

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
THURSDAY, DECEMBER 21, 2017 AT 5:30 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK WILL MEET ON **THURSDAY, DECEMBER 21, 2017 AT 5:30 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. PRESENTATIONS

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

ATTACHMENT 1: [DIRECTORS REPORT](#)

3. OLD BUSINESS

3.1 Consider and take all appropriate action on the update for the SH146 Design Cost Estimates and Projects. (Cook)

ATTACHMENT 2: [SH146 DESIGN COST ESTIMATES AND PROJECTS](#)

4. NEW BUSINESS

4.1 Consider and take all appropriate action on incentives 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 "HIGHWAY 146 PROJECT", in an amount to be determined. City Council will consider approval of the Resolution designating this EDC project in January. (Chavez)

ATTACHMENT 3: [RESOLUTION 2018 -__](#)

4.2 Consider and take all appropriate action on publication of a Project Notice for Seabrook Marina 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 in the retention, relocation, construction and improvement of a new waterfront restaurant owned by Fay & Fay Properties, LLP on the north bank of Clear Creek on the previous site of Regatta Inn and Sundance Grill, ("Project"), including construction of additional parking, floating dock, and enhanced landscaping in an amount not to exceed \$127,370.80 consistent with the purposes and duties of a Type B corporation. Payment of such expenditures is authorized for Projects under Texas Local Government Code, including Sections 505.158, 505.302 and related provisions. (Chavez)

ATTACHMENT 4: [PROJECT NOTICE FOR FAY & FAY PROPERTIES LLP](#)

4.3 Consider and take all appropriate action on publication of a Project Notice for Mario's Pizza 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 in the retention, relocation, construction and improvement of a restaurant owned by Mario's Pizza Inc., 1304 Bayport Blvd, to be relocated at 2100 E. Nasa Parkway, Seabrook, TX 77586, ("Project"), including funding of certain relocation expenses, reimbursement of specified SEDC tax paid, and other related costs incident to placing the proposed Project into operation at its new location. SEDC funding will be pursuant to approved Project plans and conditions imposed in a performance agreement. Payment of such expenditures is authorized for Projects under Texas Local Government Code, including Sections 505.158, 505.152, and related provisions.

ATTACHMENT 5: [PROJECT NOTICE FOR MARIO'S PIZZA](#)

4.4 Consider and take all appropriate action on the BAHEP Annual Quasar Award Banquet attendance. This is a budgeted item. (Chavez)

ATTACHMENT 6: [ANNUAL BANQUET](#)

5. EXECUTIVE SESSION

5.1 Section 551.072

Conduct a closed executive session to discuss the purchase, lease, exchange, and/or value of real property in closed session due to potential detrimental effect on EDC/City in negotiations with a third party if conducted in open session, as provided by Section 551.072 of the Texas Government Code. (Cook)

5.2 Section 551.087

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.

6. OPEN SESSION

6.1 Consider and take all appropriate action on the purchase, lease, exchange, and/or value of real property as discussed above under closed Executive Session.

7. ROUTINE BUSINESS

7.1 Approve minutes of the November 16, 2017 regular EDC meeting. (Patel)

ATTACHMENT 7: [NOVEMBER 16, 2017 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 Monday, December 18, 2017 at 5:00 p.m. and that it will remain posted until the meeting has ended.

Pat Patel
EDC Administrative Assistant