



MINUTES
SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET SEALY, TX 77474
TUESDAY, JANUARY 31, 2023
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**

Russ Rainwater gave the invocation and led the Pledge of Allegiance.

3. **Roll Call and Certification of a Quorum**

Present:

Sterling Schiller
Russ Rainwater
Jennifer Sullivan
Larry Koy
Johnny Bonaccorso
Bradley Miller

Absent:

Yvonne Johnson

A quorum was declared present.

Staff attending:

Kimbra Hill, City Manager, City of Sealy
Chandler Marks, SEDC Executive Director and Main Street Manager
Katherine Ellis, SEDC Deputy Executive Director / Secretary
Krystal Sodolak, Finance Director

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

5. **Discussion and possible action to approve the minutes for the following date:**
- **Thursday, December 15, 2022 at 6:00 p.m.**

President Schiller recommended a change for item No. 2 in the minutes to reflect the mayor leading the invocation and Russ Rainwater leading the pledge. Russ Rainwater made a motion to approve the minutes for Thursday, December 15th at 6:00 p.m. with the change to the second item as recommended by President Schiller. Bradley Miller seconded the motion. Vice President Rainwater called for the vote:

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

The motion carried.

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. Cash & Investment Report**
 - e. Payables Report - K. Ellis**
 - f. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller**

Krystal Sodolak reviewed the above Treasurer's Reports with the Sealy EDC Board of Directors including the Paid Invoice report, Sales and Use Revenue report, and Sales Trends report. She mentioned that any Treasurer's reports not covered during this meeting will be available during next month's meeting. Katherine Ellis reviewed the January updates on the Payables report. President Schiller stated that he will have the Budget Review Spreadsheet available for the February meeting.

7. **Discussion regarding an upcoming Sealy EDC budget amendment**

Chandler Marks presented the recommended budget increases and decreases to various line items in the Sealy EDC 2022-2023 fiscal year budget. Larry Koy inquired about the building and land rental line item. Chandler Marks advised that the proposed line-item increases come out of cash reserves instead of other various line items. President Schiller stated that the Sealy EDC would be increasing expenditures and reducing the fund balance. Therefore, the cash balance in the bank would not be affected with the proposed budget amendment.

8. **Discussion and possible action regarding scheduling a public hearing date and subsequent public notice in The Sealy News, regarding the Hackbarth Project.**

Chandler Marks gave the Board a brief overview of the Hackbarth project. Two applications were submitted jointly for the paint project of the Hackbarth building. The Hackbarth building has a historical marker. The Texas Historical Commission gave building owners permission to proceed with the paint project. Larry Koy inquired about the building receiving Sealy EDC funding eight years ago, asking if the building would still be eligible for a grant. Tim Kirwin advised that a grant would be permissible under the current Historic District and Business

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Improvement Grant policy. Jennifer Sullivan made a motion to schedule the public hearing and a subsequent public notice in The Sealy News regarding the project, and the item will be placed on the Regular Sealy EDC meeting agenda in February. Bradley Miller seconded the motion. President Schiller called for the vote:

AYES: Schiller, Rainwater, Miller, Sullivan, Bonaccorso
NOES: Koy

The motion carried.

9. Discussion regarding lighting at the Jacqueline A. Cryan Memorial Park.

Chandler Marks proposed discussion on the above item to gather feedback from the Sealy EDC Board of Directors. Jennifer Sullivan stated that due to the dark conditions at the Jacqueline A. Cryan Park, she recommends the Sealy EDC assist with lighting for evening walking. President Schiller recommended getting estimates on the scope, pricing, and more detail before considering moving forward with the project. In addition, he stated that it would help the Board prioritize projects. Bradley Miller recommended the project be kept cost effective if funded by the Sealy EDC in the future.

10. Discussion regarding lighting along FM 3538 from FM 3013 to Rexville Road.

Chandler Marks referred to his attendance at a recent meeting which included city staff and representatives from the Texas Department of Transportation (TxDot). During the meeting, the representatives heard Sealy's priorities regarding future road projects. Lighting in the vicinity of FM 3538 and FM 3013 was discussed. TxDot confirmed, at this time, the cost for an FM 3538 lighting project would be the financial responsibility of the city. Krystal Sodolak noted the city's current responsibility for lighting on Interstate 10, and stated that the electric rates are under negotiation. She believes additional things can be done to keep costs down for future lighting projects. President Schiller noted the safety factor involved with lack of lighting along FM 3538.

11. Discussion regarding Sealy Downtown Parking.

Bradley Miller spoke in support of reviewing a possible parking project located at the city-owned lot, north of Bill's Grocery. He also recommended first looking at the options that are easiest and less costly to the Sealy EDC and the tax payers. Jennifer Sullivan agreed with Bradley Miller, she also recommended the Sealy EDC prioritize all projects currently on the books that are not yet commitments. Larry Koy inquired if the City of Sealy and/or Austin County could construct the parking lots for future parking projects. President Schiller stated that expediting these types of projects would be beneficial.

12. Discussion and possible action regarding the Sealy EDC Right-of-Way Road Construction Projects Fund.

President Schiller reviewed the last fiscal year financials with the Sealy EDC Board of Directors. He reported that the Sealy EDC revenues came in over budget and the expenditures came in under budget. Based on financials, he recommended placing \$50,000.00 to \$100,000.00 from the operating funds in the Right-of-Way Road Construction Project's Fund. The Sealy EDC Board discussed the above item.

13. Discussion and possible action regarding Sealy EDC funding for quality of life projects.

Chandler Marks shared information with the Board regarding the Pickleball Project, as previously recommended by the City's Parks Board and presented by the Austin County Rotary Club to the city Council. He stated there may be considerations from City Council regarding the Sealy EDC's future involvement with the project. President Schiller commented that there should be a balance between the Sealy EDC funding sales tax generating verses funding quality of life projects. Quality of life projects were recommended to be placed on the Sealy EDC priorities list.

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

- a. **Wilson Fowlkes façade compliance date extension**
- b. **Texas Historical Commission Main Street Program – 2023 contract**
- c. **Texas Historical Commission Main Street Program – upcoming training for executive director.**
- d. **Texas Downtown Association membership**
- e. **Houston-Galveston Area Council Bringing Back Main Street – quarterly meeting**
- f. **Highway 36A Coalition – quarterly meeting**
- g. **Historic downtown and business incentive grant program**
 - i. **Reimbursement of the Sealy Area Historical Society**
 - ii. **Application reviews pending – Good Samaritan Food Pantry and Thrift Shop, River Hills Seafood & Steak**

Chandler Marks briefly reviewed the above items with the Sealy EDC Board of Directors.

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

Johnny Bonaccorso – commented that he is looking forward to prioritizing Sealy EDC projects.
Bradley Miller - requested information regarding the hold over procedures for Directors from the bylaws; recommended starting the process for replacing or renewing board members terms; asked the Sealy EDC Executive Director to give staff recommendations for agenda items during meetings.

Russ Rainwater - requested City Council's priorities for future Sealy EDC projects.

Larry Koy - recommended the Board stay informed regarding upcoming legislation.

16. Adjournment

At 7:45 p.m., Bradley Miller made a motion the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Russ Rainwater seconded the motion. President Schiller called for the vote:

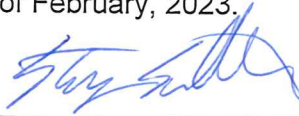
AYES: Schiller, Rainwater, Sullivan, Koy, Miller, Schiller

NOES: NONE

The motion carried.

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PASSED AND APPROVED this 28st day of February, 2023.



Sterling Schiller, President or Russ Rainwater, Vice-President

ATTEST:



Katherine Ellis, SEDC Secretary