



MINUTES
REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
COUNCIL CHAMBERS
415 MAIN STREET
THURSDAY, FEBRUARY 22, 2022
6:00 P.M.

1. **Call to Order**

President Sterling Schiller called the meeting to order at 6:01 p.m.

2. **Invocation and Pledge of Allegiance**

Russ Rainwater gave the invocation led the Pledge of Allegiance.

3. **Roll Call and Certification of a Quorum**

Present:

Sterling Schiller
Wyn McCready
Larry Koy
Bradley Miller
Russ Rainwater

Absent:

Yvonne Johnson

A quorum was declared present.

Staff attending:

Chelsea Humes, SEDC Interim Executive Director
Katherine Ellis, Secretary
Steven Kutra, Treasurer
Kimbra Hill, Interim City Manager
Mayor Bilski

4. **Petitions or Requests from the Public**

Gene Svoboda said that he would be available to speak on item six.
President Schiller stated that Mayor Bilski intends to speak during item seven.

5. **Discussion and possible action to approve the minutes for the following date:**
- **Thursday, January 27, 2022 Special Meeting at 6:00 p.m.**

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Wyn McCready made a motion to approve the minutes from the meeting held on Thursday, January 27, 2021, Special Meeting at 6:00 p.m. Bradley Miller seconded the motion. President Schiller called for the vote: 2:16

AYES: Rainwater, McCready, Schiller, Koy, Miller
NOES: None

The motion carried.

6. Discussion and possible action to approve Amendment No. 1 to an SEDC performance agreement between the Sealy EDC and All Mini Storage, LLC.

Chelsea Humes gave the SEDC Board of Directors an overview, and discussed the developer's reasoning for requesting Amendment No.1 to the All Mini Storage performance agreement. Larry Koy commented that the original agreement terms should continue to be honored. Gene Svoboda spoke in support of Amendment No.1 due to their business stability for twenty-three years, their investment in upgrading the infrastructure at the facility, and their tax payments to the city for twenty-three years. Bradley Miller and Wyn McCready commended Mr. Svoboda for his years conducting business in the City of Sealy, and recommended the Board look at all sides of the issue, commenting that the concession is not unreasonable. President Schiller commented that exceptions are the reason for amendments and should be viewed on a case-by-case basis. Bradley Miller made a motion to approve Amendment No. 1 to an SEDC performance agreement between the Sealy EDC and All Mini Storage, LLC. Wyn McCready seconded the motion. President Schiller called for the vote.

AYES: Rainwater, McCready, Schiller, Miller
NOES: Koy

The motion carried.

7. PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of funds for the Wings project, a loan office facility located at approximately 119 Main Street, to provide funding for full building exterior power washing and trim painting, front exterior painting, placement of a mural on the exterior of building, and other expenses related to the same to promote new or expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$4,500.00.

Mayor Bilski reviewed with the SEDC Board of Directors various comments she received from the public regarding murals for downtown Sealy. She spoke in support of murals that reflect our city's personality and heritage. Mayor Bilski further recommended that the EDC prioritizes parking at the Mark A. Chapman Park. Chelsea Humes gave the SEDC Board an overview of the Wings project. Kimbra Hill recommended placing murals on the priorities list to be presented to City Council in late March. 21:40

8. Discussion and possible action to approve a performance agreement between the SEDC and BROOKE & CO LLC., which includes SEDC funding for proposed incentives and the expenditure of funds for the Wings Project, located at approximately 119 Main Street, in an amount not to exceed \$4,500.00.

Larry Koy recommended that in the future, City Council assists in determining the content of

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murals. He and President Schiller requested the cost breakdown of the project's work items. Chelsea Humes explained that City Council must approve all murals. Bradley Miller commented that the project would be money well invested to promote our City due to the photo opportunity the mural brings. Russ Rainwater commented that the Wings mural would be a tourist attraction. Larry Koy believed that the funds could be better used to pay for additional parking downtown where the old water tower was located. Russ Rainwater made a motion to approve a performance agreement between the SEDC and BROOKE & CO LLC., which includes SEDC funding for proposed incentives and the expenditure of funds for the Wings Project, located at approximately 119 Main Street, in an amount not to exceed \$4,500.00. President Schiller seconded the motion. President Schiller called for the vote.

AYES: Rainwater, Schiller, Miller
NOES: Koy, McCready

The motion carried.

9. **PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of funds for the W.E. Hill Community Center Parking Project to provide funding design work (and other associated expenses) for a parking area to serve the W.E. Hill Community Center located at 1000 Main Street as well as to serve nearby park amenities. The project is authorized by Texas Local Government Code, Section 505.152 (Projects related to recreational and community facilities). Total of all grant incentives is not to exceed \$9,000.00.**

Chelsea Humes reviewed with the SEDC Board of Directors that the grant incentives for the Hill Center Parking Project would need to be approved in order to move forward with the project.

10. **Discussion and possible action to approve a W.E. Hill Center Parking project to provide design work for a parking area located at 1000 Main Street in an amount not to exceed \$9,000.00.**

Bradley Miller made a motion to approve a W.E. Hill Center Parking project to provide design work for a parking area located at 1000 Main Street in an amount not to exceed \$9,000.00. Russ Rainwater seconded the motion. President Schiller called for the vote.

AYES: Rainwater, Schiller, Miller, Koy, McCready
NOES:

The motion carried.

11. **Discussion regarding the monthly Treasurer's Reports (Steven Kutra, SEDC Treasurer/ Director of Finance); the monthly Payables Report (Katherine Ellis, SEDC Executive Assistant and Board Secretary); the monthly Fiscal Year 2021-2022 Budget Review Spreadsheet (Sterling Schiller, SEDC Board President).**

- Paid Invoice Report
- Budget to Actual Report
- Sales Tax Report
- Cash & Investments Report

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- **Payables Report – Katherine Ellis**
- **Budget Review Spreadsheet – President Schiller**

Steven Kutra reviewed the above Treasurer's Reports with the SEDC Board of Directors. Katherine Ellis reviewed the Payables Report with the SEDC Board of Directors. President Schiller was not able to provide his regular Fiscal Year 2021 – 2022 Budget Review Spreadsheet, however, he did review some budget items with the SEDC Board of Directors. Russ Rainwater inquired about the SEDC's interest bearing accounts. 47:30

12. Discussion and possible action to approve a resolution amending the authorized representatives to TexPool for the Sealy Economic Development Corporation.

Steven Kutra asked that the Board of Directors approve amending the authorized representatives to access and sign for the SEDC TexPool account. Russ Rainwater made a motion to approve a resolution amending the authorized representatives to TexPool for the Sealy Economic Development Corporation. Larry Koy seconded the motion. President Schiller called for the vote.

AYES: Rainwater, Schiller, Miller, Koy, McCready
NOES:

The motion carried.

13. Discussion and possible action to approve a proposed lease for the SEDC to lease Suite 8 in the Professional Building located at 330 Main Street.

Bradley Miller made a motion to approve a proposed lease for the SEDC to lease Suite 8 in the Professional Building located at 330 Main Street. Wyn McCready seconded the motion. President Schiller called for the vote.

AYES: Rainwater, Schiller, Miller, Koy, McCready
NOES:

The motion carried.

14. Interim Executive Director's Report by Chelsea Humes / Discussion of the following item:

a. John Hinze resigned from the SEDC Board of Directors

Chelsea Humes reported that John Hinze will no longer be able to participate on the SEDC Board, but that we have someone interested in serving, who has turned in an application, which City Council will review.

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

Larry Koy requested an agenda item regarding the EDC applying for HOT Funds to help support parking projects. Chelsea Humes explained that we could apply for HOT Funds in June 2022. Bradley Miller requested an update on BOTAs, and he recognized Peggy Spradley, late Director of the Chamber of Commerce. Russ Rainwater and Mayor Bilski discussed the appointment of

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EDC Board Members. President Schiller commended John Hinze for his service with the SEDC Board of Directors.

16. Adjournment.

At 6:58 p.m., Wyn McCready moved that the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Larry Koy seconded the motion. President Schiller called for the vote:

AYES: Rainwater, Schiller, Miller, Koy, McCready
NOES:

The motion carried.

PASSED AND APPROVED this 22nd day of March, 2022.



Sterling Schiller, President

ATTEST:



Katherine Ellis, Secretary