



NOTICE OF REGULAR MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
SEALY EDC BOARD ROOM  
330 MAIN STREET SUITE 5  
SEALY, TX 77474  
TUESDAY, NOVEMBER 26, 2024  
6:00 P.M.

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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, October 29, 2024
6. 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
7. Discussion and possible action regarding approval to award the W.C. Hill Center and Downtown Parking Improvements Project to ML Contracting, INC. for their bid of \$656,983.00.
8. Discussion and possible action to approve a change order for the W.C. Hill Center and Downtown Parking Improvements Project.
9. Discussion regarding Jacqueline A. Cryan Park Detention Pond and Lighting Projects.
10. **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.

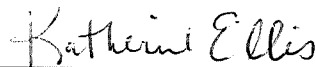
**Sealy Economic Development Corporation  
Meeting Agenda  
November 26, 2024**

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- Project Ascent
11. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session
  12. Sealy EDC Director's Report, entailing discussion of the following item(s):
    - a. ZacTax Remote Sales Tax Audit Inquiry
    - b. Next steps for the Sealy EDC Strategic Plan
    - c. Update on Flock Cameras
    - d. Discuss December Meeting Date
  13. Request(s) for future agenda items and comment(s).
  14. Adjournment.

**CERTIFICATION**

I hereby certify that a copy of the November 26, 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.



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Katherine Ellis, Secretary  
Sealy Economic Development Corporation

Date posted: 11.22.24

**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](mailto:kellis@ci.sealy.tx.us).*