



**MINUTES
REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
COUNCIL CHAMBERS
415 MAIN STREET
TUESDAY, APRIL 26, 2022
6:00 P.M.**

1. Call to Order

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

2. Invocation and Pledge of Allegiance

Wyn McCready gave the invocation led the Pledge of Allegiance.

3. Roll Call and Certification of a Quorum

Present:

Yvonne Johnson
Sterling Schiller
Larry Koy
Wyn McCready
Russ Rainwater
Bradley Miller Arrived at 6:09 p.m.

Absent:

None

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
Steven Kutra, Finance Director
Tim Kirwin, City Attorney

4. Petitions or Requests from the Public

None

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

Wyn McCready made a motion to approve the minutes for the Regular Meeting held on Tuesday, March 22, 2022, at 6:00 p.m. Russ Rainwater seconded the motion. President Schiller called for the vote:

AYES: Rainwater, Johnson, Schiller, Koy, McCready
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 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**
14:17

Steven Kutra reviewed the Monthly Treasurer's Report with the EDC Board of Directors. Bradley Miller attended the meeting at 6:09 p.m. Katherine Ellis reviewed the Payables Report, and President Schiller reviewed the Fiscal Year 2021-2022 Budget Review Spreadsheet with the EDC Board of Directors.

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

- a. **City of Sealy Gateway Sign**
- b. **BOTA Updates**
- c. **Lights for the Little League**
- d. **Landscape project by Tony's Restaurant**
- e. **Update on Real Property for Downtown Parking**
- f. **Update on Alley Project**
- g. **Mud Bugs Event**
- h. **Disc Golf**
- i. **Update on Murals**
- j. **New Businesses**

Chelsea Humes reviewed the items above with the SEDC Board of Directors. Regarding (c.) Chelsea Humes explained that the Greater Sealy Little League has requested SEDC funding for upgrading baseball field lighting to LED lighting. President Schiller inquired about the possibility of the Sealy Little League accepting payments in phases for the project, and he questioned previous EDC projects in the last three years for the Mark A. Chapman Park. Kimbra Hill commented that the EDC covered about \$365,000.00 toward the previous project in 2020 which included lights. Larry Koy and Yvonne Johnson recommended getting another

bid for the Little League project. Bradley Miller believes the city may come out ahead by spending less on electricity due to the upgraded LED lighting in the project. Larry Koy recommended the Little League project look at adding additional lights on the walking trail at the park. Regarding (e.) Chelsea Humes shared details of a possible location for downtown parking.

8. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
- a) **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 chapter 551. Legal processes of Chapter 380 obligations**

The SEDC Board of Directors convened into executive session at 6:43 p.m.

9. **Reconvene into open session and take any action from executive session.**

The SEDC Board of Directors reconvened into open session at 7:07 p.m. There was no action taken.

10. **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 SIKA and Prasek's (Chapter 380) in an amount not to exceed \$93,193.03.**

Bradley Miller made a motion to approve an SEDC expenditure of funds to reimburse the City of Sealy for its Fiscal Year 2021-2022 payments made to SIKA and Prasek's (Chapter 380) in an amount not to exceed \$93,193.03. Wyn McCready seconded the motion. President Schiller called for the vote:

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

The motion carried.

11. **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.**

Wyn McCready made a motion 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 seconded the motion. President Schiller called for the vote:

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

The motion carried.

12. Discussion and possible action regarding the Sealy EDC submission of an Application for Hotel Occupancy Tax Funds for Parking.

Bradley Miller made a motion to approve the Sealy EDC submission of an Application for Hotel Occupancy Tax Funds for Parking. Yvonne Johnson seconded the motion. President Schiller called for the vote:

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

The motion carried.

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

Wyn McCreedy requested a list of the 380 agreements and the total amount of the commitments for the agreements. President Schiller reminded SEDC Board Members, who's terms are expiring, to fill out an application to serve another term on the Board. Bradley Miller recommended that we all support and attend BOTA. Larry Koy and President Schiller recommended a SEDC Budget Workshop in the month of June.

14. Adjournment.

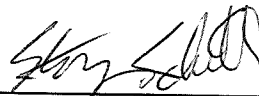
At 7:18 p.m., Wyn McCreedy made a motion that the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Yvonne Johnson seconded the motion. President Schiller called for the vote:

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

The motion carried.

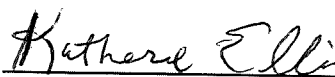
54:00

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



Sterling Schiller, President

ATTEST:



Katherine Ellis, Secretary