



NOTICE OF ANNUAL MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, JUNE 27, 2023  
6:00 P.M.

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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. Conduct Oaths of office for Sealy EDC Board Members.
6. Discussion and possible action to elect the Sealy EDC Board President.
7. Discussion and possible action to elect the Sealy EDC Board Vice-President.
8. Discussion and possible action to elect the Sealy EDC Board Secretary.
9. Discussion and possible action to elect the Sealy EDC Board Treasurer.
10. Discussion and possible action to approve the minutes for the following dates:
  - Tuesday, May 23, 2023
11. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the Downtown Monument project. The project's location is approximately State Highway 36 and Main Street, Sealy, TX 77474. Funding will provide for monument and landscaping improvements to recreational and community facilities. The project is authorized by Texas Local Government Code, Section 505.152 (projects related to recreational and community facilities). The SEDC proposed incentives and expenditure of funds is not to exceed \$6,050.00.

**Sealy Economic Development Corporation**  
**Meeting Agenda**  
**June 27, 2023**

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12. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for a Hill Center project. The project is located at the W.E. Hill Community Center 1000 Main Street Sealy, TX 77474. Funding will provide for pipe fencing and two gates to recreational and community facilities. The project is authorized by Texas Local Government Code, Section 505.152 (projects related to recreational and community facilities). The SEDC proposed incentives and expenditure of funds is not to exceed \$9,850.00.
13. Discussion regarding: the monthly Treasurer's Report(s) by Krystal Sodolak, Director of Finance, City of Sealy, 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. Budget to Actual Report, a recap of first half of fiscal year 2022-2023
  - b. Payables Report – SEDC Staff
  - c. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller
14. Discussion and possible action regarding the Downtown Monument project for monument and landscaping improvements located approximately at State Highway 36 and Main Street, Sealy, TX in an amount not to exceed \$6,050.00.
15. Discussion and possible action regarding the Hill Center project for pipe fencing and two gates located at the W.E. Hill Community Center in an amount not to exceed \$9,850.00.
16. Discussion and possible action to approve a three-percent cost-of-living increase retroactive, effective 05.01.23 for the Sealy EDC Deputy Executive Director and/or Secretary.
17. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
  - a. **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).
    - SEDC Executive Director/ Main Street Manager Position
18. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
19. Discussion and possible action regarding the Sealy EDC budget for fiscal year budget 2023-2024.
20. Request(s) for future agenda items and comment(s).
21. Adjournment.

**CERTIFICATION**

I hereby certify that a copy of the June 27, 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.



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Katherine Ellis, Secretary  
Sealy Economic Development Corporation

Date posted: June 23, 2023

**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](mailto:kellis@ci.sealy.tx.us).*