THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET **THURSDAY JUNE 14, 2012 AT 7:00 P.M. AT SEABROOK CITY HALL,** 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

President Davis called the meeting to order at 7:02 p.m. and declared a quorum was present.

BOARD MEMBERS PRESENT:

ERNIE DAVIS	PRESIDENT
BRUCE DRESNER	VICE-PRESIDENT
NATALIE PICHA	SECRETARY
GLENN ROYAL	MAYOR
GENE SCOTT	MEMBER
RICHARD TOMLINSON	TREASURER

ALSO PRESENT WERE:

KIM MICKELSON	EDC ATTORNEY
KELLY TEMPLIN	CITY MANAGER
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
FAITH SHALLIS	ADMINISTRATIVE ASSISISTANT

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS
None.

2.0 PRESENTATIONS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

2.1 Marketing Report. (Dearman)
Ms. Dearman reported on website statistics, site traffic and noted page visits, new versus return visitors and most commonly searched words. She stated total page views were just over 1000, and unique page views are at 893.

Ms. Dearman reported on press releases sent out in May including a new form on the website for registering for the June Morning Brew.

Ms. Dearman secured ownership of Seabrookedc.com, Seabrookedc.org and Seabrookedc.net domain names.

Ms. Dearman reported on Social Media: On average 1100 people reached per Facebook post. On May 24, after the "Shuttlebration" photos were posted, that figure went to 20,000 people.

3.0 OLD BUSINESS

3.1 Update on Waterfront Drive Project. (Cobb Fendley)

Dale Conger reported they are about to start work on the roadway laying conduit by the end of the month.

They continue to work on Right of Way acquisitions. Ten tracts are settled, seven owners representing 22 tracts have not agreed to close and have been turned over to the attorney for eminent domain cases. Because of this, the rest of the project will not be started until the end of November. The amount of total cost of project has moved up due to the number of landowners who refuse to settle. Several ideas that have been discussed to bring the project budget back into line are: 1) eliminating the last part of the project which includes tracts 31-34. The projected construction cost for that particular section of the project is $200,000 not including the cost of the eminent domain process. By dropping that portion off of the project the city could save approximately $500,000. 2) There are two grants; one of the grants simply calls for repaving the streets and burying the utility lines. It may become necessary to scale back to simply that basic scope of the project, using the other grant for other city projects as the eminent domain litigation costs over right of way acquisitions potentially will bring the project significantly over budget.

4.0 NEW BUSINESS

4.1 A presentation regarding a State Highway 146 business retention plan. (Chavez)

A motion to discuss this item was made by Bruce Dresner and seconded by Gene Scott.

MOTION CARRIES BY UNANIMOUS CONSENT

Mr. Chavez reported some of the options to the business community along State Highway 146 that are under consideration:

- The EDC Director showed a map displaying 38 parcels of property that have been re-zoned as commercial properties from 2006 to 2008.
- There has been discussion regarding a potential thoroughfare from the Seabrook Circle to Cruise Terminal Road once Cruise Terminal Road is completed, giving access to truck and commercial traffic and enticing businesses to these locations.
- Repsdorph traffic circle - waiting on a traffic study to be done to determine whether to open the area to commercial or residential depending on best use.
- The neighborhood empowerment zone can be extended north.
- Possible redevelopment ideas include redeveloping the area around Miramar Plaza; relocating the footprint of the Miramar Plaza.
- Remain flexible and connected to TxDOT and the business community and property owners.
- Help businesses navigate the TxDOT Relocation Program.
- Continue process for site selections.

4.2 Proposal for updating the Directional Sign Program for consideration in the FY 2012-13 budget. (Chavez)
Mr. Chavez reported that post construction locations are on hold pending results of the traffic study. Currently the sign vendor's proposal is for $3,175 per new sign at 6 additional locations, pricing includes both sign and installation.

A motion was made by Mayor Royal and seconded by Richard Tomlinson

To include this proposal in the next fiscal year's budget.

MOTION CARRIES BY UNANIMOUS CONSENT

4.3 Presenting a budget proposal for FY 2012-13. (Chavez)
A motion was made by Gene Scott to discuss this item and seconded by Bruce Dresner.

MOTION CARRIES BY UNANIMOUS CONSENT

The director presented a draft budget proposal, discussing some new items such as advertising next year in the Houston Business Journal and investing in a Buy Local Program.

Discussion ensued regarding an increase in the administrative services contract amount which is due to the fact that instead of having a single employee covering the dual positions of Planning Director and Economic Development Director last year, as initially proposed, and thereby combining resources with the City, an individual was promoted to Planning Director and another was hired as Economic Development Director.

The Mayor posed the question asking if EDC can fund sign repairs for the city's parks. Counsel advised that EDC cannot maintain signs, but they can tear down and replace with new signs. It was noted that Public Works has budgeted to replace 4 signs this year and there are 20 signs that need to be replaced. It was mentioned that EDC may be able to replace signage along the trails. Ownership of signs was also discussed.

It was noted that this is the last budget year that EDC will pay on the building bonds; the bonds will be paid off August 2013.

President Davis stated that a contract for Administrative Services and an EDC Budget will need to be ready to present to Council in August.

5.0 APPROVAL OF MINUTES

5.1 Approval of the Minutes of the May 10, 2012 meeting.
A motion was made by Mayor Royal and seconded by Natalie Picha

To approve the minutes as presented

MOTION CARRIES BY UNANIMOUS CONSENT

6.0 ROUTINE BUSINESS

6.1 Report on economic development activities since the November 3, 2011 EDC meeting. (Chavez)
No discussion.

7.0 EXECUTIVE SESSION
A motion was made by Mayor Royal and seconded by Bruce Dresner

To recess into Executive Session for agenda item 6.1, Economic Development Director's Activities Report, in accordance with section 551.087 of the Texas Government Code, "Economic Development."

MOTION CARRIES BY UNANIMOUS CONSENT

The meeting was recessed at 8:37 p.m.

8.0 OPEN MEETING
At 9:25 p.m. Chairman Davis reconvened the meeting in open session and stated that agenda item 6.1 had been discussed in Executive Session but no action had been taken.

A motion was made by Bruce Dresner and seconded by Gene Scott

To adjourn the meeting.

MOTION TO ADJOURN CARRIES BY UNANIMOUS CONSENT.

President Davis adjourned the meeting at 9:31 p.m.

Approved this day 12th day of July, 2012.

Ernie Davis
Ernie Davis, President

Faith Shallis
Faith Shallis, Administrative Assistant