



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, AUGUST 24, 2021
6:00 P.M.

Notice is hereby given of a regular meeting of the Sealy Economic Development Corporation to be held on the above-mentioned date and time at the W.E. HILL COMMUNITY CENTER located at 1000 Main Street, in Sealy, Texas, 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.

A recording of the meeting will be made available to the public at:
<https://austincountynewsonline.com/category/local-meetings/sealy-edc-meeting/>

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call and Certification of a Quorum
4. Petitions or Requests 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:
 - Tuesday, July 27, 2021 Regular Meeting at 6:00 p.m.
6. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the Wolf Pack project, a restaurant/bar facility, to provide funding for building improvements including building rehabilitation, sprinkler system, upgrading sewer line, purchase and install grease trap, commercial kitchen improvements, building permits, and other associated expenses to promote new and expanded business development at 211 West Front Street. The SEDC proposed incentives and expenditure of funds is not to exceed \$25,000.00.
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the S & H Project, a liquor retail business, to provide funding for sign improvements including materials, electrical, and lighting for new and expanded business development at 1625 Meyer Street, and to improve the aesthetics of Sealy's main corridor on Hwy 36. The SEDC proposed incentives and expenditure of funds is not to exceed \$1,300.00.
8. Discussion and presentation by Chelsea Humes regarding Main Street visit to film festival.

**Sealy Economic Development Corporation
Meeting Agenda
August 24, 2021**

9. Discussion regarding the monthly Treasurer's Reports (Steven Kutra, Treasurer/Director of Finance)
 - a. Paid Invoice Report
 - b. Budget to Actual Report
 - c. Sales tax Report
 - d. Cash & Investment Report
 - e. Payables Report
 - f. 2020-2021 Budget Review Spreadsheet

10. Discussion and possible action to approve the revisions of the Historic District Improvement Grant Application and the Historic District Improvement Grant Policies and Guidelines.

11. Discussion and possible action to approve a performance agreement between the Sealy EDC and Krampitz & Nelson Enterprises, LLC, for the S & H project, which includes funding for proposed incentives and the expenditure of funds for a sign improvement project in an amount not to exceed \$1,300.00.

12. Executive Director's Report / Discussion of the following items:
 - a. Budget Ratification
 - b. Standard Operational Procedure Project and Economic Development Policy
 - c. Community and Business Survey
 - d. Economic Development Updates
 - e. Shade structure at Junior Baseball Field
 - f. Parking expansion project status
 - g. Trade Conference attendance

13. Request(s) for future agenda items and comment(s).

14. Adjournment

CERTIFICATION

I hereby certify that a copy of the August 24, 2021 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

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 Sealy EDC Secretary at 979-627-6127 or kellis@ci.sealy.tx.us.