THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, MARCH 09, 2017 AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:	
PAUL R. DUNPHEY	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS (exc. absence)	SECRETARY
ROBERT LLORENTE (absence)	COUNCIL REPRESENTATIVE
GLENN ROYAL	MAYOR

ALSO PRESENT WERE:	
GAYLE COOK (exc. absence)	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EXECUTIVE ADMIN. ASSISTANT

President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 PRESENTATIONS

2.1 EDC Director's report on economic development activities for February 2017. (Chavez)

SEDC Director, Paul Chavez, gave his report on economic development activities for the month of February.

3.0 OLD BUSINESS

3.1 Consider and take all appropriate action on a proposed 1 year contract with The Retail Coach for $33,000 with the option to extend for an additional 2 years at an amount not to exceed $21,000 for year 2 and $21,000 for year 3. (Chavez)

To accept the agreement with The Retail Coach as outlined in the contract.

Motion made by Vice President Terry Chapman and seconded by EDC Treasurer Gary Bell.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 NEW BUSINESS

4.1 Consider and take all appropriate action on approval of Project Notice for Old Seabrook District to promote or develop new or expanded business enterprises and/or that create or retain primary jobs in or near the City of Seabrook, including but not limited to: targeted infrastructure (streets, transportation, utilities, drainage, site and related improvements); acquisition of land, buildings, equipment, and facilities; demolition of aging or substandard buildings to improve the quality of commercial zones; general municipally owned improvements, parking facilities; or any other expenditures consistent with the purposes and duties as a Type B corporation, in an amount not to exceed $750,000.00. (Chavez)

To approve the project notice for Old Seabrook District.

Motion made by Mayor Glenn Royal and seconded by Vice President Terry Chapman.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on the application to the EDC for a demolition grant to Seabrook Marina by owner Fay & Fay Properties at the former Regatta Inn Restaurant located at Seabrook Shipyard. Grant application will be for demolition and site preparation of new development at said location in an amount not to exceed $20,000.

EDC Director Paul Chavez explained that the demolition grant will help to achieve the end goal of a much larger and nicer facility, new development, and new retail in Seabrook.

Steve Evnochides (president of Seabrook Marina and Fay & Fay Properties) and Linda Demitropoulos (Manager at Seabrook Marina and Shipyard) explained that the start of this project is what they are asking for, is funding to do the demo. They started the demo because they could not wait because they want to move forward. Their plan is to reconstruct a new restaurant which would be three and a half times larger than the original Regatta that was formerly there before hurricane Ike in 2008. Therefore, they are in the process of building a new one and the restaurant will have a total dining area of 5,250 square feet including 900 square feet of outdoor dining, compared to the 1,600 square feet for the original Regatta Inn. The previous restaurant in their first year received 1.4 million in revenue, and so this new development being much larger would generate much higher revenue for the City of Seabrook.
They have a timeline of 510 days from demo to end of construction. They hope to have this new restaurant open by July 15, 2018.

The board agreed that this was a prime spot in Seabrook to host events and that Seabrook is one of the top five U.S. marine areas and that has very little restaurants via transit. The Board wanted to know when they would break ground on the new construction and Linda mentioned that they are hoping around April 1st. She also mentioned that they had already received the permit on the foundation and that they are moving forward.

To approve the grant application for demolition and site preparation of new development at said location in an amount not to exceed $20,000.

Motion made by Vice President Terry Chapman and seconded by EDC Treasurer Gary Bell.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on directing staff to prepare a demolition grant performance agreement with Fay & Fay Properties.

Approve to prepare demolition grant performance agreement with Fay & Fay Properties.

Motion made by Mayor Glenn Royal and seconded by EDC Treasurer Gary Bell.

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 ROUTINE BUSINESS

5.1 Approve minutes of the February 09, 2017 regular EDC meeting. (Patel)

Motion made by Mayor Glenn Royal and seconded by Vice President Terry Chapman.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Update on SH 146 Expansion.

- City staff met with TXDOT officials recently about the relocation of city water and wastewater lines around 146. There will be a lot of activity going on with the relocation of the pipelines.
- SH146 Business Meeting was held on February 21, 2017 SH146 at the SpringHill Suites Marriott. TXDOT relocation specialists were there to answer questions and concerns that business owners had over the SH146 expansion. About 50 people and 30 businesses attended.
- Mayor Glenn Royal stated that he is working on a cost estimate on the wall panels for highway 146.

5.3 Establish future meeting dates and agenda items.

- April 13, 2017 next regular EDC meeting

Upon motion duly made, the meeting was adjourned at 7:27p.m.

APPROVED ON THE 13TH DAY OF APRIL, 2017.

Paul Dunphey, President

Pat Patel

Pat Patel, EDC Administrative Assistant