



**NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, FEBRUARY 28, 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.

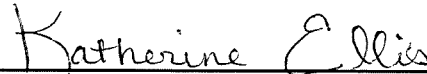
1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call and Certification of a Quorum
4. Petitions, Requests, or Comments from the Public
(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the 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 date:
 - Tuesday, January 31, 2023 at 6:00 p.m.
6. 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
7. PUBLIC HEARING: The SEDC will receive comments for proposed budget amendment(s) for fiscal year 2022-2023. The proposed amendment(s) provide funding for various line items deficient in funding. The proposed amendment(s) will increase the Sealy EDC Budget by \$15,328.00
8. Discussion and possible action to amend the Sealy EDC fiscal year 2022-2023 Budget

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9. PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of Historic District and Business Improvement Grant funds for the Hackbarth project, a building with two owners which are leasing to two businesses including a title company, and a financial services office. The building is located at 109, 111 and 113 Main Street. Funding will provide for building improvements including the building's exterior paint preparation, exterior painting, exterior lighting, 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 \$9,000.00
10. Discussion and possible action to approve performance agreement(s) and expenditure of funds for a Sealy EDC Historic District & Business Improvement Grant for the Hackbarth project in an amount not to exceed \$9,000.00 with Tireless Enterprises LLC and/or K&K Brothers LLC
11. Discussion and possible action to amend the Sealy EDC grant policy and grant application
12. Discussion and possible action regarding Sealy EDC prioritization of expected and possible projects and responsibilities for the remainder of Fiscal Year 2022-2023
13. EXECUTIVE SESSION: A closed meeting will be held concerning the following item:
 - a. 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.
 - Bellville Medical Center Performance Agreement
14. Reconvene into Executive Session and consider action, if any, on items discussed in Executive Session
15. Sealy EDC Executive Director's Report, entailing discussion of the following items:
 - a. Texas Historical Commission Real Places Conference
 - b. Main Street America membership
 - c. Main Street Advisory Board appointments
 - d. Continued involvement with Texas Downtown Association
 - e. Prospective grant and incentive program applicants
 - f. Potential lighting, infrastructure and other projects involving, but not limited to, Cryan Park, along FM 3538, downtown, and the Master Drainage Plan
 - g. Upcoming incentive payments and obligations pursuant to existing performance and other development agreements
 - h. Sealy Chamber of Commerce Ribbon Cutting events
 - i. Sealy Area Historical Society Spring Fest – sponsorship
 - j. Austin County Insider Magazine – potential advertisement
16. Request(s) for future agenda items and comment(s)
17. Adjournment

CERTIFICATION

I hereby certify that a copy of the February 28, 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: 2.24.23

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.*