



**MINUTES  
REGULAR MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
TUESDAY, MARCH 22, 2022  
6:00 P.M.**

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**1. Call to Order**

President Sterling Schiller called the meeting to order at 6:00 p.m.

**2. Invocation and Pledge of Allegiance**

Yvonne Johnson gave the invocation led the Pledge of Allegiance.

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

Present:

Yvonne Johnson  
Sterling Schiller  
Larry Koy  
Bradley Miller  
Russ Rainwater

Absent:

Wyn McCready

A quorum was declared present.

Staff attending:

Chelsea Humes, SEDC Interim Executive Director  
Katherine Ellis, SEDC Deputy Executive Director / Secretary  
Kimbra Hill, Interim City Manager

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

None

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5. **Discussion and possible action to approve the minutes for the following date:**
- **Tuesday, February 22, 2022 Regular Meeting at 6:00 p.m.**
  - **Tuesday March 1, 2022 Special Meeting at 5:15 p.m.**

Russ Rainwater made a motion to approve the minutes for the Regular Meeting held on Tuesday, February 22, 2022, at 6:00 p.m. and the Special Meeting held on Tuesday March 1, 2022 at 5:15 p.m. Yvonne Johnson seconded the motion. President Schiller called for the vote:

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

The motion carried.

6. **Discussion regarding: the monthly Treasurer's Reports by Steven Kutra, Treasurer/Director of Finance; the monthly Payables Report by Katherine Ellis, SEDC Executive Assistant 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**

Steven Kutra was not in attendance at the meeting. President Schiller briefly reviewed the Treasurer's Report and the Budget Review Spreadsheet with the SEDC Board of Director's. Katherine Ellis reviewed the Payables Report, with the SEDC Board of Directors.

7. **SEDC Interim Executive Director's Report by Chelsea Humes / Discussion of the following items:**
- a. **BOTA Updates**

Chelsea Humes reviewed the above items on the Interim Executive Director's Report with the SEDC Board of Directors. Chelsea Humes discussed the BOTA updates including shuttle service, battle of the bands, the film festival, live skits, live art on canvas, and culinary arts activities to be available during BOTA. She recommended sharing and liking BOTA posts to provide additional event exposure. Yvonne Johnson recommended Chelsea discuss restroom capabilities with the City's waste management company. Bradley Miller mentioned concerns with event parking. Chelsea Humes shared that she is planning to utilize volunteers for area parking restrictions, and is currently in progress of utilizing land in the vicinity of the event for additional parking.

8. **Discussion of City of Sealy Public Community Survey results.**

Chelsea Humes discussed general information taken from the City of Sealy Public Community Survey. She reviewed the main trends of the survey regarding results that apply to the Sealy

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EDC. Chelsea shared that people surveyed are looking for family entertainment, restaurants, retail, and job creation. Bradley Miller requested a more detailed version of the survey.

19:45

**9. Discussion of the SEDC Priorities List for future projects and expenditures.**

Chelsea Humes explained that the SEDC Priorities List includes items that the SEDC Board of Directors and the City Council recommended as future EDC projects within the past year. Chelsea Humes expressed that the SEDC Board and staff can use the upcoming direction from City Council that will be given regarding the Priorities List in order to put everyone in one accord for future initiatives.

22:05

**10. PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of funds for a reimbursement to the City of Sealy for their obligations under 380 Economic Development Agreements with Sika and Prasek's, which promote and expand business development. The expenditure of funds would be in an amount not to exceed \$93,193.03.**

President Schiller opened the public hearing at 6:24 p.m.

Chelsea Humes explained that the above proposed reimbursement to the City of Sealy is an expense that the SEDC covered last year, and the City is asking that the SEDC Board of Directors consider covering those expenses this year as well.

President Schiller closed the public hearing at 6:25 p.m.

**11. Discussion and possible action to approve an SEDC expenditure of funds to reimburse the City of Sealy for its Fiscal Year 2021-2022 payments made to SIKKA and Prasek's in an amount not to exceed \$93,193.03.**

Chelsea Humes spoke in support of waiting to approve funding the above item until City Council determines the order of the SEDC Priorities List. The SEDC Board of Director's agreed that the above item and SEDC priorities list should be considered and directed by City Council before approving the expenditure. The SEDC Board of Directors inquired about the length of the agreements with SIKKA and Prasek's. Bradley Miller made a motion to table the above agenda item, an SEDC expenditure of funds to reimburse the City of Sealy for its Fiscal Year 2021-2022 payments made to SIKKA and Prasek's in an amount not to exceed 93,193.03. Yvonne Johnson seconded the motion. President Schiller called for the vote.

33:14

AYES: Rainwater, Johnson, Schiller, Koy, Miller

NOES: None

The motion carried.

**12. PUBLIC HEARING: The SEDC will receive comments for proposed budget amendment(s) for Fiscal Year 2021-2022. The proposed amendment(s) provide funding for a reimbursement to the City of Sealy for their obligations under 380 Economic Development Agreements with Sika and Prasek's. The proposed amendment(s) will transfer funds from the SEDC's fund balance to the Contributions to Primary**

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**Government line item to reflect newly approved expenditures in an amount not to exceed 93,193.03.**

President Schiller opened the public hearing at 6:35 p.m.

There no public comments.

President Schiller closed the public hearing at 6:36 p.m.

**13. Discussion and possible action to approve an SEDC budget amendment to move funds from the SEDC fund balance to the Contributions to Primary Government line item in an amount not to exceed \$93,193.03.**

Bradley Miller made a motion to table the above agenda item, an SEDC budget amendment to move funds from the SEDC fund balance to the Contributions to Primary Government line item in an amount not to exceed \$93,193.03. Yvonne Johnson seconded the motion. President Schiller called for the vote.

AYES: Rainwater, Schiller, Miller, Koy, Johnson

NOES:

The motion carried.

**14. Discussion possible action regarding funding for Prasek's sign project.**

Chelsea Humes conveyed that the SEDC staff has considered providing a city gateway sign to travelers on Interstate 10 to stop in Sealy. Previously, the SEDC staff discussed this type of sign being added to the new Prasek's sign. The total cost for the "Welcome to Sealy" portion of the signage including the engineering needed to produce the sign, could cost up to \$150,000.00. The SEDC Board of Directors agreed that the "Welcome to Sealy" sign, posted as an addition to the new Prasek's sign, would be an excellent location for a City gateway sign. However, the SEDC Board also agreed that the SEDC cost should be no more than \$40,000.00. Larry Koy expressed that the expense of the sign is too great. Bradley Miller recommended that staff continue to take steps to identify engineering costs, as well as, total costs for the signage. He expressed the possibility of using a portion of Prasek's property for our own gateway sign. President Schiller recommended no action on the item above, until staff is able to renegotiate with Prasek's.

No action was taken regarding funding for the Prasek's sign project.

45:55

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

Yvonne Johnson encouraged the public to attend the upcoming BOTA Event. Russ Rainwater and Sterling Schiller requested that SEDC Staff provide the detailed comments of the Public Community Survey. Larry Koy recommended that the SEDC have a budget workshop to reallocate funds as needed. He also recommended an agenda item to approve the SEDC applying for the use of HOT Funds for Hill Center Parking. Chelsea Humes recommended placing the requested HOT Funds item on the agenda in May or June due to the unavailability of the application paperwork. She also recommended placing the budget workshop on the agenda after City Council give us feedback on our Priorities List. President Schiller

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recommended that the SEDC Board of Directors consider next year's budget during the budget workshop, and wait until we have at least six months of Treasurers Reports before conducting the budget workshop.

**16. Adjournment.**

At 6:49 p.m., Yvonne Johnson moved that the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Bradley Miller seconded the motion. President Schiller called for the vote:

AYES: Rainwater, Schiller, Miller, Koy, Johnson

NOES: None

The motion carried.

**PASSED AND APPROVED** this 26<sup>nd</sup> day of April, 2022.



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Sterling Schiller, President

ATTEST:



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Katherine Ellis, Secretary