



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 23, 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
(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(s):
 - Tuesday, March 26, 2024
6. Discussion regarding the monthly Treasurer's Reports by Krystal Sodolak, Director of Finance, City of Sealy, and EDC Treasurer; the monthly Payables 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 – SEDC Staff
 - f. Fiscal Year 2023-2024 Budget Review Spreadsheet – President Schiller
7. **PUBLIC HEARING:** The SEDC will receive comments for the proposed Sealy EDC budget amendments. The budget amendments will transfer funds in the following ways:

**Sealy Economic Development Corporation
Meeting Agenda
April 23, 2024**

Sealy EDC Department	Department Name	Acct/Obj#	Account/Object Name	Budget Balance as of March 31, 2024	Increase	Decrease	Amended Budget as Proposed
516	Main Street	All	All Main Street Depart.	\$ 98,345.00		\$ 98,345.00	\$ -
522	Operations	53000	Engineering Services	\$ -	\$ 98,345.00		\$ 98,345.00
522	Operations	55610	Business Incentives	\$ 248,500.00		11,655	\$ 236,845.00
522	Operations	53000	Engineering Services	\$ 98,345.00	\$ 11,655.00		\$ 110,000.00
Description: Engineering services for two parking projects located at the W. E. Hill Community Center and Downtown Sealy, located at approximately 125 2nd Street.							
522	Operations	55610	Business Incentives	\$ 236,845.00		\$ 11,500.00	\$ 225,345.00
522	Operations	53020	Consultant Services	\$ 2,239.00	\$ 11,500.00		\$ 13,739.00
Description: Expenditure for Sealy EDC Consultant Services and for Retail Coach							
522	Operations	55610	Business Incentives	\$ 225,345.00		\$ 10,300.00	\$ 215,045.00
522	Operations	53900	Building and Land Rental	\$ 3,450.00	\$ 10,300.00		\$ 13,750.00
Description: Expenditure for lease of a meeting room, and the reimbursement to the City of Sealy or the funding of the Railroad Rental/Blanket insurance costs of land located at approximately 125 2nd Street Sealy, TX							

The budget amendments are being made for purposes of reconciliation and projected expenditures. The proposed budget amendment may be adjusted as recommended by the EDC Board of Directors and/or Sealy City Council.

8. Discussion and possible action to approve the fiscal year 2023-2024 budget amendments.
9. Discussion and possible action to amend the Sealy EDC bylaws regarding Main Street.
10. Discussion and possible action regarding a Request for Proposal for the sale and removal of the building at 125 2nd Street.
11. Discussion regarding updates on information from the Retail Coach and the development of marketing materials.
12. Sealy EDC Director's Report, entailing discussion of the following item(s):
 - a. The City of Sealy will be accepting EDC Board applications
 - b. Sealy Business Forum in June
 - c. Sealy EDC Second Quarter Report
13. Request(s) for future agenda items and comment(s).
14. Adjournment.

CERTIFICATION

I hereby certify that a copy of the April 23, 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: 4.18.24

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.*