

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, AUGUST 09, 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
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON (exc. absence)	COUNCIL REPRESENTATIVE

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 no comments.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct public hearing on the proposed fiscal year 2018-2019 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 505.159

EDC President Paul Dunphey opened the public hearing at 7:01 p.m. and since there were no comments, he closed the public hearing at 7:01 p.m.

3. PRESENTATIONS

3.1 EDC Director's report on economic development activities for July 2018. (Chavez)

- Meetings with a lot of brokers and developers
- Interviews with the Community Impact Newspaper on SH146 expansion
- Still getting a lot of retail interest on Nasa Parkway
- Blue Palms site has an active broker

- Advertisement analysis coming in from RedNews
- Livable Centers Grant update – they are going to be releasing contracts in Sept-October timeframe – Seabrook’s project will be kicking off early quarter of next year for the Old Seabrook area
- Monthly budget spreadsheet

3.2 Economic Alliance Houston Port Region annual report. (Chad Burke)

Chad Burke, President and CEO of Economic Alliance, gave the annual report presentation to the board.

3.3 WMF Investments Inc. presentation on new retail development at The Shops at the Commons. (Bill Friedrichs)

Michael Travis, representative of WMF Investments gave the following presentation:

- Location in front of the Towers at 3300 Bayport Blvd.
- Project includes building two 15,000 sq ft shopping centers
- Will be building one building at a time
- Detention pond to the north side and the parking and slabs
- Requesting incentive of reimbursement of permit and impact fees
- Donalds Donuts already signed lease – has deposit down now just waiting for completion
- Starting project one week from Monday – starting with detention system & parking lots
- Estimating about 75-100 construction jobs at any given time
- Building one – when it’s 33% leased will go vertical with it and building two the same thing

4. EXECUTIVE SESSION

4.1 551.087

Discuss or deliberate the offer of a financial incentive for a business prospect, and commercial/financial information that the SEDC has received from a business prospect, that it seeks to have locate, stay, or expand in or near the City, and for which the SEDC is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

The EDC Board went into executive session at 7:34 p.m.

5. OPEN SESSION

5.1 The EDC Board will reconvene in open session to allow for possible action on the agenda items listed above under “Executive Session,”.

The EDC Board reconvened at 7:46 p.m. No motion was made during executive session.

87
88 **6. NEW BUSINESS**
89

- 90 **6.1 Consider and take all appropriate action on the renewal of a three-year contract**
91 **with The Economic Alliance Houston Port Region for economic development**
92 **services to the Seabrook Economic Development Corporation starting on October 1,**
93 **2018 thru September 30, 2021, in an amount not to exceed \$12,500 per year.**
94 **(Chavez)**
95

96 Motion made by Gary Bell and seconded by Ernie Davis.
97

98 To approve the renewal of a three-year contract with The Economic Alliance Houston
99 Port Region for economic development services to the SEDC starting October 1, 2018
100 thru September 30, 2021, in an amount not to exceed \$12,500 per year.
101

102 MOTION CARRIED BY UNANIMOUS CONSENT
103

- 104 **6.2 Consider and take all appropriate action on incentive application for**
105 **reimbursement of permit fees and impact fees in an amount not to exceed**
106 **\$64,163.00, filed by WMF Investments Inc. seeking EDC sales tax funds as an**
107 **incentive to assist the retention, and new construction/improvements for a new retail**
108 **center at 3300 Bayport Blvd. "The Shops at the Commons". (Chavez)**
109

110 Motion made by Terry Chapman and seconded by Kevin Ferguson.
111

112 To approve as presented, with the exception that we give half of the incentive when one
113 building is built, and give the other half of the incentive when the second building is built
114 all contingent upon certificates of occupancy on building 1 and building 2.
115

116 MOTION CARRIED BY UNANIMOUS CONSENT
117

- 118 **6.3 Consider and take all appropriate action on approval of the Addendum to the**
119 **Agreement between the Economic Development Corporation and Mario's Pizza,**
120 **Inc. for reallocation of funding for exterior doors and concrete work in substitution**
121 **of the dumpster housing funding as well as one additional month extended for**
122 **project completion date. (Chavez)**
123

124 Motion made by Ernie Davis and seconded by Gary Bell.
125

126 To approve the Addendum to the Agreement between the Seabrook Economic
127 Development Corporation and Mario's Pizza as presented.
128

129 MOTION CARRIED BY UNANIMOUS CONSENT
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131
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6.4 Consider and take all appropriate action on the proposed SEDC Resolution 2018-01 "Update and Renewal of the Seabrook Economic Development Corporation (SEDC) Incentives Policy". (Chavez)

Motion made by Ernie Davis and seconded by Gary Bell.

To approve Resolution 2018-01 EDC Incentives Policy as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

6.5 Consider and take all appropriate action on the final approval of the Seabrook Economic Development Corporation (SEDC) budget for fiscal year 2018-2019. (Chavez)

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To approve the 2018-2019 fiscal year budget for the Economic Development Corporation as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

7. ROUTINE BUSINESS

7.1 Approve minutes of the July 12, 2018 regular EDC meeting. (Patel)

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

7.2 Update on SH 146 expansion.

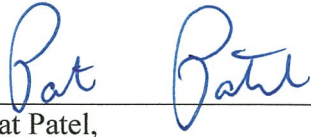
- Meeting scheduled with Miramar Shop Center – access to shopping center during construction
- Meeting with Hialeah Shop Center – again discussing accessibility to shopping center during construction

7.3 Establish future meeting dates and agenda items.

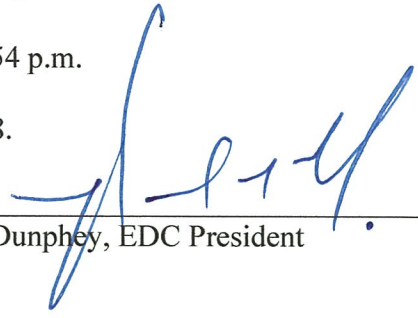
Next meeting will be Thursday, September 13, 2018.

Upon motion duly made, the meeting was adjourned at 7:54 p.m.

APPROVED ON THE 13TH DAY OF SEPTEMBER 2018.



Pat Patel,
EDC Administrative Assistant



Paul Dunphey, EDC President