



NOTICE OF A SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
SEALY EDC BOARD ROOM
330 MAIN STREET SUITE 5
SEALY, TX 77474
MONDAY, DECEMBER 15, 2025
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 the minutes for the following date(s):
 - Tuesday, October 28, 2025.
6. **PUBLIC HEARING:** The SEDC will receive comments for the proposed expenditure of funds for the Liedertafel Project Phase II. The project is located at 116 Lux Road. Funding will provide for community facility improvements to the interior and exterior, including structural, mechanical, electrical, and accessibility. The project is authorized by Texas Local Government Code, Section 505.152 (Projects related to recreational and community facilities). The SEDC proposed expenditure of funds is not to exceed \$155,000.00.
7. **PUBLIC HEARING:** Sealy EDC will receive comments for a proposed budget amendment for fiscal year 2025-2026. The proposed budget amendment will transfer funds from the SEDC's fund balance to the buildings line item for the Liedertafel Project Phase II.
8. **PUBLIC HEARING:** Sealy EDC will receive comments for a proposed budget amendment for fiscal year 2024-2025.
9. Discussion regarding the monthly Treasurer's Reports, the monthly Payables Report and Gatekeeping Report, and the monthly Fiscal Year 2024-2025 & 2025-2026 Budget Review Spreadsheet:
 - a. Payment Register Report
 - b. Budget to Actual Report
 - c. Sales Tax Report
 - d. Balance Sheet with Cash & Investments
 - e. Payables Report & Gatekeeping Report – SEDC Staff
 - f. Fiscal Year 2024-2025 & 2025-2026 Budget Review Spreadsheet

**Sealy Economic Development Corporation
Meeting Agenda
December 15, 2025**

10. Discussion and possible action to approve a bid from The Winstead House, LLC, DBA iDig Katy. for the Jacqueline A. Cryan Memorial Park improvements to the pond and lighting for the walking path.
11. Discussion and possible action to approve the Sealy Economic Development Corporation Board to serve as the Sealy Keep Texas Beautiful Affiliate Board of Directors.
12. Discussion and possible action to approve the Liedertafel Project Phase II project in an amount not to exceed \$155,000.
13. Discussion and possible action to approve a budget amendment to the Fiscal Year 2025-2026 Budget for the Liedertafel Project Phase II.
14. Discussion and possible action to approve a budget amendment for the Sealy EDC fiscal year 2024-2025.
15. Discussion and possible action to approve an agreement with Lime+Ash Consulting regarding the Historic Downtown revitalization efforts.
16. Sealy EDC Executive Director's Report, entailing discussion of the following item(s):
 - a. Update on W.E. Hill Community Center Building Improvements
 - b. Review of the 2025 Fantasy of Lights event
17. Request(s) for future agenda items and comment(s).
18. Adjournment.

CERTIFICATION

I hereby certify that a copy of the December 15, 2025, 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 3-business-day notice requirement.



Katherine Ellis, Secretary
Sealy Economic Development Corporation

Date posted: 12.9.25

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.*