THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, SEPTEMBER 14, 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 (exc. absence)	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS	SECRETARY
GLENNA ADOVASIO (exc. absence)	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

Vice-President Terry Chapman 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 HEARING

2.1 Conduct public hearing on the proposed fiscal year 2017-2018 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 515.159

No comments were made during the specific public hearing.

3. PRESENTATIONS

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

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

- Application to the H-GAC Livable Centers Grant has been submitted. Should be hearing back from them by late November on who will be receiving that grant.

- Meeting with CenterPoint Energy to discuss their business retention program
- Baileys site on Nasa Parkway continues to be a hot item for prospects, although the parking and price seem to be the issue. Price has dropped to $1.3 million
- Few prospects include a hair salon, fast food chain, coffee shop, and restaurants
- Follow up with The Retail Coach on retail development and retail recruitment
- Seabrook Circle is the hot spot for new developments
- Red News update – monthly magazine which highlights sites in our community. Results have been outstanding, and have been getting lots of calls on sites
- ICSC Dallas held in November
- Monthly budget spreadsheet

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the final approval of the Seabrook Economic Development Corporation (SEDC) Budget for fiscal year 2017-2018. (Chavez)

EDC Director, Paul Chavez explained that the advertising budget was raised to $84,000 as requested by the Board at the last EDC meeting. He stated that this budget will be presented to City Council on September 19 once the EDC Board reviews and accepts the final budget tonight.

EDC Board Member Kevin Ferguson noted that the amount $195,162 listed in the Specific Public Hearing notice for the Water Tank Relocation project differed in what the EDC Budget listed it as $198,250. EDC Director Paul Chavez stated that he will find out from the Finance department that maybe something had changed and/or suspected that one of these may be a typo. Mr. Chavez also stated that the Specific Public hearing notice amount should have been corrected to $198,250 since this was the amount that was agreed upon for the Water Tank relocation. He stated once again that he will find out from the Finance department.

Motion made by EDC Board Member Kevin Ferguson and seconded by EDC Treasurer Gary Bell

To make the correction for the Specific Public Hearing notice to reflect the correct amount of $198,250 for the Water Tank Relocation project.

Motion made by EDC Secretary Ernie Davis and seconded by EDC Board Member Kevin Ferguson.

To approve the EDC Budget for fiscal year 2017-2018 as presented under agenda item 4.1

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on nominating the Business-of-the-Year for the Economic Alliance annual meeting. (Chavez)

EDC Director Paul Chavez stated that the Economic Alliance Port Region hosts an annual meeting and an annual dinner banquet for individual cities to nominate a business in their community as business-of-the-year. Mr. Chavez's recommendations for the Board were for the Hampton Inn or Habenero's Tacos. Hampton Inn stepped in this year due to Hurricane Harvey and donated 10 rooms to our Seabrook Police Officers, offered them meals, and took care of our Staff during the hurricane. The Hampton Inn also re-built on time after the fire that occurred at their site within the scope of our incentive program and our incentive requirements. Mr. Chavez also stated that Habeneros Tacos is a small business that expanded at their current site. Habeneros Tacos was thinking of leaving but decided to stay since the City of Seabrook has treated them so well and decided to expand.

EDC Treasurer Gary Bell suggested Tookie's Seafood since he had to wait last year to nominate them until their business was open and running. Therefore Mr. Bell stated that he would nominate them again for this year. Mr. Ernie Davis also stated that this was an excellent nomination.

Mayor Kolupski also suggested that Merlion has been one of our premier restaurants here in Seabrook and have committed to re-locate and expand within Old Seabrook.

EDC Vice-President Terry Chapman confirmed that there were a total of three nominees which were Hampton Inn, Merlion, and Tookie's Seafood.

EDC Treasurer Gary Bell motioned for Tookie's Seafood as business-of-the-year. Motion died due to lack of a second.

Motion made by EDC Secretary Ernie Davis and seconded by EDC Board Member Kevin Ferguson.

To recognize the Hampton Inn as our Seabrook business-of-the-year.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on a storefront façade improvement grant application filed by Kidd Properties at location 913 N. Meyer (Lots 1, 1A, 2, 7, 8, 9, 10, in Block 58 of Seabrook) for repairs and paint exterior of building estimated to cost at least $3,000.00 (Chavez)

Mr. Chavez stated that back in August Mr. Hank Kidd submitted a façade improvement grant application for the site currently occupied by Riot Salon, which was formerly the Bay Area CVB building. He stated that Riot Salon has a two year lease agreement at that site and currently employs four people and an additional two contract stylists. No work has been done on this site yet as per the incentive application and the applicant is

requesting 100% reimbursement of the work that is being proposed. Mr. Chavez stated that past façade grant recipients have included Burke's Outlet at a 25% participation level, Premier Chiropractic at a 74% participation level and recently the Morgan Southwest Land Company at a 5% participation level although not implemented yet.

Mayor Kolupski stated that since the façade improvement is on the street side, the board could grant 75% of it based on that requirement. He asked the Kidds about the color of the paint and wanted to know if EDC could approve the color. To which EDC Attorney Steve Weathered stated that it is possible to make that as a condition to the incentive.

Mr. Ernie Davis asked the Director of Community Development, Sean Landis, if the property is covered by the Main Street overlay or not. Mr. Davis assumed not since the property is not directly on Main Street. Mr. Davis also wanted to know if the property would be impacted by the SH 146 highway project. Mayor Kolupski stated that there is no impact to the building.

Representatives from the Kidd family which were seated in the audience, Miriam Kidd and Bob Kidd stated that the color will be shades of grey. The EDC Board stated that they only asked since they did not want a random color like hot-pink on the building. Mayor Kolupski stated that he would still like to see the color chip and approve the chip prior to the project.

Miriam Kidd stated that they received several bids ranging from $6,000 to $3,000. She stated that this was the lowest bid they received as part of the incentive application. She stated that even the lowest bid was just an estimate and the repairs could cost more than what was stated on the estimate.

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

To approve the façade storefront façade improvement grant application as presented, reimbursement based on presented receipts up to a maximum of $3,000 contingent upon approval of the paint color chip by the Director of Community Development Sean Landis.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on engineering services with Cobb Fendley in an amount not to exceed $12,000, for district public parking at 1202 3rd Street legally known as Lot 6 and 7, in Block 23 of Seabrook, a subdivision in Harris County, Texas, as part of the Old Seabrook Redevelopment Project as published on March 16, 2017. (Chavez)

City Manager Gayle Cook explained that recently the demolition was approved at the last EDC special meeting and demolition had already started to take place. For this service they received proposal bids ranging from $30,000 down to $12,000 for solicitations back. She stated that the current scope of service from Cobb Fendley is to do more of a basic

design of the district parking lot for the area. This would involve going back with a composite material and working out some of the drainage plans. This is basically to have very basic engineering services to help us design and make sure the drainage is appropriate and to get a nice basic granite parking lot installed, and then come back with subsequent packages after that. She stated that the lowest cost option was the granite.

To confirm, Mr. Ernie Davis asked if the deliverable of this agreement is basically drawings that we can go execute. To which Mrs. Cook stated that is correct that we can go out and solicit contractors to actually do.

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

To approve the proposal for the engineering and surveying services as presented by Cobb Fendley.

MOTION CARRIED BY UNANIMOUS CONSENT

5. ROUTINE BUSINESS

5.1 Approve the minutes of the August 17, 2017 regular EDC meeting and the September 5, 2017 special EDC meeting. (Patel)

Motion made by EDC Secretary Ernie Davis and seconded by EDC Treasurer Gary Bell. EDC Board Member Kevin Ferguson abstained from voting.

To approve the August 17, 2017 regular EDC meeting minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

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

To approve the September 5, 2017 special EDC meeting as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Update on SH 146 expansion.

- Union Pacific closed with TXDOT on August 29. There is one small Red Bluff segment not included, but the deal closed the remaining Right Of Way all the way down to FM 517
- Union Pacific letters for a 30 day vacate for the West side of SH 146 are a formality after the closing and TXDOT is allowed to still proceed with Relocation Agents assisting the lease holders and/or owners
- Demolition of KFC and Popeye's is confirmed and should start any day
- Demolition of Sonic is coming but utilities have to be turned off and disconnected
- Offers were not made on the land between Waffle House and Meyer, those are now

expected to begin

- Goal is to have the majority of the East and West side of SH 146 cleared by the end of January 2018
- Whataburger maybe no longer staying in Seabrook market
- Tookie's Hamburgers possibility of relocating

Design / SWA Group:

-The following elements have been agreed upon by TXDot Design Team to be incorporated into the TXDot's Plans for SH 146 contingent upon detailed signed and sealed drawings being delivered to them within 60 days

TXDot will include the with no additional cost to city:

1. MSE Wall Design (it will be carried down to the remaining portion of SH 146)
2. Coping
3. Bed Prep for Landscaping and Irrigation System
4. Brackets, Conduits and Conductors
5. Pavers
6. Rip Rap (cost difference from concrete)
7. Powder coated traffic signals

City 100%

1. Bollards
2. Curb Edge / 12-18" retainer wall around rip rap
3. Different colored pavers, if desired
4. Consultant design costs and construction phase services *

-Maintenance agreements for damaged traffic poles and added landscaping maintenance to include more frequent liter control or mowing would be the city's responsibility

-Due to 60 day deadline given by TXDOT today, SWA Group will be submitting a proposal tomorrow for design work and EDC has been asked tonight for a special meeting next Thursday, September 21st at 7:00PM to consider approval and funding the proposal.

Mrs. Cook stated that TXDOT will provide all service costs of the MSE wall sail design throughout State Highway 146, as long as the City contracts and has the design set. She stated that TXDOT also released a design schematic for the segment from FM 96 to FM 517. She stated TXDOT said that the sails design would also carry on thru that area, now as a Bay Area theme.

Mr. Ernie Davis wanted to know how this would affect the branding of the Seabrook image since the MSE wall design of the sails would be carried down to the remaining portion of State Highway 146. This would not be unique to Seabrook anymore and therefore it would impact the branding image of Seabrook. He wanted to know now from a branding perspective if the City was getting their money's worth given that the sails design was no longer unique to Seabrook.

Mrs. Cook stated that part of TXDOTs requirement was if they went thru the time and expense in putting it in one section then it would have to be a design set that could be carried thru a larger region than just Seabrook.

Mayor Kolupski stated that the uniqueness could also come in from the gateway entry ways that would tie into the MSE wall sails design. The City could also brand around the sails design. Mrs. Cook also stated that they did talk with the City of Kemah for their participation of the possibility of joint funds regarding the lighting of the bridge which would also be a unique way to brand Seabrook as a gateway to the Bay Area region. Director of Community Development Sean Landis explained that if Seabrook chooses not to pursue the sails design anymore, then TXDOT will go back to their standard package.

5.3 Update on Hurricane Harvey impact on Seabrook Businesses

- Subway on NASA parkway vacant due to flooding impact and possibility of shut-down

5.4 Establish future meeting dates and agenda items

- Special joint meeting request on September 21, 2017 at 7:00 pm
  Motion made by Ernie Davis and seconded by Gary Bell to approve date and time

- October 12, 2017 next regular EDC meeting scheduled

Upon motion duly made, the meeting was adjourned at 7:52 p.m.

APPROVED ON THE 12TH DAY OF OCTOBER 2017.

Pat Patel,
EDC Administrative Assistant

Paul Dunphey, President