

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, JULY 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	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS	SECRETARY
GLENNA ADOVASIO	COUNCIL REPRESENTATIVE
THOMAS KOLUPSKI	MAYOR
KEVIN FERGUSON	MEMBER

ALSO PRESENT WERE:

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

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. 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

No comments were made.

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

No comments were made.

President Dunphey closed Public Comments at 7:02pm.

3. PRESENTATIONS

ATTACHMENT 3

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

EDC Director, Paul Chavez, gave his report on economic development activities for the month of June:

- Follow up on ICSC Tradeshow prospects – met with about 20 different companies – retail, brokers, developers, and consultants
- Follow up with The Retail Coach
- Attending TXDOT public hearings held here at City Hall
- H-GAC livable centers grant application – focus is on Old Seabrook
- Prospect meetings with coffee shops and warehouse distribution
- Hampton Inn opening within next two weeks
- New JSC Credit Union opening sometime in September – previous JSC site for lease now
- The Boldthouse wine bar located on NASA parkway opening hopefully in August
- Monthly budget report – healthy balance with our budget

4.0 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)

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

To approve the Agreement as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

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)

President of Bay Area Houston Economic Partnership, Bob Mitchell gave the following presentation:

- 501(c)(6) non-profit organization celebrating their 40th year
- Have about 265-267 funding members, 13 cities, and 2 counties
- Port of Houston Authority
- Houston Airport System
- 5 school districts
- Represent about 750,000 residents who live and work in the region
- NASA Programs – recently approved \$19.65B budget, SLS and Orion will take us back to the moon and beyond
 - Ground breaking research being performed on the ISS
 - Continuous human presence in space for 16 years
 - Boeing and Space X – commercial crew flights expected to begin in 2018
- Citizens for Space Exploration Advocacy Trip
 - Washington, D.C. – May 23-25, 2017
 - 96 travelers, including Seabrook City Council Glenna Adovasio and Robert Llorente, and EDC member Paul Dunphey
 - Met with 401 members of Congress or key staff members to advance support for human space exploration and the NASA budget
- Lone Star Flight Museum
 - \$35 million, 130,000 SF Project
 - Includes gift shop, café, auditorium, exhibit hall & vintage aircraft displays
 - Opens September 1, 2017
- Houston Spaceport Milestones
 - 10th FAA licensed commercial spaceport
 - Sierra Nevada Partnership Agreement
 - Purchased the Boeing Building
 - Wins HBJ's "Deal of the Year"
 - Intuitive Machines becomes the first tenant of the Houston Spaceport-September 2016
- 85th Texas Legislature
 - BAHEP staff made 14 trips to Austin during the legislative session
 - Organized and/or participated in multiple advocacy days including BAHEP Legislative Trip, Galveston County Day, Space Day, and Chemical Day

- The BAHEP legislative trip alone included 130 travelers conducting meetings with more than 200 legislative office
- National Flood Insurance Program Reauthorization
 - Must occur by September 30, 2017
 - Partnered with Coalition for Sustainable Flood Insurance since 2012 to fight Biggert-Waters
 - Began 2017 reauthorization process in January with a focus on mitigation, mapping, affordability, and participation
 - Participate in bi-weekly CSFI conference calls and updates beginning November 2016
 - Letter of Concern to Speaker Paul Ryan and Majority Leader Kevin McCarthy
 - Inform and encourage local congressional delegations to engage House leadership

Motion made by Treasurer Gary Bell and seconded by Council Representative Glenna Adovasio.

To authorize staff to move forward with the three-year contract with BAHEP.

MOTION CARRIED BY UNANIMOUS CONSENT

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

EDC Director Paul Chavez stated that this was an initial draft of the budget, and details would be discussed at the next EDC meeting.

To discuss for next meeting.

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

No changes were made and all Board members accepted to continue their current position.

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

To accept as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 ROUTINE BUSINESS

5.1 Approve minutes of the June 20, 2017 joint meeting and June 21, 2017 regular EDC

meeting. (Patel)

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

New EDC Member, Kevin Ferguson abstained from voting.

To approve both minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Update on SH 146 Expansion.

- City manager meeting with TXDOT – getting more financial information from them
- Autozone & CVS possibly moving to Repsdorph Circle
- Sonic possibly looking at the Repsdorph Circle area as well
- Railroad side businesses still struggling to relocate – something within their budget that is cost effective
- Walgreens possibly leaving Seabrook – since right across bridge in Kemah
- Whataburger possibly leaving Seabrook – since right across bridge in Kemah
- Donalds Donuts still struggling to find a site to relocate to
- Taco Bell KFC – they are no longer co branding together – there is possibility of a Taco Bell here – actively looking for something in Seabrook
- Blue Line Rental actively looking – wants to stay in Seabrook
- Angels Valero not sure where to go – may leave the market
- KIWO looking to purchase Batavia site in order to expand
- Businesses still waiting to see what to do – still looking for sites

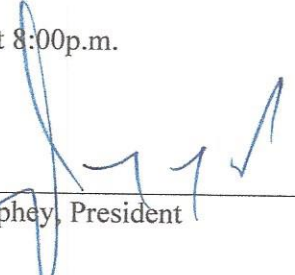
5.3 Establish future meeting dates and agenda items.

- August 10, 2017 next regular EDC meeting
- EDC Budget
- BAHEP Contract

Upon motion duly made, the meeting was adjourned at 8:00p.m.

APPROVED ON THE 17TH DAY OF AUGUST, 2017.


Pat Patel,
EDC Administrative Assistant


Paul Dunphey, President