

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, APRIL 13, 2017 AT 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK WILL MEET ON **THURSDAY, APRIL 13, 2017 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.

**ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

At this time comments will be taken from the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of the general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, Corporation members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank You.

**2. SPECIFIC PUBLIC HEARING**

**2.1** Conduct public hearing on a project to expend SEDC sales tax revenue to assist the **REDEVELOPMENT OF "OLD SEABROOK"** as found by the board of directors necessary 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. This public hearing is held pursuant to Local Government Code section 505.159

**3. PRESENTATIONS**

**3.1** EDC **DIRECTOR'S REPORT** on economic development activities for March 2017. (Chavez)

**4. EXECUTIVE SESSION**

The EDC Board will now hold a closed executive session pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personal Matters; Section 551.076, Security Devices; and Section

551.087, Economic Development.

**551.087**

Discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

**5. OPEN SESSION**

The EDC Board will reconvene in Open Session to allow for possible action on the agenda items listed under "Executive Session".

**6. NEW BUSINESS**

**6.1** Consider and take all appropriate action on an [ECONOMIC DEVELOPMENT AGREEMENT AND PUBLIC EASEMENT AGREEMENT](#) between the Seabrook Economic Corporation and Merloaded, LLC for relocation of "Merlion Thai Restaurant and Lounge on 4th Street" at 1205 Main Street, for Owner's construction of a new 4,300 square foot building for relocation, acquisition, site improvements, and related improvement costs in an amount not to exceed \$73,252.00. (Chavez)

**6.2** Consider and take all appropriate action on an [INCENTIVE APPLICATION](#) filed by Y.M. Properties LLC seeking SEDC sales tax funds as an incentive to assist the retention, and new construction/improvements of \$397,000 for a commercial building to include at least 3,000 square feet of rental space, owned by Y.M. Properties, LLC at 2825 NASA Road 1, (Ritson Morris Tract 13A, Abstract 52) for the following project: repayment of building permit fees, including impact fees in an amount not to exceed \$13,977.75 and approval of posting Project Notice for proceeding. (Chavez)

**6.3** Consider and take all appropriate action on a [PROJECT NOTICE](#) for Y.M. Properties 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; 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 \$13,977.75. (Chavez)

**6.4** Consider and take all appropriate action on approval of the [ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE SEDC AND FAY AND FAY PROPERTIES](#) LLP for a demolition grant to Seabrook Marina by owner Fay & Fay Properties at the former Regatta Inn Restaurant at 1900 Shipyard Drive, a 1.38 acre tract of land, for demolition and site preparation of a new development at said location in an amount not to exceed \$20,000. (Chavez)

**7. ROUTINE BUSINESS**

**7.1** Approve [MINUTES](#) of the March 9, 2017 regular EDC meeting. (Patel)

**7.2** Update on SH 146 Expansion.

**7.3** Establish future meeting dates and agenda items.

THE EDC BOARD RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION

551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

### **CERTIFICATE**

I certify that this notice was placed on the bulletin board at Seabrook City Hall on or before Monday, April 10, 2017 at 5:00 p.m. and that it will remain posted until the meeting has ended.

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Pat Patel  
EDC Administrative Assistant