



**NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
CITY OF SEALY COUNCIL CHAMBERS
415 MAIN STREET
TUESDAY, MAY 26, 2020
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 and time at the CITY OF SEALY COUNCIL CHAMBERS located at 415 Main Street, in Sealy, Texas, 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 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.)
 5. Discussion and possible action to approve the minutes for the following dates:
 - February 25, 2020 Regular Meeting
 - April 20, 2020 Special Meeting
 6. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and the expenditure of funds for the consideration of a business Grant or Loan Program. The Grant or Loan Program will be used to assist business expansion and promote business development for businesses impacted by COVID-19 epidemic. This project and expenditure of funds may be funded through the EDC or the EDC may reimburse the City. Total of all project incentives and the expenditure of funds not to exceed \$250,000.00.
 7. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and the expenditure of funds for the Hendrix Project to promote new business development. Proposed project and the expenditure of funds may be used for construction costs of a manufacturing facility, and utilities related to the same. Total of all project incentives and the expenditure of funds not to exceed \$205,000.00.
 8. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and the expenditure of funds for the Maass Flanges Project to promote new or expanded business development. Proposed project and the expenditure of funds may be used for construction costs of an industrial facility and utilities, infrastructure, permits, and improvement needs related to the same. Total of all project incentives and the expenditure of funds not to exceed \$205,000.
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Sealy Economic Development Corporation
Meeting Agenda
May 26, 2020

9. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and expenditure of funds for a Medical Facility. The project incentives and the expenditure of funds will promote new or expanded business development. Proposed expenditure of funds may be used for information technology needs, business promotion, equipment, improvements, and other similar expenses related to the same. Total of all project incentives and the expenditure of funds not to exceed \$180,000.00.
10. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and the expenditure of funds for the Patches retail project to promote new or expanded business development. Proposed project incentives and the expenditure of funds may be used for building improvements, including but not limited to façade upgrade, business promotion, equipment, and other expenses related to the same. Total of all project incentives and the expenditure of funds not to exceed \$5,000.00.
11. **PUBLIC HEARING:** The SEDC will receive comments for proposed project and the expenditure of funds for the Bills Country Market Project, using a Historic District Grant, to promote new or expanded business development. Proposed project incentives and the expenditure of funds may be used for building improvements, including but not limited to façade upgrade, business promotion, and other expenses related to the same. Total of all project incentives and the expenditure of funds not to exceed \$15,000.00.
12. Discussion and possible action to approve the Sealy EDC providing reimbursement to the City of Sealy for the 380 Program regarding the COVID-19 Disaster Recovery Grant for economic development of businesses impacted by COVID-19.
13. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Hendrix Industries, which includes funding for proposed incentives and the expenditure of funds for the Hendrix Project.
14. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Bellville Medical Center, which includes funding for proposed incentives and the expenditure of funds for the health care facility.
15. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Patches by Smith and Co., which includes funding for proposed incentives and the expenditure of funds for retail development.
16. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Bill's Country Market Project.
17. Discussion and possible action to approve Amendment No. 1 to the Administrative Services Agreement between the Sealy EDC and the City of Sealy.
18. Discussion and possible action to approve the Sealy Economic Development Corporation revision of the Historic District Improvement Grant Application.
19. Discussion regarding the monthly Treasurer's Reports (Steven Kutra, SEDC Treasurer/ Director of Finance).
 - a. Paid Invoice Report

**Sealy Economic Development Corporation
Meeting Agenda
May 26, 2020**

- b. Budget to Actual Report
 - c. Sales Tax Report
 - d. Cash & Investments Report
20. Executive Director Report / Discussion of the following items:
- a. Discuss and consider a minimum cash position the SEDC should maintain.
 - b. Discuss and consider adding a budget line item in next year's planning cycle for "Disaster Relief"
 - c. Discuss Impact COVID-19 is going to have on our sales tax revenue. Will we expect a delay, shortfall or will oil storage help minimize impact?
 - d. Report on visit to Del Zotto, Bradley Miller
 - e. Report on visit to Mark III by Russ Rainwater
21. Request(s) for future agenda items and comment(s).
22. Adjournment

CERTIFICATION

I hereby certify that a copy of the May 26, 2020 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

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.