



MINUTES  
REGULAR MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET SEALY, TX 77474  
TUESDAY, MAY 23, 2023  
6:00 P.M.

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1. **Call to Order**

President Sterling Schiller called the meeting to order at 6:00 p.m.

2. **Invocation and Pledge of Allegiance**

Vice President 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

Absent:

Yvonne Johnson  
Bradley Miller  
Johnny Bonaccorso

A quorum was declared present.

Staff attending:

Kimbra Hill, City Manager, City of Sealy  
Tim Kirwin, Sealy EDC Attorney  
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.)*

None

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5. **Discussion and possible action to approve the minutes for the following dates:**
- **Tuesday, April 25, 2023**

Russ Rainwater made a motion to approve the minutes for the Tuesday, April 25, 2023 Meeting. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

AYES: Schiller, Rainwater, Koy, Sullivan,  
NOES: None

The motion carried.

6. **Discussion and possible action to amend the minutes for Tuesday, February 28, 2023.**

Jennifer Sullivan made a motion to amend the minutes for Tuesday, February 28, 2023. Russ Rainwater seconded the motion. President Schiller called for the vote.

AYES: Schiller, Rainwater, Koy, Sullivan,  
NOES: None

The motion carried.

7. **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, Board President:**
- Paid Invoice Report**
  - Budget to Actual Report**
  - Sales tax Report**
  - Cash & Investment Report**
  - Payables Report – SEDC Staff**
  - Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller**

Krystal Sodolak reviewed the Treasurer's Reports and provided additional information for the SEDC financial overview. President Schiller thanked Krystal for the expanded view of the SEDC financials. Larry Koy reminded staff to separate legal fees between Main Street and Sealy EDC in the FY'24 budget. Katherine Ellis provided a review of the Payables Report. President Schiller reviewed the FY'23 Budget Review Spreadsheet. Russ Rainwater requested information regarding the balance the Sealy EDC owns for the Jacqueline A. Cryan Memorial Park.

8. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
- **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY; The SEDC will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the SEDC in negotiations with a third person.**

At 6:20 p.m., the Sealy EDC Board of Directors convened into executive session to discuss the above item.

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**9. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.**

At 6:43 p.m., the Board reconvened into open session.

Russ Rainwater made a motion to authorize the President of the Board to approve due diligence for the real estate project. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

AYES: Schiller, Rainwater, Koy, Sullivan,  
NOES: None

The motion carried.

**10. Sealy EDC Board President's Report, entailing discussion of the following item(s):**  
**a. Update regarding the fiscal year 2023-2024 budget**  
**b. Downtown Market, every 3<sup>rd</sup> Saturday, next event is Saturday, June 17th 9:00 a.m. – 2:00 p.m.**

President Schiller informed the Board regarding the above items.

**11. Request(s) for future agenda items and comment(s).**

Larry Koy requested an agenda item for the lighting at Jacqueline Cryan Park. He also asked the Board consider an agenda item to move the Right-of-Way Fund into a separate line-item to place the funds in an interest earning fund.

Russ Rainwater requested the balance due at the Jaqueline Cryan Park for potential payoff of debt.

**12. Adjournment.**

At 6:47 p.m., Russ Rainwater made a motion that the Sealy EDC stand adjourned until the next scheduled meeting. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

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

The motion carried.

**PASSED AND APPROVED** this 27<sup>th</sup> day of June, 2023.



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Sterling Schiller, President or Russ Rainwater, Vice-  
President

ATTEST:



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Katherine Ellis, SEDC Secretary