

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, NOVEMBER 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 (exc. absence)	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 Vice-President Terry Chapman 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 October 2018.

- 146 Construction kickoff meeting – everything on schedule
- New prospect meetings – farmers market, boat rental and supply companies, and new restaurants
- RedNews update – still getting a lot of calls
- BAHEP Broker Reception mini trade show – met with a lot of people – some prospects, some consultants, and people in the finance sector – excellent opportunity to network
- Semi-Annual report to City Council
- Monthly budget spreadsheet

2.2 Economic Development presentation by Sue Darcy from Marsh Darcy Partners.

- About Marsh Darcy Partners – Land Planning, Site Planning, Municipal and Land Use Planning, Economic Development
- Typical Economic Needs of a Mature City

- Improve/rehabilitate infrastructure
- Create and maintain jobs
- Attract retail, restaurants, entertainment venues, including recreation, valued by residents
- Revitalize declining areas and/or promote new development
- Image or perception change, branding, marketing
- Expand housing options for empty nesters and to attract young residents
- Revenue growth to keep pace with needs
- Private Sector versus Public Sector
- Areas of Consideration – what Cities control, what Cities don't control, and what Cities can influence
- Three pronged approach – leading, compelling, and partnering
- Case Study – I-10 Reconstruction 2009-2011 City of Spring Valley

2.3 Celebration Seabrook event update.

- Celebration Seabrook took place on October 6, 2018
- Made proceeds this year – new plan worked – beyond excited
- Will be able to give funds to the Share Your Christmas Program and The Animal Shelter – total of \$8,000 approved by City Council already
- Lots of great sponsors this year – 16% increase in sponsorships from years pasts
- Record attendance this year – up 72% in attendees from 2017
- More than 300 participants total
- Had over 2000 adult attendees and another 1200 kids
- Lots of great feedback this year
- Kid Zone grew even more
- Great lineup of music all day long
- Promoting art in Seabrook – continued skate park art mural – more pelican paintings
- Merchant Village setup was more open
- Several Food Trucks participated
- New production team this year saved us money

2.4 KIWO Inc. presentation on incentive request.

- Company background – manufacturer of screen making supplies
- Currently has 33 employees – currently in the process of expanding our facility with the intent to double manufacturing and increase work force by up to 50%
- KIWO manufactures mainly water based photoemulsions (similar to water based inks)
- Old sedimentation tank was installed about 20 years ago in the easement behind their main production building with the knowledge and approval of the City
- Every 4 weeks sedimentation tank is pumped out by pump truck – will be difficult to do once the SH146 expansion project is started – it will no longer be possible for the pump truck to reach the tank
- Solution is the installation of a new sedimentation tank in a location that can be reached by the pump truck

- Space behind Kiwo's main parking lot is the best way – this location would allow for easy access from Marvin Circle
- Currently have 400 gallon sedimentation tank – asking for 2000 gallon sedimentation tank which consists of 2 separate 1000 gallon chambers each of which will be separated by water baffles to promote additional solids settling
- The new tank will be placed underneath the existing KIWO employee parking lot
- Asking for reimbursement of sedimentation tank relocation and associated fees in an amount not to exceed \$93,566

3. EXECUTIVE SESSION

3.1 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.

3.2 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 7:53 p.m.

The EDC Board reconvened at 8:21 p.m.

4. OPEN SESSION

4.1 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.

5. NEW BUSINESS

5.1 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 and associated fees in an amount not to exceed \$93,566. (Chavez)

Motion made by Kevin Ferguson and seconded by Gary Bell.

To reimburse KIWO at 90% of completion of the tank relocation and meter upgrade pending work completion associated with the tank relocation project with the caveat that there are 18 new full time employee positions added at the end of 4 years.

MOTION CARRIED BY MAJORITY VOTE

Ayes: Terry Chapman, Kevin Ferguson, Gary Bell, Jeff Larson Nays: Thom Kolupski

5.2 Consider and take all appropriate action on Addendum 2018-2 "Agreement between City of Seabrook; The Seabrook Economic Development Corporation and Mario's Pizza Inc." for extension on project completion date from October 20, 2018 to April 20, 2019. (Chavez)

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve the Addendum 2018-2 "Agreement between City of Seabrook; The Seabrook Economic Development Corporation and Mario's Pizza Inc." as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 Consider and take all appropriate action on a storefront façade improvement Incentive Application filed by Kidd Properties, at location Seabrook Waffle Company 1402 5th Street, seeking EDC sales tax funds for repairs and paint exterior of building estimated to cost at least \$3,000.

Motion made by Mayor Kolupski and seconded by Jeff Larson.

To deny the incentive application.

MOTION CARRIED BY UNANIMOUS CONSENT

6. ROUTINE BUSINESS

6.1 Approve minutes of the October 11, 2018 regular EDC meeting. (Patel)

Motion made by Kevin Ferguson and seconded by Jeff Larson.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

6.2 Update on SH 146 expansion.

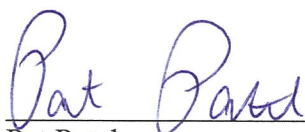
No new updates

6.3 Establish future meeting dates and agenda items.

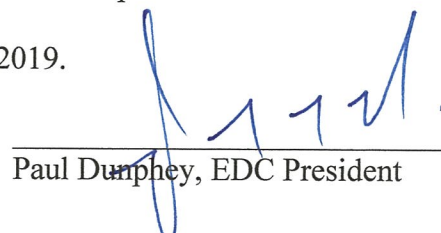
Next meeting will be Thursday, December 13, 2018.

Upon motion duly made, the meeting was adjourned at 8:32 p.m.

APPROVED ON THE 10TH DAY OF JANUARY 2019.



Pat Patel,
EDC Administrative Assistant


Paul Durnphey, EDC President