



**NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, NOVEMBER 28, 2023
6:00 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(s):
 - Tuesday, October 24, 2023
6. Discussion regarding: the monthly Treasurer's Reports 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, Sealy EDC Board President:
 - a. Balance Sheet with Cash & Investments
 - b. Payment Register Report
 - c. Budget to Actual Report
 - d. Sales Tax Report
 - e. Payables Report – SEDC Staff
 - f. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller
7. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a. **Texas Government Code, Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The Sealy EDC will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the body has received from a business prospect that the body seeks to have locate, stay, or expand in or near the territory of the body and with which the body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision 1.
 - Concepts Project
 - Birdie Project
 - First Home Project

**Sealy Economic Development Corporation
Meeting Agenda
November 28, 2023**

8. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
9. Discussion and possible action to assign projects to be overseen by the Sealy EDC Consultant.
10. Discussion and possible action to approve renewal of the Main Street Contract.
11. Discussion of Retail Coach services.
12. Discussion of Sealy EDC Board of Director's availability during Sealy EDC December meeting.
13. Sealy EDC Board President's Report, entailing discussion of the following item(s):
 - a. Holiday Lighting at Joe Scranton Jr. Park complete
14. Request(s) for future agenda items and comment(s).
15. Adjournment.

CERTIFICATION

I hereby certify that a copy of the November 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, Secretary
Sealy Economic Development Corporation

Date posted: Nov. 22, 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.*