

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, MAY 11, 2017 AT 7:00 P.M. IN THE SEABROOK
3 CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA
5 ITEMS LISTED BELOW.

6
7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 GARY BELL	TREASURER
11 ERNIE DAVIS (exc. absence)	SECRETARY
12 ROBERT LLORENTE	COUNCIL REPRESENTATIVE
13 GLENN ROYAL	MAYOR

14
15 ALSO PRESENT WERE:

16 GAYLE COOK	CITY MANAGER
17 STEVE WEATHERED	CITY/EDC ATTORNEY
18 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
19 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

20
21 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was
22 present.

23
24 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

25
26 There were none.

27
28 **2.0 PRESENTATIONS**

29
30 **2.1 Recognition of the hard work and dedication of retiring EDC Board member**
31 **Mayor Glenn Royal. (Chavez)**

32
33 EDC President Paul Dunphey presented a Certificate of Appreciation to Mayor Glenn
34 Royal, since this was the Mayor's last EDC Meeting. Mr. Dunphey announced that
35 Mayor Royal has been a valuable member on the EDC Board for the past 6 years. EDC
36 Director Paul Chavez also thanked Mayor Royal for his insight and service to the
37 community and the EDC Board.

38
39 **2.2 EDC Director's report on economic development activities for April 2017.**
40 **(Chavez)**

41
42 EDC Director, Paul Chavez, gave his report on economic development activities for the
43 month of April:

- 44
45 • From the Retail Coach, information on demographics as well as information on
46 the upcoming ICSC trade show. There is also a conference call setup with City

Staff next week with the Retail Coach.

- Have been working with Merlion and also Y.M. Properties. The incentive agreement has been approved for Merlion Thai Restaurant. Also Y.M. Properties is on the agenda for tonight requesting incentives from the EDC.
- Brokers still show a lot of interest in the Seabrook community. The Blue Palms site continues to attract a lot of brokers, but it is always overlooked due to the high price point.
- Ongoing construction on NASA Parkway with the new JSC Credit Union being built & Y.M. Properties medical office building.
- New prospect looking to re-develop the Turtle Club site. EDC Director excited about this project and will be meeting next week with the developers for a follow up regarding what they are doing. Should be expecting an incentive application from them on what they are going to be proposing.
- Received proclamation from City Council for May 8 thru May 13 announcing EDC Week.
- June 20 – EDC will be presenting the Annual Report to City Council.
- Also in June – schedule an EDC goal setting workshop
- Ads and articles by RedNews and Houston Business Journal focusing on good aspects about what is going on in Seabrook and the potential for the renaissance of our community post SH 146.
- Keels & Wheels Preview event was held Friday, May 5th. The event came in underbudget, so that was great. There were more attendees than last year and an outstanding show of people representing from KIWO, Ayrshire, S.E. Covington, Cushman & Wakefield,...etc.
- Budget for April 2017 – expenses are down and income is doing well. 3.4 million in fund balance.

3.0 EXECUTIVE SESSION

The EDC Board went into Executive Session at 7:08 p.m. Mayor Glenn Royal recused himself from Executive Session.

4.0 OPEN SESSION

The EDC Board reconvened at 7:45 p.m. and declared no action was taken in Executive Session.

5.0 NEW BUSINESS

- 5.1 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)**

Mayor Glenn Royal recused himself from items 5.1 and 5.2.

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

To postpone consideration of this project.

MOTION CARRIED BY UNANIMOUS CONSENT

- 5.2 Consider and take all appropriate action on publication of a Project Notice for Y.M. Properties reflecting purpose to promote or develop new or expanded business enterprises and/or that create or retain primary jobs in or near the City of Seabrook, by expending SEDC sales tax funds as an incentive to assist the retention, and new construction/improvements totaling \$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 consistent with the purposes and duties of a Type B corporation. (Chavez)**

Items 5.1 and 5.2 postponed for consideration.

- 5.3 Consider and take all appropriate action on a proposal with SWA Group in an amount not to exceed \$25,250, for Phase I Professional Design and Construction Services of Main Street Streetscape. This agreement will be additional scope to the SWA Group Contract that was approved October 4, 2016. (Cook / Chavez)**

EDC President Paul Chavez stated that what SWA is proposing in their final design documentation is for the City to go out on a design of bid for an improvement on Main Street. This improvement/project will showcase design and include design documentation on hardscape and softscape structures which include paving for parking, planting areas and pedestrian lighting and for pedestrian seating. The final deliverables will include 100% design documentation for bidding and construction as well as notation for sub-consultants for the irrigation and electrical design. This is in line with the improvements of SH 146. SWA has worked hard on this design for the improvements for SH 146 during the later phase of construction. This will be an improvement to our Main Street corridor. SWA is going to be providing the documentation for the improvements when new development goes in along the City, not existing structures that have to adhere to this and re-develop right now. This is for new development. The schedule for this design phase should take about 4 weeks. The schedule for bidding services will be about 4 weeks, and the construction phase shall be about 8 weeks.

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

To approve the proposal with SWA Group in an amount not to exceed \$25,250, for Phase

I Professional Design and Construction Services of Main Street Streetscape.

MOTION CARRIED BY UNANIMOUS CONSENT

5.4 Consider and take all appropriate action on approval of funding for Co-Presenting Sponsorship for Celebration Seabrook to be held Saturday, November 11, 2017 in an amount not to exceed \$10,000. This is a budgeted item. (Dearman)

LeaAnn Dearman, Communications Director, stated that in March, City Council agreed to go forward with Celebration Seabrook 2017. This year the Celebration Seabrook event will be moved to Meadow Park due to construction on Main Street. The event will be held only one day instead of two days. Also confirmed opening with Jake Worthington from The Voice and will be closing with Kelly McGuire. For the past two years, the EDC has been a co-presenting sponsor and this year will be the third year and the Communications Director is very excited about this event. They will also be cutting costs in their budgets since it will be held at Meador Park and not many shuttles will be needed. Also will be cutting costs in rentals and fencing since there will not be as many gates which knocks the rental price down. The tickets this year have been lowered for the event which will be \$10 in advance and \$15 at the gate. If Seabrook residents buy early, they get their tickets for \$5. Kids aged 10 and under get in free along with free activities for them.

EDC President Paul Dunphey stated that he is disappointed since the event will be at Meador Park and that may have a negative effect. His concerns were that we may not get the same clientele, and there was no closed road and no direct view of the water.

LeaAnn stated that even though we may get a different crowd this year, they will also be bringing in their local fare as well. Also this year they will be reaching out to Toookie's to sell at the event.

Motion made by Council Representative Robert Llorente and seconded by EDC Treasurer Gary Bell.

To approve sponsorship for Celebration Seabrook in an amount not to exceed \$10,000.

MOTION CARRIED BY UNANIMOUS CONSENT

7.0 ROUTINE BUSINESS

7.1 Approve minutes of the April 13, 2017 regular EDC meeting and May 2, 2017 Special Joint Meeting. (Patel)

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

To approve both minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

7.2 Update on SH 146 Expansion.

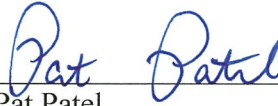
- Several TXDOT Hearings being scheduled next week for the businesses along SH 146.
- Staff meeting with developers seeking opportunity along SH 146 to maintain visibility.
- City Staff went to utility conflict meeting and given timeline of when SH146 will happen
- Mayor spoke to Bill Brednick at TPC and confirmed SH 146 project is moving fast. Although there is still denial on Union Pacific selling the railroad. Mr. Brednick did say they have an agreement/letter of intent in place, although the final document has not been signed.

7.3 Establish future meeting dates and agenda items.

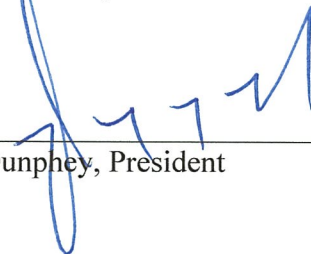
- June 08, 2017 next regular EDC meeting
- Schedule a Goal workshop

Upon motion duly made, the meeting was adjourned at 8:02p.m.

APPROVED ON THE 8TH DAY OF JUNE, 2017.



Pat Patel,
EDC Administrative Assistant



Paul Dunphey, President