



**NOTICE OF A SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
SEALY EDC BOARD ROOM
330 MAIN STREET, SUITE 5
SEALY, TX 77474
TUESDAY, APRIL 14, 2026
5:00 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, March 24, 2026
6. **PUBLIC HEARING:** A public hearing will be held to receive comments regarding the proposed expenditure of funds for the Vestibule Project, a graphic printing business located at 225 Fowlkes Street, Sealy, Texas. The building owner proposes to utilize an SEDC Historic District and Business Improvement Grant for façade improvements, including surface preparation, paint, windows, door framing, ADA Improvements, and other allowable improvements related to the same. This project is authorized pursuant to Section 505.158 of the Texas Local Government Code for the promotion of new or expanded business development. The proposed grant and expenditure of funds shall not exceed \$11,000.00.
7. **PUBLIC HEARING:** A public hearing will be held to receive comments regarding the proposed expenditure of funds for the Playground Project, located at Abe and Irene Levine Family Park, 410 Main Street, Sealy, Texas, and Mark A. Chapman Park, 1008 Main Street, Sealy, Texas. The proposed funding will provide for the replacement of community playground and recreational equipment, accessibility improvements, and other allowable expenses related to the same. This project is authorized pursuant to Section 505.152 of the Texas Local Government Code as a project related to recreational and community facilities. The proposed expenditure of funds shall not exceed \$400,000.00.
8. Discussion regarding the monthly Payables Report and Gatekeeping Report.
9. Discussion and possible action to approve the Event Hall Project, located at 1310 Highway 90 West, utilizing a Sealy EDC Historic District and Business Improvement Grant and a performance agreement with the Sealy Columbus Club in an amount not to exceed \$8,500.00, in accordance with Texas Local Government Code 505.158.

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10. Discussion and possible action to amend the performance agreement for a Sign Project located at approximately 419 Meyer Street with Fancy's Properties LLC, in accordance with Texas Local Government Code 505.158.
11. Discussion and possible action to approve Sealy EDC funding for the Playground Project located at the Mark A. Chapman Park and the Abe and Irene Levine Family Park to replace Community Playground and Recreational Equipment in an amount not to exceed \$400,000.00, in accordance with Texas Local Government Code 505.152.
12. Sealy EDC Executive Director's Report, entailing discussion of the following item(s):
 - a. Downtown Planning and Improvements Update
 - b. Strategic Plan questionnaire, review, and update for FY 2026-2027 Budget Planning
 - c. The Sealy Area Historical Society requested and received an extension for the project completion term in the performance agreement
13. Request(s) for future agenda items and comment(s).
14. Adjournment.

CERTIFICATION

I hereby certify that a copy of the April 14, 2026, 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 at least 3 business days before the scheduled date of the meeting.



Katherine Ellis, Secretary
Sealy Economic Development Corporation

Date posted: 4.7.2026

NOTICE OF ASSISTANCE AT PUBLIC MEETING: *In compliance with the Americans with Disabilities 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.*