



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
SEALY EDC BOARD ROOM
330 MAIN STREET SUITE 5
SEALY, TX 77474
TUESDAY, MAY 28, 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. Recognition for exiting Sealy EDC Board members.
6. Discussion and possible action to approve the minutes for the following date(s):
 - Tuesday, April 23, 2024
7. 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
8. **PUBLIC HEARING:** The SEDC will receive comments regarding the proposed expenditure of funds for the Medrano Project, a Personal Storage and Car Wash Facility. The project's location is 416 HWY 90 West Sealy, TX 77474. Funding will provide for façade improvements, including paint preparation, painting the exterior of the storage units, installing galvanized roll-up doors, painting and installing wooden door frames, installing galvanized tin under the roof in front of units, installing an ADA public bathroom, 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 in a small municipality of less than 20,000 population with a Type B corporation to promote new or expanded business development. The

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SEDC proposed expenditure of grant funds is not to exceed \$11,000.00.

9. Discussion and possible action to approve a lease agreement with the Sealy Professional Building for Suite 8.
10. Discussion and possible action to approve the Special Annual SEDC Meeting date for Wednesday, June 26, 2024.
11. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - 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.
 - Nondisclosure agreement
12. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
13. Discussion and possible action regarding Nondisclosure agreement.
14. Sealy EDC Director's Report, entailing discussion of the following item(s):
 - a. Sealy Small Business Meet-Up June 18, 2024
 - b. Attended Budget Kick-off meeting with the City Staff
 - c. Update on 125 2nd Street Building Request for Proposal
 - d. Staff member out of office for EDC Basic Training June 11-14
15. Request(s) for future agenda items and comment(s).
16. Adjournment.

CERTIFICATION

I hereby certify that a copy of the May 28, 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, Secretary
Sealy Economic Development Corporation

Date posted: 5.24.24

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.*