

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, OCTOBER 11, 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 (exc. absence)	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	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 none.

2. SPECIFIC PUBLIC HEARINGS

2.1 Pursuant to Texas Local Government Code section 505.159, conduct public hearing on notice of project of the SEDC relating to incentives for WMF Investments Inc. "Retail at the Commons" at 3300 Hwy 146 for reimbursement of building and impact fees in the requested amount of \$64,162.75 (or as otherwise determined by SEDC). Payment of such expenditures is authorized for Projects under Texas Local Government Code, including Sections 505.158, 505.302 and related provisions.

EDC President Paul Dunphey opened the public hearing at 7:00 p.m.

There were no comments made.

Mr. Dunphey closed the public hearing at 7:01 p.m.

3. PRESENTATIONS

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

- Follow up on Retail Live trade show
- SH146 promo video is being finalized

- Bay area trees – company with heavy truck traffic – concerned about expansion on Red Bluff
- Meeting with new owners of old Wells Fargo site on SH146 – looking at new ideas for a coffee shop
- Old Seabrook Project – sandwich shop still working on site in Old Seabrook
- Backyard Seabrook maybe soft opening at end of October
- Damn Fine Pies and Coffee - another new business in Old Seabrook coming soon
- GIS System – continue work on real estate map
- Follow up with econ dev consulting firm Marsh Darcy – will make presentation next month
- Celebration Seabrook – report of event will be given next month
- Follow up with LED Signs purchase during SH 146 construction
- Monthly budget spreadsheet

3.2 KIWO Inc. presentation on incentive request.

- Company is 125yrs old – specializes in photo emulsions for screen printing industry
- Sell to over 120 countries in the world – distribution of sorts – some manufacturing
- Biggest production is in Germany
- Here we focus on photo emulsions – water based products
- Pre-treat the water here – two tanks - like a grease trap - solid matter kept in upper tank – once a month truck suctions out solid matter
- Problem is pumper trucks are big – when gas station is torn down, pumper trucks will not be able to access the tank – no way to access which means they have to move it
- Would like to expand the tank and make it larger - then pumper truck can access the tank from parking lot - larger tank would allow us to expand production
- Their sister company in New York would like to move here – they need additional infrastructure to move the company – which will bring additional employees and adding additional 20-25 jobs to Seabrook
- Asking EDC for support financially for reimbursement of the sedimentation tank relocation

Board members asked some of the following questions:

- Do you see any other incentives you would be applying for in the near future?
This is the most immediate need, although there are a few things that would help improve the façade of the building and the landscaping but that would be sometime in the future.
- Do you have other land secured?
We do have land as a backup in the Pasadena area. We bought it sometime ago knowing that if we decide not to move and stay here then we would have that option, and if we don't use that option then we sell the land.

- Who owns the property?
It's the same owners. It's my brother and myself who own a company called Marvin Circle Realty. We structure our businesses with the real estate separately from the operating company.
- Where is the tank located and are any of the materials inside considered hazardous?
The tank is located underground. And it all depends on what you classify as hazardous. In terms of reporting, we are all subject to Osha, EPA, and all the regulatory organizations which regularly check us. Everything we put into the sewer is such that the sewer treatment plant can easily take care of it. Everything we do is pretty immaculate.
- Who regulates the tank?
We self regulate the tank and clean it out periodically.

4. EXECUTIVE SESSION

4.1 Section 551.071

Consult with attorney to receive legal advice on legal issues associated with request for financial incentives from EDC as provided under Texas Government Code 551.071.

4.2 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.

The EDC Board went into executive session at 7:41 p.m.

The EDC Board reconvened at 7:58 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".

No action was taken.

6. OLD BUSINESS

6.1 Consider and take all appropriate action on funding request from Clear Lake Chamber of Commerce in an amount not to exceed \$10,000 beginning October 1, 2018 thru September 30, 2019. (Chavez)

The EDC Board discussed how joining the Chamber of Commerce would be of any value to Seabrook businesses.

Mayor Kolupski supported joining the Chamber of Commerce by stating that it would be beneficial to small business owners. He stated that the Chamber helps promote new businesses as well as keep existing businesses in-tuned, aware, and well trained.

Motion made by Gary Bell and seconded by Terry Chapman.

To approve the funding request from Clear Lake Chamber of Commerce in an amount not to exceed \$10,000 for use of promotion & business development.

MOTION CARRIED BY UNANIMOUS CONSENT

7. NEW BUSINESS

- 7.1 Consider and take all appropriate action on business incentive application filed by KIWO, located at 1929 Marvin Circle, seeking EDC sales tax funds as reimbursement of sedimentation tank relocation in an amount not to exceed \$53,950. (Chavez)**

No action was taken. Direct Staff to bring back to the EDC Board with additional details.

- 7.2 Consider and take all appropriate action on Mario's Pizza request for extension on project completion date from October 20 to December 20, 2018. (Chavez)**

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve Mario's Pizza project completion date for another six months.

MOTION CARRIED BY UNANIMOUS CONSENT

- 7.3 Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and Clay Cat Studio, located at 1501 Main Street, in relation to construction improvements for a retail shop seeking reimbursement of building permit fees in an amount not to exceed \$5,075.50.**

Motion made by Terry Chapman and seconded by Gary Bell.

To approve the Economic Development Agreement between the Seabrook EDC and Clay Cat Studio as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

- 7.4 Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and WMF Investments Inc. for construction of two commercial buildings, to be constructed by WMF Investments Inc., at 3300 Bayport Blvd. for "Retail at the Commons", seeking EDC sales tax funds as an incentive for reimbursement of building permit fees and impact fees in an amount not to exceed \$64,162.75. (Chavez)**

Motion made by Terry Chapman and seconded by Kevin Ferguson.

To approve the Economic Development Agreement between the Seabrook EDC and WMF Investments Inc. as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

8. ROUTINE BUSINESS

8.1 Approve minutes of the September 13, 2018 regular EDC meeting. (Patel)

Motion made by Kevin Ferguson and seconded by Gary Bell.

To correct the typo on line 150 and approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

8.2 Update on SH 146 expansion.

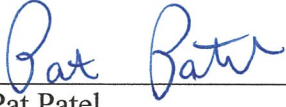
No new updates

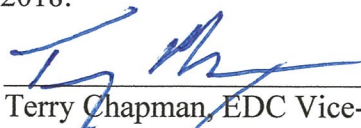
8.3 Establish future meeting dates and agenda items.

Next meeting will be Thursday, November 8, 2018.

Upon motion duly made, the meeting was adjourned at 8:22 p.m.

APPROVED ON THE 8TH DAY OF NOVEMBER 2018.


Pat Patel,
EDC Administrative Assistant


Terry Chapman, EDC Vice-President