



MINUTES  
REGULAR MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET SEALY, TX 77474  
TUESDAY, AUGUST 22, 2023  
6:00 P.M.

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1. **Call to Order**

President Sterling Schiller called the meeting to order at 6:04 p.m.

2. **Invocation and Pledge of Allegiance**

Carolyn Bilski gave the invocation and led the Pledge of Allegiance.

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

Present:

Sterling Schiller  
Carolyn Bilski  
Jennifer Sullivan  
Larry Koy  
Cody Hogue

Absent:

Yvonne Johnson

A quorum was declared present.

Staff attending:

Kimbra Hill, City Manager, City of Sealy  
Sandra Vrablec, Sealy City Secretary  
Krystal Sodolak, Treasurer, Sealy EDC  
Katherine Ellis, SEDC Deputy Executive Director / Secretary

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.)*

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Larry Kuciemba addressed the Sealy EDC Board of Directors and requested partial funding for a digital community sign. He spoke in support of the signage, recommending the usage be for displaying community events, local emergencies, and other community centered interests. He stated that the probable cost for the sign may be \$30,000 - \$40,000. President Schiller inquired about the location of the proposed Community Board. Larry stated that the signage could be located on the Paramount Promotions Building visible from SH 36 and Main Street, or possibly in another location, as may be requested in the future.

Carolyn Bilski made a motion to move agenda item nine below agenda item seven on the Sealy EDC Agenda for August 22, 2023. Jennifer Sullivan seconded the motion. President Schiller called for the vote.

AYES: Bilski, Sullivan, Schiller, Koy, Hogue  
NOES: None

The motion carried.

5. **Discussion and possible action to approve the minutes for the following date(s):**
- **Tuesday, July 25, 2023**
  - **Tuesday, August 7, 2023**

Jennifer Sullivan made a motion to approve the minutes for the following date(s) of Tuesday, July 25, 2023 and Tuesday, August 7, 2023. Carolyn Bilski seconded the motion. President Schiller called for the vote.

AYES: Bilski, Sullivan, Schiller, Koy, Hogue  
NOES: None

The motion carried.

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, Board President:**
- a. **Balance Sheet with Cash & Investments**
  - b. **Payment Register Report**
  - c. **Sales Tax Report**
  - e. **Payables Report – SEDC Staff**
  - f. **Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller**

Krystal Sodolak briefly discussed the above Treasurer's Reports with the Sealy EDC Board of Directors. Katherine Ellis updated the Board on the monthly adjustments to the Payables Report. President Schiller updated the Board on the above Fiscal Year 2022-2023 Budget Review Spreadsheet.

7. **PUBLIC HEARING: The SEDC will receive comments for the proposed Sealy EDC fiscal year 2023-2024 budget.**

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President Schiller opened the public hearing at 6:18 p.m.

Krystal Sodolak provided a summary of the minor changes made to the fiscal year 2023-2024 budget from staff recommendations and the earlier Board's recommendations made during the June Sealy EDC Meeting.

President Schiller closed the public hearing at 6:19 p.m.

Agenda item nine was moved below agenda item seven. President Schiller directed the Board to the executive session agenda item nine.

**8. Discussion and possible action to approve the Sealy EDC Budget for fiscal year 2023-2024.**

Krystal Sodolak started the fiscal year 2023-2024 budget discussion by briefing the Board on the projected Sealy EDC revenues. Carolyn Bilski inquired about the possibility of the budget's Direct Pay sales tax revenue being over-projected. She stated that her inquiry is due to the participating projects' stages of development being close to completion. Staff agreed that the Direct Pay line-item be further examined and possibly adjusted.

Jennifer Sullivan recommended an edit to the notes of the budget's Personnel line-item to remove sharing the Main Street Manager title with SEDC Executive Director title.

Jennifer Sullivan and Larry Koy recommended removing the Wilson Fowlkes Façade project from the notes of the Historic District Projects' line-item. In addition, it was recommended to note that the \$9,128.00 amount set aside for the Wilson Fowlkes Façade project be available for new projects in that same line-item, Historic District Projects.

Carolyn Bilski raised awareness of the developing relationship between Sealy EDC, the new Sealy Downtown Merchants Association and the Downtown Texas organization working together to promote Main Street businesses and events. She continued discussing the prospect of removing the Texas Historical Commission's designation, and possibly extending our downtown district to the Liedertafel Building on Lux Road.

Jennifer Sullivan requested Sealy EDC/Main Street work with Larry Kuciemba to assist him with applying for funding a digital community sign.

Carolyn Bilski made a motion to approve the budget for fiscal year 2023-2024 as presented with the Board recommended changes to the notes within the budget. Jennifer Sullivan seconded the motion. In further discussion, Larry Koy and President Schiller inquired about a possible revision of the Contributions to Primary Government line-item's dollar amount and notes. Staff committed to further examine the line-item and adjust as needed. President Schiller called for the vote:

AYES: Bilski, Sullivan, Schiller, Koy, Hogue

NOES: None

The motion carried.

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President Schiller directed the Board to item eleven.

9. **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).**
    - **Sealy EDC Executive Director**

At 6:19 p.m., the Sealy EDC Board of Directors convened into executive session.

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

At 7:36 p.m., the Sealy EDC Board of Directors reconvened into regular open session.

There was no action taken.

President Schiller directed the Board to item eight on the agenda.

11. **Sealy EDC Board President's Report, entailing discussion of the following item(s):**
- a. **Update regarding benches at the new Pickleball Courts**
  - b. **Update on Jacqueline A. Cryan Park Project(s)**
  - c. **Update on W.E. Hill Community Center Project(s)**
  - d. **Update on EDC Third-Party Consultants**

President Schiller updated the Sealy EDC Board of Directors on the above items. Regarding item (a) the new pickleball courts located at the Mark A. Chapman/ B&PW Park now have benches inside the fencing for player use. Item (b) and (c) are currently being prepared by the city to later present bids and project details to the EDC Board. Regarding item (d) The Third-Party Consultant Committee is planning to meet with the Economic Development Consultant Candidates to seek a suitable match for assisting the Sealy EDC as needed.

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

Larry Koy requested a spreadsheet with a summary of the Sealy EDC financial commitments. Jennifer Sullivan thanked staff for the details given in the budget notes.

13. **Adjournment.**

At 8:16 p.m., Larry Koy 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: Koy, Schiller, Sullivan, Bilski, Hogue  
NOES: None

The motion carried.

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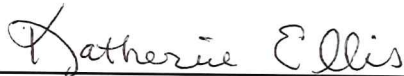
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**PASSED AND APPROVED** this 26<sup>th</sup> day of September, 2023.



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Sterling Schiller, President or Jennifer Sullivan, Vice-President

ATTEST:



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Katherine Ellis, SEDC Secretary