

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, OCTOBER 12, 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 (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. PRESENTATIONS**

**2.1 EDC Director's report on economic development activities for September 2017. (Chavez)**

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

- KO Sailing's lease is up next year and they want to stay in Seabrook
- Merlion's new location moving forward – the construction kick-off meeting was held a few weeks ago
- The Boldthouse had their grand opening on September 15
- Standard Operating Procedures for EDC during disasters
- Meeting with several different site consultants meetings in conjunction with The Greater Houston Partnership
- Red News adds receiving great responses - prospects calling about adds
- Meeting with KIWO which is expanding on their current site at Marvin Circle

- Mario's Pizza new location coming soon – possible incentive application
- SH146.com website went live yesterday – have had about 2,000 visitors so far
- Fox news footage on State Highway 146 expansion
- Dr. Young with Sports Chiropractic incentive has been completed
- Monthly Budget Report for fiscal year 2016/2017 – Finance still updating end of year figures
- The Retail Coach grocery store analysis report
- ICSC appointments for Dallas in November 8 thru November 10 – this conflicts with the regular EDC meeting date
- Texas Economic Development Council (TEDC) annual conference in Houston will be October 18-20
- Commercial Area Retail Network will be having their annual conference in Houston on October 25-27

### 3. NEW BUSINESS

#### 3.1 Consider and take all appropriate action on publication of a Project Notice for the State "Highway 146 Project", from the boundary limits, north to south of the City of Seabrook. SEDC is proposing to expend SEDC sales tax funds for roads, utilities, drainage, site improvements, telecommunication and related improvements, including land, building, equipment, facilities, expenditures, and targeted infrastructure found by the Board of Directors of the SEDC to be necessary to promote or develop new or expanded business development and/or create or retain primary jobs. (Chavez)

The Board wanted to know how much funds could be expended under this notice.

EDC attorney Steve Weathered explained that flexibility will be needed with TXDOT when funding comes up and it will be approved at that time. He also stated that the purpose here was first for the infrastructure we don't need a public hearing, and for the rest of it we do need a public hearing and when a project comes before the Board, then the Board will already have had a public hearing on it and it will just be a matter of budgeting and anything over \$10,000 will have to be approved by Council as well.

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

To publish the Highway 146 Project Notice as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

91  
92 **3.2 Consider and take all appropriate action on the annual Seabrook Economic**  
93 **Development Summit event, in an amount not to exceed \$3,000. This is a budgeted**  
94 **item. (Chavez)**  
95

96 EDC Director Paul Chavez stated that this event started off as the Hamburger Summit at  
97 Tookie's Hamburgers many years ago. He explained that EDC has currently budgeted  
98 this item at \$3,000. He recommended the Board that instead of hosting the event in  
99 October/November of this year, that we move it to the end of February 2018. He further  
100 explained that the reason for that is because by the end of this year we will have more  
101 definitive answers as to what's going on with the highway's expansion, and which  
102 businesses are coming and going. Most businesses would be shutting down by December  
103 of this year and/or relocating therefore February would be a great time to report on that.  
104 Mr. Chavez also presented 3 suggestions to the Board as to where to possibly host the  
105 event: (1) Di Amici's Upscale Events here in Seabrook (2) Lakewood Yacht Club also  
106 here in Seabrook (3) The Lone Star Flight Museum near Ellington Field. He explained  
107 that although the Flight Museum would be off site, it would be a great opportunity to  
108 bring in developers and showcase new developments in Seabrook. Mr. Chavez stated that  
109 he would like to present this agenda item again in January for additional discussions.  
110

111 Mayor Kolupski explained that the attendance was an issue at the previous Summits and  
112 suggested moving the event closer to the people we are trying to market, when the name  
113 Lone Star Museum came up since it's brand new and they have great conference  
114 facilities. Mayor Kolupski stated that he has toured this museum and it's closer to town  
115 but still in the area and we would probably have a local Seabrook restaurant cater to this  
116 event. He stated that the museum would allow guests to tour the museum and would be  
117 sort of an incentive to guests to see something new. Although moving the event out of  
118 town could be an issue, Mayor Kolupski explained that the previous Summits were not as  
119 successful as they had hoped for mostly because people did not want to come down just  
120 for lunch.  
121

122 EDC President Paul Dunphrey stated that the original intent of this event was to promote  
123 our City and invite developers and local politicians to view our City. He stated that if we  
124 move the event out of town, then we would have to change the mission and/or be clear  
125 that we are promoting our City or else people may get confused. Mayor Kolupski replied  
126 that a promotional Seabrook video could hold a captive audience and that we are  
127 marketing to people that the EDC is targeting in Houston, therefore EDC would have  
128 handouts and a video to attract guests and it would still be inside a conference room.  
129

130 EDC President Paul Chavez also explained that Bay Area Houston Economic Partnership  
131 (BAHEP) hosts their annual broker reception in the galleria area, not in Clear Lake or not  
132 in Bay Area Houston area. Specifically that is done because that's where all the brokers  
133 are located in the galleria or downtown. It's the idea of getting the event closer to where  
134 these brokers are located which would attract more attendance since the expansion of  
135 SH146 is on a lot of people's minds and that there is a lot of potential here in Seabrook.  
136

President Dunphey did not agree with the event being held outside of Seabrook and asked if this discussion would also be brought up again, to which Mr. Chavez responded yes that the location would be an item along with the budget for this event.

President Dunphey stated that it doesn't make sense to promote Seabrook and host an event that would not be located in Seabrook. If they held the event at the Flight Museum then that would mean promoting Houston's new museum instead of keeping the attention on Seabrook. Mr. Dunphey suggested to maybe re-evaluate the purpose of the event. EDC member Ernie Davis stated that if the focus is going to shift more towards investors, brokers, and developers then maybe it would be more effective at reaching that audience if we did something like this in conjunction with a larger event. President Dunphey stated that BAHEP already does this for our City and asked if anyone objected to having the event at the end of February.

The Board agreed to hosting the event sometime at the end of February, therefore no action was taken.

#### **4. ROUTINE BUSINESS**

##### **4.1 Approve the minutes of the September 14, 2017 regular EDC meeting. (Patel)**

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

To approve the September 14, 2017 regular EDC meeting minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

##### **4.2 Approve the minutes of the September 21, 2017 Special Joint meeting. (Patel)**

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

To approve the September 21, 2017 Special Joint meeting minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

##### **4.3 Update on SH 146 expansion.**

- TXDOT wrapping up acquisition of properties
- TXDOT hearings held here at City Hall
- Next hearing for Batavia (parcel 115) at end of October
- Tookie's Seafood hearing for land, not for building, will be November
- Valero hearing has been re-scheduled for December 13
- Valetine Law Office hearing scheduled for February
- Sh146.com website has gone live
- Union Pacific railroad and TXDOT in agreement
- Real estate price struggle

182 **4.4 Establish future meeting dates and agenda items**  
183

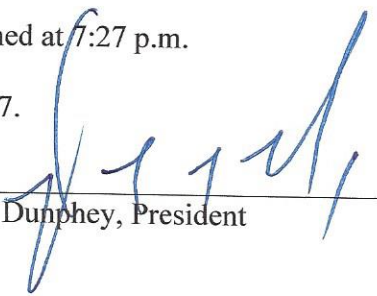
- 184 • Regular EDC meeting date change from November 9, 2017 to new meeting date for  
185 November 16, 2017 at 7:00p.m.  
186

187 Motion made by EDC Secretary Ernie Davis and seconded by EDC Treasurer Gary Bell  
188 to approve new date and time.  
189

190  
191 Upon motion duly made, the meeting was adjourned at 7:27 p.m.  
192

193 APPROVED ON THE 16<sup>TH</sup> DAY OF NOVEMBER 2017.  
194

195   
196 \_\_\_\_\_  
197 Pat Patel,  
198 EDC Administrative Assistant  
199

  
\_\_\_\_\_  
Paul Dunphy, President