

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
THURSDAY, JULY 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, JULY 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 HEARINGS

2.1 Conduct public hearing on a project to expend SEDC sales tax funds as an incentive 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, to the new commercial building constructed by Y.M. Properties, LLC (that includes at least 3,000 square feet of rental space, with costs estimated in the amount of \$397,000). The Project for Y.M. Properties, LLC will include incentives by the SEDC for façade improvements/signage under the Program and related landscaping not to exceed \$13,875.50. This public hearing is held pursuant to Local Government Code section 505.159

ATTACHMENT 1: [YM PROPERTIES PUBLIC HEARING](#)

2.2 Conduct public hearing on a project to expend 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, expenditures, and improvements found by the board of directors to promote new or expanded business development. Proposed incentives include repayment for specific site improvements and development fees (electrical, gas and tap/impact fees), ("Project"), in an amount not to exceed \$149,669.00. This public hearing is held pursuant to Local Government Code section 505.159

ATTACHMENT 2: [MORGAN SOUTHWEST PUBLIC HEARING](#)

3. PRESENTATIONS

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

ATTACHMENT 3: [DIRECTORS REPORT](#)

4. NEW BUSINESS

4.1 Consider and take all appropriate action on an Economic Development Agreement between the Seabrook Economic Development Corporation and Y.M. Properties, LLC at 2825 NASA Road 1, (Ritson Morris Tract 13A, Abstract 52) for façade improvements/signage under the Program and related landscaping in an amount not to exceed \$13,875.50. (Chavez)

ATTACHMENT 4: [YM PROPERTIES AGREEMENT](#)

4.2 Consider and take all appropriate action on the renewal of a three-year contract with The Bay Area Houston Economic Partnership (BAHEP) for economic development services to the Seabrook Economic Development Corporation starting on October 1, 2017 thru September 30, 2020, in an amount not to exceed \$20,000 per year. (Chavez)

ATTACHMENT 5: [BAHEP PROPOSAL](#)

4.3 Consider and take all appropriate action on the budget for fiscal year 2017-2018.(Chavez)

ATTACHMENT 6: [BUDGET](#)

4.4 Consider and take all appropriate action on the election of officers of the Seabrook EDC Board for 2017-2018. (Chavez)

ATTACHMENT 7: [ELECTION OF OFFICERS](#)

5. ROUTINE BUSINESS

5.1 Approve minutes of the June 20, 2017 joint meeting and June 21, 2017 regular EDC meeting. (Patel)

ATTACHMENT 8: [JOINT MEETING MINUTES](#) [REGULAR MEETING MINUTES](#)

5.2 Update on SH 146 Expansion.

5.3 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, July 10, 2017 at 5:00 p.m. and that it will remain posted until the meeting has ended.

Pat Patel
EDC Administrative Assistant

