



NOTICE OF SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
THURSDAY, JANUARY 25, 2024
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, November 28, 2023
6. Discussion, presentation, and possible action to approve of Sealy EDC staff working with a market data and retail business recruitment service company.
7. Discussion regarding: the monthly Treasurer's Reports by Krystal Sodolak, Director of Finance, City of Sealy, and 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
8. **PUBLIC HEARING:** The SEDC will receive comments for proposed expenditure of funds for the First Home Project, a health care delivery service/office. The project's location is 324 Meyer Street Sealy, TX 77474. Funding will provide for façade improvements, which include paint preparation, primer coat, paint for building, trim, downspouts, and other expenses related to the same to promote new or expanded business development. The project is authorized by Texas Local Government Code, Section 505.158 Projects related to business development in a small municipality of less than 20,000 population with a Type B corporation to promote new or expanded business development. The SEDC proposed expenditure of grant funds is not to exceed \$3,471.00.

Sealy Economic Development Corporation
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9. Discussion and possible action regarding Sealy EDC fiscal year 2023-2024 Strategic Plan update.
10. **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).
 - SEDC Executive Director Position
 - b. **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.
 - 125 2nd Street
11. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
12. Sealy EDC Consultant Update Report, entailing discussion of the following item(s):
 - a. Fantasy of Lights Information
13. Request(s) for future agenda items and comment(s).
14. Adjournment.

CERTIFICATION

I hereby certify that a copy of the January 25, 2024 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: 1.22.2024

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.*