



NOTICE OF REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 26, 2021
7:00 P.M.

Notice is hereby given of a regular meeting of the Sealy Economic Development Corporation to be held on the above-mentioned date and time at the W.E. HILL COMMUNITY CENTER located at 1000 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 reserves 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.

A recording of the meeting will be made available to the public at:
<https://austincountynewsonline.com/category/local-meetings/sealy-edc-meeting/>

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 date:
 - Tuesday, September 28, 2021 Regular Meeting at 6:00 p.m.
6. Presentation by Public Works Director regarding status of taps and public utilities infrastructure.
7. **PUBLIC HEARING:** The SEDC will receive comments for proposed Historic District and Business Improvement Grant funds for the Sealy Historical Park Project to provide funding for New signage and building improvements, including façade, demo and replacement of siding as needed, exterior steps and handrails, exterior paint, window restorations, restoration of caboose roof walkway, and creation of six interpretive signs, and other associated expenses. The project is authorized by Texas Local Government Code, Section 505.152 (Projects related to recreational and community facilities). Total of all grant incentives is not to exceed \$11,426.22.
8. Discussion and possible action to approve a performance agreement and the expenditure of funds for the Sealy Historical Park project in an amount not to exceed \$11,426.22. – Chelsea Humes, Kimbra Hill & Nancy Naron

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9. **PUBLIC HEARING:** The SEDC will receive comments for proposed Historic District funds for the Alley #1 and Alley #2 project to provide funding for new asphalt and pavement work and other associated expenses. The project will enhance the economic vitality of downtown Sealy to promote new or expanded business development as authorized by Texas Local Government Code, Section 505.158. Total of all SEDC expenditures is not to exceed \$7,290.00.
10. Discussion and possible action to approve the expenditure of Historic District funds for Alley #1 and Alley #2 project in an amount not to exceed \$7,290.00. – Chelsea Humes
11. Discussion regarding: the monthly Treasurer's Reports by Steven Kutra, Treasurer/Director of Finance; the monthly Payables Report by Katherine Ellis, SEDC Executive Assistant and Board Secretary; and the monthly 2021-2022 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 - K. Ellis
 - f. 2021-2022 Budget Review Spreadsheet – President Schiller
12. Main Street Manager Report / Discussion of the following items:
 - a. Scranton Park Improvement Update
 - b. Main Street Work Plan Overview
 - c. Main Steet New Business Updates
13. Discussion and possible action to approve the extension of the Sealy Main Street District to include territory from Joe Scranton Jr. Park to Liedertafel Hall.
14. Discussion regarding an improvement project to the Joe Scranton Jr. Park.
15. Executive Director's Report / Discussion of the following item:
 - a. Sealy EDC Quarterly Report and Spreadsheet
16. Discussion and possible action to approve an SEDC Budget Ratification, which has already been approved by City Council.
17. Discussion regarding parking projects at the W.E. Hill Community Center and Downtown Parking.
18. Discussion regarding the possible purchase of data processing supplies for EDC Board Members.
19. Request(s) for future agenda items and comment(s).
20. Adjournment.

CERTIFICATION

I hereby certify that a copy of the October 26, 2021 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 Sealy EDC Secretary at 979-627-6127 or kellis@ci.sealy.tx.us.