



**MINUTES
REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET SEALY, TX 77474
TUESDAY, FEBRUARY 28, 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

Yvonne Johnson 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
Yvonne Johnson
Bradley Miller

Absent:

Johnny Bonaccorso

A quorum was declared present.

Staff attending:

Carolyn Bilski, Mayor, City of Sealy
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, Treasurer, Sealy EDC

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.)

Chandler Marks informed the Sealy EDC that he tendered his resignation to the City of Sealy.

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Mayor Bilski addressed the Board during agenda item No. (9) nine.

5. **Discussion and possible action to approve the minutes for the following date:**
- **Tuesday, January 31, 2022 at 6:00 p.m.**

Russ Rainwater made a motion to approve the minutes for the following date: Tuesday, January 31, 2023. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

AYES: Schiller, Rainwater, Miller, Koy, Sullivan

NOES: NONE

ABSTAIN: Johnson

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 – SEDC Staff**
 - f. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller**

Krystal Sodolak expressed that her department has been working on city audits for the past month, therefore, she will provide Treasurer's Reports for the SEDC Board next month. She reported an increase in sales tax revenue in the month of December. Katherine Ellis reported the monthly changes to the Payables Report. President Schiller reviewed the Fiscal Year 2022-2023 Budget Review Spreadsheet.

7. **PUBLIC HEARING: The SEDC will receive comments for proposed budget amendment(s) for fiscal year 2022-2023. The proposed amendment(s) provide funding for various line items deficient in funding. The proposed amendment(s) will increase the Sealy EDC Budget by \$15,328.00.**

President Schiller opened the public hearing at 6:08 p.m.

There were no public comments.

President Schiller closed the public hearing at 6:09 p.m.

8. **Discussion and possible action to amend the Sealy EDC fiscal year 2022-2023 Budget**

Jennifer Sullivan made a motion to amend the Sealy EDC fiscal year 2022-2023 Budget as presented. Russ Rainwater seconded the motion. President Schiller called for the vote:

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

NOES: NONE

The motion carried.

9. **PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of Historic District and Business Improvement Grant funds for the Hackbarth project, a building with two owners which are leasing to two businesses including a title company, and a financial services office. The building is located at 109, 111 and 113 Main Street. Funding will provide for building improvements including the building's exterior paint preparation, exterior painting, exterior lighting, and other expenses related to the same to promote new or expanded business development. The SEDC proposed incentives and expenditure of funds is not to exceed \$9,000.00.**

President Schiller opened the public hearing at 6:11 p.m.

Chandler Marks commented that Sealy EDC staff could not find evidence of the SEDC providing incentives toward the Hackbarth building over the last eight years. Mayor Bilski commented by recommending the Sealy EDC Board, when considering this project, also consider the tremendous needs of our community. She encouraged the Board to focus on businesses and projects that bring sales tax into our community.

President Schiller closed the public hearing at 6:15 p.m.

10. **Discussion and possible action to approve performance agreement(s) and expenditure of funds for a Sealy EDC Historic District & Business Improvement Grant for the Hackbarth project in an amount not to exceed \$9,000.00 with Tireless Enterprises LLC and/or K&K Brothers LLC.**

Tim Kirwin recommended if the Board does move forward with the project, make two motions, one for each of the two performance agreements being considered in this project. Chandler Marks commented that the project will no longer include the exterior lighting component. Tim Kirwin then recommended tabling the item to revise the project's performance agreements. Yvonne Johnson made a motion to table the above item regarding a performance agreement(s) and expenditure of funds for a Sealy EDC Historic District & Business Improvement Grant for the Hackbarth project in an amount not to exceed \$9,000.00 with Tireless Enterprises LLC and/or K&K Brothers LLC. Russ Rainwater seconded the motion. President Schiller called for the vote:

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

The motion carried.

11. **Discussion and possible action to amend the Sealy EDC grant policy and grant application.**

Chandler Marks recommended two possible revisions to the current Sealy EDC grant policy and grant application. The Sealy EDC Board of Directors took no action.

12. **Discussion and possible action regarding Sealy EDC prioritization of expected and possible projects and responsibilities for the remainder of Fiscal Year 2022-2023.**

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The Sealy EDC discussed, deliberated, and found consensus to provide the Sealy City Council a list of priorities as the main focus of the Sealy EDC. Bradley Miller made a motion to send City Council the Sealy EDC's recommended priorities list, which includes: the Hill Center's parking expansion, Cryan Memorial Park lighting and erosion repair/control, Downtown parking expansion, and the "SEALY" sign (near Tony's Restaurant) with surrounding landscape improvement. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

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

The motion carried.

13. EXECUTIVE SESSION: A closed meeting will be held concerning the following item:

- **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.**
 - **Tri-County Emergency Care Performance Agreement**

At 7:52 p.m. the Board convened into Executive Session to discuss the above item.

14. Reconvene into Executive Session and consider action, if any, on items discussed in Executive Session.

At 8:15 p.m. the Board reconvened into regular open session.

Larry Koy made a motion to declare a default under the Bellville Medical Center performance agreement. Bradley Miller seconded the motion. President Schiller called for the vote:

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

The motion carried.

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

- **Texas Historical Commission Real Places Conference**
- **Main Street America membership**
- **Main Street Advisory Board appointments**
- **Continued involvement with Texas Downtown Association**
- **Prospective grant and incentive program applicants**
- **Potential lighting, infrastructure and other projects involving, but not limited to, Cryan Park, along FM 3538, downtown, and the Master Drainage Plan**
- **Upcoming incentive payments and obligations pursuant to existing performance and other development agreements**
- **Sealy Chamber of Commerce Ribbon Cutting events**
- **Sealy Area Historical Society Spring Fest – sponsorship**
- **Austin County Insider Magazine – potential advertisement**

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Chandler Marks updated the Sealy EDC Board of Directors on the above listed items.

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

There were no future agenda items.

17. Adjournment

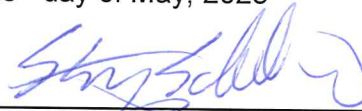
At 8:26 p.m., Yvonne Johnson made a motion that the Sealy EDC Board of Directors stand adjourned until the next scheduled meeting. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

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

The motion carried.


PASSED AND APPROVED this 28th day of March, 2023.

MINUTES AMENDMENT APPROVED this 23rd day of May, 2023



Sterling Schiller, President or Russ Rainwater, Vice-President

ATTEST:



Katherine Ellis, SEDC Secretary