

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, APRIL 13, 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 (exc. absence)	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS	SECRETARY
ROBERT LLORENTE (absent)	COUNCIL REPRESENTATIVE
GLENN ROYAL	MAYOR

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
ROBIN HICKS	CITY SECRETARY

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 SPECIFIC PUBLIC HEARING

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

President Paul Dunphey opened the Public Hearing. Having no speakers come forward, President Dunphey closed the public hearing.

3.0 PRESENTATIONS

3.1 EDC Director's report on economic development activities for March 2017. (Chavez)

SEDG Director, Paul Chavez, gave his report on economic development activities for the month of March. He explained that the City added a new layer to the GIS System online that shows the 30 foot setback that's required along SH146. He also met with The Retail Coach on their project with us and help to establish meetings during the ICSC Retail Trade Show in May. The Retail Coach provided a quick facts report to all the board members that showed the primary retail trade area as well as a gap leakage report. Mayor Glenn Royal asked to see unemployment figures and Mr. Chavez said he would ask the Retail Coach for these figures.

Captain Gary Bell briefed the board on his recent trip to Washington D.C. for a couple of days. He stated that he went with Mayor Glenn Royal and they had a few appointments with about 10 congressmen and senators and with their staff. Mr. Bell stated that the issues that the Economic Alliance is pushing for is applicable to Seabrook. He stated that it was a very good and productive trip and he definitely recommends sending someone again for next year.

4.0 EXECUTIVE SESSION

551.087 – item pulled until next meeting.

5.0 OPEN SESSION

not applicable

6.0 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)

EDC Director Paul Chavez also confirmed that Merlion has also signed and approved the easement agreement.

Motion made by Secretary Ernie Davis and seconded by Treasurer Gary Bell.

To approve as presented and give authority to EDC president to sign the agreement.

MOTION CARRIED BY UNANIMOUS CONSENT

6.2 Consider and take all appropriate action on an Incentive Application filed by Y.M. Properties LLC seeking SEDG 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

93 **2825 NASA Road 1, (Ritson Morris Tract 13A, Abstract 52) for the following**
94 **project: repayment of building permit fees, including impact fees in an amount not**
95 **to exceed \$13,977.75 and approval of posting Project Notice for proceeding.**
96 **(Chavez)**
97

98 Item 6.2 and 6.3 were pulled as no quorum when Mayor will recuse himself and applicant
99 was not present.
100

- 101 **6.3 Consider and take all appropriate action on a Project Notice for Y.M. Properties to**
102 **promote or develop new or expanded business enterprises and/or that create or**
103 **retain primary jobs in or near the City of Seabrook, including but not limited to:**
104 **targeted infrastructure (streets, transportation, utilities, drainage, site and related**
105 **improvements); acquisition of land, buildings, equipment, and facilities; general**
106 **municipally owned improvements, parking facilities; or any other expenditures**
107 **consistent with the purposes and duties as a Type B corporation, in an amount not**
108 **to exceed \$13,977.75. (Chavez)**
109

110 Item pulled
111

- 112 **6.4 Consider and take all appropriate action on approval of the Economic Development**
113 **Agreement between the SEDC and Fay and Fay Properties LLP for a demolition**
114 **grant to Seabrook Marina by owner Fay & Fay Properties at the former Regatta**
115 **Inn Restaurant at 1900 Shipyard Drive, a 1.38 acre tract of land, for demolition and**
116 **site preparation of a new development at said location in an amount not to exceed**
117 **\$20,000. (Chavez)**
118

119 EDC Director Paul Chavez confirmed that the demolition has already taken place since
120 they met with City Staff several months ago and discussed their entire plan including the
121 demolition and the redevelopment of the site.
122

123 EDC Board Member Ernie Davis expressed concern over why they are giving this
124 specific incentive after the completion of the demolition. Since incentives are meant to
125 incentivize projects before they happen, and not after the fact. He stated that he was very
126 supportive of the project but was also concerned about avoiding the appearance that
127 they're using an incentive policy to give people money after they've already done things.
128 He asked what are they incentivizing if people have already gone and done it. He also
129 suggested ad hoc meetings for people to come pitch their ideas to the EDC board, before
130 starting on their project(s). Mayor Glenn Royal, EDC President Paul Dunphey, and EDC
131 Director Paul Chavez all agreed to the idea of having ad hoc meetings.
132

133 Mayor Glenn Royal stated that he and City Manager Gayle Cook met with Fay & Fay
134 Properties before the demolition occurred and talked to them about what they are trying
135 to do. They expressed their redevelopment of the site to both the Mayor and City
136 Manager and were seeking assistance of the demolition grant.
137

138 City Attorney Steve Weathered also pointed out that the original incentive application

139 filed by Fay & Fay Properties had a notary dated for January 9th, 2017.
140

141 EDC President Paul Dunphey stated that although the demolition has already taken place,
142 new construction of the new development has not started.
143

144 Motion made by Secretary Ernie Davis and seconded by Treasurer Gary Bell.
145

146 To approve the agreement between the SEDC and Fay & Fay Properties in an amount not
147 to exceed \$20,000 under the demolition and site preparation grant program as presented,
148 and authorize EDC President to sign the agreement.
149

150 MOTION CARRIED BY UNANIMOUS CONSENT
151

152 **7.0 ROUTINE BUSINESS**
153

154 **7.1 Approve minutes of the March 09, 2017 regular EDC meeting. (Patel)**
155

156 Motion made by Mayor Glenn Royal and seconded by Secretary Gary Bell.
157

158 To approve the minutes as presented.
159

160 MOTION CARRIED BY UNANIMOUS CONSENT
161

162 **7.2 Update on SH 146 Expansion.**
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- No new updates
164

165 **7.3 Establish future meeting dates and agenda items.**
166

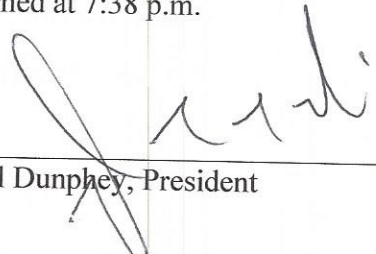
- May 2, 2017 joint meeting with Council at 5:30 p.m.
167
- May 11, 2017 next regular EDC meeting
168

169 Upon motion duly made, the meeting was adjourned at 7:38 p.m.
170

171 APPROVED ON THE 11TH DAY OF MAY, 2017.
172

173
174 
175

176 Pat Patel,
177 EDC Administrative Assistant



Paul Dunphey, President