussion and possible action to fund holiday lighting in the City of Sealy.
20. **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.
21. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
22. Sealy EDC Board President's Report, entailing discussion of the following items:
 - a. Downtown Market, every 3rd Saturday, next event is May 20th 9:00 a.m. – 2:00 p.m.
 - b. Mudbugs on Main looking for sponsors for the 3rd Annual event happening May 6th

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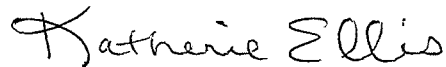
- c. Sealy Area Chamber of Commerce Event May 19th at 6:00 p.m., requesting items for auction.
- d. Expiring Sealy EDC Board members may reapply.

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

24. Adjournment.

CERTIFICATION

I hereby certify that a copy of the April 25, 2023 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

Date posted: 4.21.23

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.*