



NOTICE OF REGULAR MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
SEALY CITY HALL / MUNICIPAL COURT  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, MARCH 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  
*(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, February 27, 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 proposed expenditure of funds to reimburse the City of Sealy for engineering costs associated with stormwater detention/drainage for a commercial development. The project is authorized by the Texas Local Government Code, Section 501.103 (Projects related to drainage infrastructure necessary to promote or develop new or expanded business enterprises). The SEDC proposed reimbursement of funds is not to exceed \$6,500.00.
8. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the Sealy Texas Sign Project, a community welcome area. The project is located at approximately SH 36 and South Loop 350 Sealy, TX 77474. Funding will provide for paint for monument sign letters, landscaping, lighting, and other expenses related to the same. The project is authorized

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**Meeting Agenda**  
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by 505.152. (Projects related to recreational and community facilities). The SEDC proposed expenditure of funds is not to exceed \$5,000.00.

9. Discussion and possible action regarding a task order and probable cost for the W. E. Hill Center Parking Project.
10. Discussion and possible action to approve a Nonprofit Subscriber Agreement for Sealy EDC membership in the BuyBoard Purchasing Cooperative.
11. Discussion and possible action regarding a Sealy EDC lease of an additional suite in the Sealy Professional Building.
12. Discussion and possible action regarding plans for the building at 125 2<sup>nd</sup> Street Sealy, TX 77474.
13. Discussion and possible action to authorize the Executive Director to negotiate and execute an agreement with BNSF for an annual property rental agreement and blanket insurance in reference to the property owned by the SEDC located at 125 2<sup>nd</sup> Street, subject to Attorney review and approval.
14. Discussion and possible action to approve reimbursement to the City of Sealy for a drainage study at the Jacqueline A Cryan Park Pond in an amount not to exceed \$6,500.
15. Discussion and possible action regarding improvements to the Sealy Texas sign area including lighting, paint, and landscape improvements located at SH 36 and South Loop 350.
16. Discussion regarding funding for the Splash Pad Project located at Jacqueline A. Cryan Park.
17. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
  - a. **Texas Government Code, Section 551.074, PERSONNEL MATTERS:** (to deliberate the evaluation and duties of a public officer or employee).
    - SEDC Executive Director
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. Update regarding Tour of Sealy Industry
  - b. Retail Coach Progress Update
  - c. New Sealy EDC Signage
  - d. The City of Sealy will be accepting EDC Board applications.
20. Request(s) for future agenda items and comment(s).
21. Adjournment.

**CERTIFICATION**

I hereby certify that a copy of the March 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.

*Katherine Ellis*

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Katherine Ellis, Secretary  
Sealy Economic Development Corporation

Date posted: March 22, 2024

*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).*