

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
WEDNESDAY, JUNE 21, 2017 AT 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK WILL MEET ON **WEDNESDAY, JUNE 21, 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. WORKSHOP ITEMS

**1.1 DISCUSS AND CONSIDER EDC GOALS WORKSHOP FOR FISCAL
YEAR 2017-
2018**

2. 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.

3. PRESENTATIONS

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

ATTACHMENT 1: [DIRECTOR'S REPORT](#)

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

4.1 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 above under "Executive Session".

6. NEW BUSINESS

6.1 Consider and take all appropriate action to improve SeabrookEDC.com and develop SH146.com in an amount not to exceed \$9,500. A budget amendment is required as this is not a budgeted item. (Dearman)

ATTACHMENT 2: [SEABROOKEDC.COM](#)

6.2 Consider and take all appropriate action on incentive application filed by Y.M. Properties, LLC at 2825 NASA Road 1, (Ritson Morris Tract 13A, Abstract 52) seeking EDC sales tax funds as an incentive for construction of enhanced signage and related landscaping improvements with a total projected cost of \$18,875.50, ("Project") for the new commercial building constructed by Y.M. Properties, LLC (that includes at least 3,000 square feet of rental space, which costs estimated in the amount of \$397,000). Project for Y.M. Properties, LLC request will include incentives by the SEDC for façade improvements/signage and related landscaping in an amount not to exceed \$13,875.50. (Chavez)

ATTACHMENT 3: [INCENTIVE APPLICATION BY Y.M. PROPERTIES](#)

6.3 Consider and take all appropriate action directing staff to prepare and publish a Project Notice for Façade Improvement Program Incentives and to include Y.M. Properties, LLC 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 pursuant to the Façade Improvement Program and to assist Y.M. Properties, LLC at 2825 NASA Road 1, (Ritson Morris Tract 13A, Abstract 52) for construction of enhanced signage and related landscaping improvements with a total projected cost of \$18,875.50. Project for Y.M. Properties, LLC will include incentives as determined by the SEDC for façade improvements/signage and related landscaping.

ATTACHMENT 4: [PROJECT NOTICE FOR Y.M. PROPERTIES](#)

6.4 Consider and take all appropriate action on incentive application filed by Morgan Southwest Land Company (Royal Cove) seeking EDC sales tax funds as an incentive to assist the retention, development, and expansion of new commercial development by Morgan Southwest Land Company (Royal Cove) at 2511 NASA Road 1, (Ritson Morris Tract 29A & 29B, Abstract 52) for targeted infrastructure, facilities and improvements. Proposed incentives consist of repayment of impact fees, permit fees, administrative costs and reimbursement for specific façade improvements in an amount not to exceed \$333,135. (Chavez)

ATTACHMENT 5: [INCENTIVE APPLICATION BY MORGAN SOUTHWEST](#)

6.5 Consider and take all appropriate action directing staff to prepare and publish a Project Notice for Morgan Southwest Land Company (Royal Cove) 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, development, and expansion of new commercial development by Morgan Southwest Land Company (Royal Cove) at 2511 NASA Road 1, (Ritson Morris Tract 29A & 29B, Abstract 52) for targeted infrastructure, facilities and improvements as determined by the SEDC. (Chavez)

ATTACHMENT 6: [PROJECT NOTICE FOR MORGAN SOUTHWEST](#)

6.6 Consider and take all appropriate action on EDC goals for the next fiscal year 2017-2018. (Chavez)

6.7 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2017-2018, in an amount not to exceed \$227,542. (Chavez)

ATTACHMENT 7: ADMINISTRATIVE STAFFING SERVICES AGREEMENT

7. ROUTINE BUSINESS

7.1 Approve minutes of the May 11, 2017 regular EDC meeting. (Patel)

ATTACHMENT 8: MINUTES

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 Friday, June 16, 2017 at 5:00 p.m. and that it will remain posted until the meeting has ended.

Pat Patel
EDC Administrative Assistant