THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, MARCH 8, 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 (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

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 February 2018. (Chavez)

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

- Advertising meeting with RED News on 2018 campaign
- Meeting with developer for potential project for Waterfront District
- Meeting with Steve's Super Shine on their SH146 relocation questions and new site selected
- Meeting with Neptune Subs on their new business plan
- Meeting with Seabrook Business Association on their upcoming local business event
- H-GAC Livable Centers conference call for project kick off
- Website design meeting for next generation site development
- Space City Films meeting to discuss new video for SH146 Post construction
- Follow up with Hubcap Grill on their project in Seabrook
- Follow up with Tookie's Seafood on their incentive inquiry

- Brew Pub prospect meeting
- Deli / Pub restaurant prospect meeting
- Follow up with KW Commercial on their wholesale foods warehouse prospect
- Bank prospect meeting for site on NASA Parkway
- Prospect meeting with developer group on large scale project for North side
- Follow upon Miller Machine Shop on his relocation query
- Economic Alliance Port Rail Meeting / Economic Alliance Houston Port Region Awards Dinner / HREDA Meeting / Economic Alliance Board Meeting

2.2 The Retail Coach presentation. (Chavez)

Tabled until next meeting.

3. NEW BUSINESS

3.1 Consider and take all appropriate action on publication of a Project Notice for BlueLine Rental, L.L.C. at 2626 Bayport Blvd., seeking EDC sales tax funds as an incentive to assist the retention, relocation, reconstruction and improvement of current building, due to recent condemnation by TxDot of part of the business structure, ("Project") including funding of certain administrative expenses and other related costs incident to placing the proposed Project into operation. SEDC funding will be pursuant to approved Project plans and conditions imposed in a performance agreement providing a total potential funding by SEDC in an amount not to exceed $277,500, (or as otherwise determined by SEDC), for reconstruction/remodeling of structure, parking, and related improvements. Payment of such expenditures is authorized for Projects under Texas Local Government Code, including Sections 505.158, 505.302 and related provisions. (Chavez)

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

To approve the publication of a Project Notice for BlueLine Rental as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on extending a 1 year contract with The Retail Coach for $21,000 with the option to extend for an additional year for another $21,000. (Chavez)

Tabled until next meeting. EDC Director Paul Chavez explained to the board that the presenter for The Retail Coach had the flu and therefore was unable to come to this month's meeting.

3.3 Consider and take all appropriate action on the update to the Seabrook EDC incentive policy and application. (Chavez)

EDC Director Paul Chavez explained to the Board that the incentive policy and application had been revised. He stated that the policy was still the same as before and very little changes were made to the policy. He further explained that the incentive application had been revised significantly to include a checklist, background information, deletion of the façade improvement grant as a separate incentive, updated sales tax reimbursements to a five-year instead of ten-year pay period, and an authorization for submittal form along with notary verification. He explained that the façade improvement would still be offered as part of the package of a business development incentive. Lastly he explained that he added a clause saying that 'past performance does not predict future results' meaning that just because the EDC approved an incentive for a specific business, that doesn't mean they will do that same incentive again for another business because there are so many different scenarios change and overtime the Board may have a different policy and/or different philosophy on what they want to approve or not approve.

Motion made by EDC Secretary Ernie Davis and seconded by EDC Vice-President Terry Chapman.

To approve the revised incentive policy and incentive application as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4. ROUTINE BUSINESS

4.1 Approve minutes of the February 22, 2018 regular EDC meeting. (Patel)

Line 68 was an incomplete sentence. Tabled until the contents on line 68 are revised. Tabled until next meeting.

4.2 Update on SH 146 expansion

No new updates at this time.

4.3 Establish future meeting dates and agenda items.

Next meeting will be Thursday, April 12, 2018.
Upon motion duly made, the meeting was adjourned at 7:30p.m.

APPROVED ON THE 12TH DAY OF APRIL 2018.

Pat Patel,
EDC Administrative Assistant

Terry Chapman, EDC Vice-President