



**NOTICE OF SPECIAL ANNUAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
SEALY EDC BOARD ROOM
330 MAIN STREET SUITE 5
SEALY, TX 77474
WEDNESDAY, JUNE 26, 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.

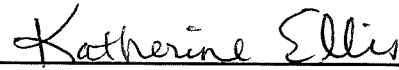
1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call and Certification of a Quorum
4. Petitions, Requests, or Comments from the Public. Speaker time shall be limited to three minutes.
5. Discussion and possible action to approve a resolution electing the Sealy EDC Board Officers of President, Vice President, Secretary, and Treasurer.
6. Discussion and possible action to approve the minutes for the following date(s):
 - Tuesday, May 28, 2024
7. Presentation and discussion with Sealy EDC Attorney and SEDC Staff regarding orientation of the Board and Commissions Policy, roles, and responsibilities of the SEDC Board, and state law applicability to the Board.
8. Discussion and possible action to approve the Medrano Project performance agreement and a Historic District and Business Improvement Grant in an amount not to exceed \$11,000.00.
9. Discussion and possible action regarding a Resolution Amending Authorized Representatives for TexPool.
10. Discussion and possible action regarding a Resolution Amending Authorized Representatives for TexStar.
11. Discussion and possible action regarding the Wells Fargo authorized signatories.
12. Discussion regarding the monthly Treasurer's Reports by Bill Atkinson, Executive Director, City of Sealy, 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

Sealy Economic Development Corporation
Meeting Agenda
June 26, 2024

- e. Payables Report – SEDC Staff
 - f. Fiscal Year 2023-2024 Budget Review Spreadsheet – President Schiller
13. Discussion and possible action regarding the disposition of the 125 2nd Street building.
 14. Discussion and possible action to approve an Agreement for Technical Services with Strand Associates, LLC.
 15. Discussion and possible action to approve Task Order No. 24-01, an Agreement for On-Call Engineering Support with Strand Associates, LLC.
 16. Discussion and possible action to approve Task Order 24-02, an Agreement for the W.E. Hill Community Center and Downtown Parking Improvements, with Strand Associates, LLC.
 17. Sealy EDC Director's Report, entailing discussion of the following item(s):
 - a. Sealy Small Business Meet-Up June 18, 2024
 - b. Update for EDC Basic Training June 11-14
 - c. Update on the Sealy – Texas sign project
 - d. Development of the fiscal year 2024-2025 Budget
 - e. Update from Retail Coach
 18. Request(s) for future agenda items and comment(s).
 19. **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.
 - Project M-63
 - b. **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.
 - Project M-63
 20. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
 21. Adjournment.

CERTIFICATION

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

Date posted: 6.21.24

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.*