



**MINUTES
SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET SEALY, TX 77474
THURSDAY, DECEMBER 15, 2022
6:00 P.M.**

1. Call to Order

Vice President Russ Rainwater called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance

Mayor Bilski gave the invocation and Vice President Rainwater led the Pledge of Allegiance.

3. Roll Call and Certification of a Quorum

Present:

Sterling Schiller (arrival at 6:18 p.m.)
Russ Rainwater
Jennifer Sullivan
Larry Koy
Johnny Bonaccorso

Absent:

Bradley Miller
Yvonne Johnson

A quorum was declared present.

Staff attending:

Carolyn Bilski, Mayor, City of Sealy
Chandler Marks, SEDC Executive Director and Main Street Manager
Katherine Ellis, SEDC Deputy Executive Director / Secretary
Krystal Sodalak, Finance Director (arrival at 6:16 p.m.)

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.)

None

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5. **Discussion and possible action to approve the minutes for the following date:**
- **Tuesday, November 22, 2022**

Jennifer Sullivan moved to approve the minutes for the Tuesday, November 22, 2022 meeting at 6:00 p.m. Larry Koy seconded the motion. Vice President Rainwater called for the vote.

AYES: Rainwater, Koy, Sullivan, Bonaccorso
NOES: NONE

The motion carried.

6. **Discussion and possible action to approve a resolution authorizing participation in the TEXPool Investment Pools and designating authorized representatives.**

Jennifer Sullivan made a motion to approve a resolution authorizing participation in the TEXPool Investment Pools, and designating Chandler Marks as an authorized representative on behalf of the Sealy EDC. Johnny Bonaccorso seconded the motion. Vice President Rainwater called for the vote.

AYES: Rainwater, Koy, Sullivan, Bonaccorso
NOES: NONE

The motion carried.

7. **Discussion and possible action to approve a resolution authorizing participation in the TexSTAR Investment Pools and designating authorized representatives.**

Jennifer Sullivan made a motion to approve a resolution authorizing participation in the TexSTAR Investment Pools, and designating Chandler Marks as an authorized representative. Larry Koy seconded the motion. Vice President Rainwater called for the vote.

AYES: Rainwater, Koy, Sullivan, Bonaccorso
NOES: NONE

The motion carried.

8. **Discussion regarding: the monthly Treasurer's Reports by Krystal Sodolak, Director of Finance and Sealy EDC Treasurer; the monthly Payables Report by Katherine Ellis, SEDC Deputy Executive Director and Board Secretary; and the monthly Fiscal Year 2022-2023 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 2022-2023 Budget Review Spreadsheet – President Schiller**

Chandler Marks reported to the Sealy EDC Board of Directors that the Finance Department has various levels of catch-up due to staffing changes. He also noted with Krystal Sodolak being new to her role, she is not comfortable with the accuracy of the Treasurer's reports at this time.

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The Board can anticipate a follow-up of the reports in the next few months. Katherine Ellis reviewed the payables report with the Sealy EDC Board of Directors.

9. Discussion and possible action regarding the Sealy EDC Road Construction Fund.

Chandler Marks suggested tabling the above item until the January meeting. Vice President Rainwater and Jennifer Sullivan commented that during the previous 2022 October Sealy EDC meeting this item was discussed. During the meeting it was established and approved the Sealy EDC would continue to place ten percent of Sealy EDC revenues into the Right-of-Way Road Construction Projects Fund.

No action was taken.

10. Discussion of the EDC budget fiscal year 2022-2023.

Chandler Marks presented the Sealy EDC Board of Directors with the City Council approved Sealy EDC budget. He commented and directed the Board on various items in the budget including PTO Protection, Historic District and Building Improvements, Contributions to Primary account, and the business incentives account.

11. Discussion and possible action to approve adding Chandler Marks as signatory for Sealy EDC financial accounts.

Jennifer Sullivan made a motion to approve adding Chandler Marks as signatory for Sealy EDC financial accounts. Johnny Bonaccorso seconded the motion. Vice President Rainwater called for the vote.

AYES: Rainwater, Koy, Sullivan, Bonaccorso

NOES: NONE

The motion carried.

12. Sealy EDC Executive Director's Report, entailing discussion of the following items:

- **Historic District and Business Improvement Grant application – Good Samaritan Shop**
- **4Q 2022 Reports – Economic Development Corporation, Main Street Advisory Board**

President Schiller attended the meeting at 6:18 p.m.

Chandler Marks reported to the Sealy EDC Board of Directors on the above items. Russ Rainwater inquired about the timeline of assistance provided by the Sealy EDC for previous improvement projects at the Good Samaritan Shop.

13. Discussion and possible action regarding January 2023 meeting date.

Chandler Marks expressed he would not be available for the January regular meeting date. The Sealy EDC Board of Directors recommended a special meeting on Tuesday, January 31, 2023 at 6:00 p.m.

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

- Jennifer Sullivan requested a Sealy EDC agenda item to discuss a project to provide lighting along the walking trail at the Jacqueline A. Cryan Memorial Park.
- President Schiller recommended a future agenda item to discuss designating surplus funds from the fiscal year 2021-2022 budget toward the Right-of-Way Road Construction Fund.
- Larry Koy recommended the EDC Board of Directors discuss a project to provide lighting along farm-to-market road 3538.
- Larry Koy requested information from the Payables Report regarding the Medical Complex. Mayor Carolyn Bilski was in attendance and gave the Sealy EDC Board of Directors an overview of the Medical Complex project, which is currently being discussed with the city and Sealy EDC.
- Russ Rainwater welcomed and thanked Chandler Marks for serving as the new Sealy EDC Executive Director and Main Street Manager.

15. Adjournment

At 6:29 p.m., Vice-President Rainwater made a motion the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Jennifer Sullivan seconded the motion. Vice President Rainwater called for the vote:

AYES: Rainwater, Sullivan, Johnson, Miller, Schiller

NOES: None

The motion carried.

PASSED AND APPROVED this 31st day of January, 2023.



Sterling Schiller, President or Russ Rainwater, Vice-President



ATTEST:



Katherine Ellis, SEDC Secretary