



NOTICE OF SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
SEALY EDC BOARD ROOM
330 MAIN STREET SUITE 5
SEALY, TX 77474
TUESDAY, OCTOBER 29, 2024
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 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.

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. Speaker time shall be limited to three minutes.
5. Discussion and possible action to approve the minutes for the following date(s):
 - Tuesday, September 24, 2024
6. **PUBLIC HEARING:** The SEDC will receive comments for the proposed expenditure of funds for the Downtown Parking Project to provide funding for building demolition (and other associated expenses) for a parking lot to serve the downtown businesses for tourist and entertainment purposes. The project is located at approximately 125 2nd Street Sealy, TX. The project is authorized by Texas Local Government Code, Section 505.152 (Projects related to recreational and community facilities) as well as Texas Local Government Code, Section 505.158 (Projects related to business development in certain small municipalities) which promotes new or expanded business development. Funding is not to exceed \$8,000.00.
7. Discussion regarding the monthly Treasurer's Reports; the monthly Payables Report and Gatekeeping Report by Katherine Ellis, SEDC Deputy Executive Director, and Board Secretary; and the monthly Fiscal Year 2023-2024 Budget Review Spreadsheet by Sterling Schiller, Sealy EDC Board President:
 - a. Balance Sheet with Cash & Investments
 - b. Payment Register Report
 - c. Budget to Actual Report
 - d. Sales Tax Report
 - e. Payables Report & Gatekeeping Report – SEDC Staff
 - f. Fiscal Year 2023-2024 Budget Review Spreadsheet – President Schiller
8. Discussion and possible action to appoint Jennifer Matura as the Sealy EDC Treasurer.
9. Discussion and possible action to approve amending Sealy EDC-authorized bank signatories, updating key executives, and providing authorized bank contacts.

Sealy Economic Development Corporation
Meeting Agenda
October 29, 2024

10. Discussion and possible action to approve a Resolution amending, authorizing, and designating representatives in the TexPool Investment Pool.
11. Discussion and possible action to approve a Resolution amending, authorizing, and designating representatives in the TexSTAR Investment Pool.
12. Discussion and possible action to approve the Sealy EDC Strategic Plan.
13. Discussion and possible action to authorize the SEDC Executive Director to execute an agreement between Sealy EDC and Emanuel Enterprises, LLC for demolition services to demolish the building located at 125 2nd Street in an amount not to exceed \$8,000.00.
14. Discussion and possible action to authorize the SEDC Executive Director to execute a Memorandum of Understanding between the Sealy EDC and the City of Sealy to fund a BNSF lease for the land adjacent to 125 2nd Street and to fund insurance during the construction of a parking lot.
15. Discussion and possible action to authorize the SEDC Executive Director to negotiate and execute an agreement between Sealy EDC and Revize for website services.
16. Discussion and possible action to authorize the SEDC Executive Director to execute any necessary documents with ZacTax to conduct annual sales tax audit services.
17. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a. **Texas Government Code, Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The Sealy EDC will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the body has received from a business prospect that the body seeks to have locate, stay, or expand in or near the territory of the body and with which the body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision 1.
 - Non-Disclosure Agreement
18. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
19. Sealy EDC Director's Report, entailing discussion of the following item(s):
 - a. Report on the Sealy Broker and Manufacturing Day
 - b. Report on the Texas Economic Development Council Conference
20. Request(s) for future agenda items and comment(s).
21. Adjournment.

CERTIFICATION

I hereby certify that a copy of the October 29, 2024 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

Katherine Ellis, Secretary
Sealy Economic Development Corporation

Date posted: 10.25.24

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.*