



NOTICE OF SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, MARCH 28, 2023
7:00 P.M.

Notice is hereby given of a meeting of the Sealy Economic Development Corporation to be held on the above-mentioned date, time, and location 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, Requests, or Comments 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 possible action to approve the minutes for the following date:
 - Tuesday, February 28, 2023
6. 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. Payables Report – SEDC Staff
 - e. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for a reimbursement to the City of Sealy for its obligations under 380 Economic Development agreement with the Sika Corporation, which promote new and expanded business development. The expenditure of funds will be in an amount not to exceed \$77,964.88.
8. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for a reimbursement to the City of Sealy for its obligations under 380 Economic Development agreement with Prasek's Limited Partnership, LLC and Prasek Hillje Smokehouse, INC., which promote new and expanded business development. The expenditure of funds will be in an amount not to exceed \$19,169.97.

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9. Discussion and possible action to approve the Hackbarth project with performance agreement(s) and the expenditure of funds for a Sealy EDC Historic District & Business Improvement Grant in an amount not to exceed \$9,000.00 with Tireless Enterprises, LLC and/or K&K Brothers, LLC.
10. Discussion and possible action to remove Chandler Marks from TexPool and TexSTAR investment pools as a designated signatory.
11. Discussion and possible action to approve the removal of Chandler Marks as Sealy EDC signatory.
12. Discussion regarding the C&C Golden Insurance Agency application for incentives.
13. Discussion and possible action to approve an expenditure to reimburse the City of Sealy for 380 agreement payments to SIKA in an amount not to exceed \$77,964.88.
14. Discussion and possible action to approve an expenditure to reimburse the City of Sealy for 380 agreement payments to Prasek's in an amount not to exceed \$19,169.97.
15. **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 this chapter.
 - Bellville Medical Center Performance Agreement
 - b. **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).
 - Sealy Economic Development Corporation Executive Director
 - Main Street Manager
16. Reconvene into Executive Session and consider action, if any, on items discussed in Executive Session.
17. Sealy EDC Board President's Report, entailing discussion of the following items:
 - a. Chamber Banquet, Friday, May 19, 2023, Dessert Auction, Silent Auction items
 - b. Spring Fest Event Saturday, April 8th
 - c. Downtown Market every 3rd Saturday, next event is April 15th 9:00 a.m. – 2:00 p.m.
 - d. Car Shows in Sealy end of April, Hippo Car Show April 29th and Sealy Main Street Classic Car Show April 30th.
 - e. The American Express, Backing Small Business Grant – staff supplied several local businesses with information regarding the small business grant.
 - f. Expiring Sealy EDC Board members may reapply.
18. Request(s) for future agenda items and comment(s).
19. Adjournment.

CERTIFICATION

I hereby certify that a copy of the March 28, 2023 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

Katherine Ellis, Secretary
Sealy Economic Development Corporation

Date posted: 3.24.23

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.*