

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, FEBRUARY 22, 2018 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 (exc. absence)	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

EDC 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. PRESENTATIONS

2.1 EDC Director's report on economic development activities for January 2018. (Chavez)

EDC Director, Paul Chavez, gave his monthly activities update:

- Lots of great prospects, residential, retail assisted living, clustered retail with some residential...etc. Some questions and issues still come up. Will RV park be a hindrance? Will construction be an issue? Accessibility questions along with drainage issues, letting them know truck traffic will not be tolerated
- Still a lot more incentive applications pending
- Incentive policy and application changes and updates coming soon in March – due diligence required from prospects
- Previous business Red Door Café on Nasa Parkway will now be a new restaurant called Hubcap Grill – they plan to open sometime in April
- Barbeque site still looking for a site in Seabrook

- RedNews update – great numbers – new campaign – new opportunities coming in ICSC in May
- Retail Coach report – next month presentation in March meeting
- Starbucks still waiting for grocery anchor around Repsдорф Circle
- Livable Centers Grant – study of Old Seabrook area – it will kick in around 2019 that's when it will be awarded – take into consideration highway expansion
- Galveston Daily News – press inquiries regarding SH146 – TXDOT project
- Budget spreadsheet – 3.4 million fund balance
- New prospects looking – barbeque, coffee shop, brew pubs, deli, sushi restaurant, art gallery coffee shop, bicycle repair shop, wholesale retail seafood warehouse

3. NEW BUSINESS

3.1 Consider and take all appropriate action on approval of Economic Development Agreement between the Seabrook Economic Development Corporation and Mario's Pizza seeking EDC 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 or 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, in an amount not to exceed \$109,767.48. (Chavez)

EDC Director Paul Chavez explained to the Board that Mario's Pizza has reviewed and signed off on the Agreement. He recommended to the EDC Board to move forward in approving this Agreement so that it would go to City Council next for final approval.

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

To approve the incentive agreement between the Seabrook Economic Development Corporation and Mario's Pizza as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on the annual Seabrook Economic Development Summit event, currently budgeted at \$3,000 for fiscal year 2017-2018. (Chavez)

EDC Director, Paul Chavez, explained to the board that this discussion is a continuation from the previous discussion about the Economic Summit. He recommended holding the Economic Summit in June since the contract for construction will be in May and also since he will be out to the annual ICSC Tradeshaw in May. He suggested to the board to focus on who the target audience would be and to focus on brokers and developers. He explained that Staff is currently working on a video to showcase the highway expansion and renderings. He wanted the board to decide on where to host the summit. Per the last board discussion on this agenda item, the board was indecisive on where to host it.

The board members took a vote on location options presented to them:

- Gary Bell – vote for Tookie’s Seafood or Lakewood Yacht Club
- Ernie Davis – wants to hold it somewhere in Seabrook – Lakewood Yacht Club or DiAmici or Tookie’s Seafood
- Terry Chapman – somewhere in Seabrook
- Glenna Adovasio – Lakewood Yacht Club – Tookie’s Seafood is too loud – wants it to be held in Seabrook – DiAmici’s is too expensive
- Kevin Ferguson – somewhere in Seabrook – Lakewood Yacht Club or Seabrook Marina
- Paul Dunphey – Lakewood Yacht Club is the best prospect since developers need something more upscale – there would be enough parking facilities and food and a great location with waterfront view

Motion made by EDC Secretary Ernie Davis and seconded by Council Member Glenna Adovasio.

To hold the Economic Summit at Lakewood Yacht Club.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on nominating a board member to attend the annual BAHEP Citizens for Space Exploration trip to Washington D.C. on May 15-17, 2018. (Chavez)

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

To nominate Terry Chapman to attend the annual BAHEP Citizens for Space Exploration trip to Washington D.C. on May 15-17, 2018.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action on nominating a board member to attend the annual Economic Alliance Port Region Advocacy trip to Washington D.C. on March 19-21, 2018. (Chavez)

Motion made by Council Member Glenna Adovasio and seconded by EDC Member Kevin Ferguson.

To nominate Gary Bell to attend the annual Economic Alliance Port Region Advocacy trip to Washington D.C. on March 19-21, 2018.

MOTION CARRIED BY UNANIMOUS CONSENT

3.5 Consider and take all appropriate action for SEDC funding of the acquisition of real property located at 1209 Main Street, Seabrook, TX 77586 as part of the previously approved "Old Seabrook" Project and approval of "Agreement Regarding the Acquisition and Funding of Real Property for Economic Development" between SEDC and City. (Chavez)

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

To approve the Agreement Regarding the Acquisition and Funding of Real Property for Economic Development for property located at 1209 Main Street as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4. ROUTINE BUSINESS

4.1 Approve minutes of the January 18, 2018 regular EDC meeting. (Patel)

Motion made by EDC Member Kevin Ferguson and seconded by Council Member Glenna Adovasio.

To approve the minutes as presented.

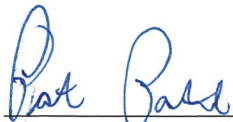
4.2 Update on SH 146 expansion

- 19 businesses out of 57 who have committed to staying in Seabrook – 8 more businesses reviewing sites in Seabrook
- Construction starting at bridge and then going North – Per TXDOT, there will be four lanes open at all times
- Designs just for Seabrook going into place

4.3 Establish future meeting dates and agenda items.

Upon motion duly made, the meeting was adjourned at 7:55p.m.

APPROVED ON THE 12TH DAY OF APRIL 2018.



Pat Patel,
EDC Administrative Assistant



Terry Chapman, EDC Vice-President