



**NOTICE OF SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
MONDAY, AUGUST 8, 2022
6:30 P.M.**

Notice is hereby given of a 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 reserve 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 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 Presentation of Sealy EDC Board of Director's Orientation.
6. Discussion and possible action to approve the minutes for the following date:
 - Wednesday, June 22, 2022 Special Annual Meeting at 6:00 p.m.
7. Discussion regarding: the monthly Treasurer's Reports by Steven Kutra, Treasurer/Director of Finance; the monthly Payables Report by Katherine Ellis, SEDC Deputy Executive Director and Board Secretary; and the monthly Fiscal Year 2021-2022 Budget Review Spreadsheet by Sterling Schiller, Board President:
 - a. Paid Invoice Report
 - b. Budget to Actual Report
 - c. Sales tax Report
 - d. Cash & Investment Report
 - e. Payables Report - K. Ellis
 - f. Fiscal Year 2021-2022 Budget Review Spreadsheet – President Schiller

**Sealy Economic Development Corporation
Meeting Agenda
August 8, 2022**

8. Discussion and possible action to approve Sealy EDC and Main Street fiscal year 2021-2022 budget amendments.
9. Discussion and possible action regarding the W.E. Hill Community Center parking project.
10. Discussion and possible action approve additional changes to the Sealy EDC fiscal year 2022-2023 budget.
11. Discussion and possible action to approve SEDC bank signatories.
12. **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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee).
 - Main Street Manager Position
 - SEDC Executive Director Position
 - 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.
 - Right-of-Way/Road construction expenditures
 - c. **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY;** The SEDC will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the SEDC in negotiations with a third person.
 - Bypass / Road project
13. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
14. Discussion and possible action to approve the appointment of a Registered Agent and a Registered Office.
15. Request(s) for future agenda items and comment(s).
16. Adjournment.

CERTIFICATION

I hereby certify that a copy of the August 8, 2022 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 Secretary at 979-627-6127 or kellis@ci.sealy.tx.us.