THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET **THURSDAY SEPTEMBER 13, 2012 AT 7:00 P.M. AT SEABROOK CITY HALL,** 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

President Dunphey called the meeting to order at 7:00 p.m. and declared a quorum was present.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	PRESIDENT
NATALIE PICHA	VICE-PRESIDENT
TERRY CHAPMAN	SECRETARY
ERNIE DAVIS	TREASURER
GLENN ROYAL	MAYOR
THOM KOLUPSKI	COUNCIL REPRESENTATIVE
MARK CALDWELL	MEMBER

ALSO PRESENT WERE:

KIM MICKELSON	EDC ATTORNEY
KELLY TEMPLIN	CITY MANAGER
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
FAITH SHALLIS	ADMINISTRATIVE ASSISTANT

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS
None.

2.0 PRESENTATIONS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

2.1 Walkway options for Old Seabrook. (Conger)
Discussion ensued after Mr. Conger's presentation; Mr. Caldwell suggested public parking lots and one-way streets as an alternative to street parking which would connect to a sidewalk system. Mr. Conger suggested a storm sewer system to replace the drainage ditches. Mr. Conger will prepare some preliminary plans and a project cost estimate for the October meeting.

2.2 Marketing Report for August 2012. (Dearman)
Ms. Dearman invited the Board to the Oct. 2, 2012 City Council meeting for the new website presentation. The EDC Facebook page visits continue to increase. Bay Area Convention and Visitors Center has linked to our Facebook page. August sales taxes were up but September's were down.

3.0 OLD BUSINESS– The Corporation will discuss, consider, and if appropriate, take

action on the items listed below.

3.1 Update of Waterfront Drive project. (Conger)
All rights of ways have been signed off, with the exception of two owners who have verbally agreed to do so. They have discontinued plans to continue the project beyond Petit Street as funds are not available. No action taken.

3.2 Implementation of the storefront façade program. (Chavez)
Mr. Chavez presented the incentive plan; discussion ensued as to whether EDC may implement standards without Council defining the standards according to ordinance or the approval by the Planning and Zoning Commission.

A motion was made by Thom Kolupski and seconded by Natalie Picha

To direct Mr. Chavez to attend the next Planning and Zoning Commission meeting and request their assistance in developing guidelines for the application the Storefront Façade Program.

Mr. Chapman amended the motion and Thom Kolupski accepted the amendment

To also ask Planning and Zoning Commission to provide design guidelines for this program.

Mayor Royal seconded the amended motion.

AMENDED MOTION CARRIED BY UNANIMOUS CONSENT

4.0 NEW BUSINESS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

4.1 A presentation regarding the redevelopment of SH 146. (Templin)
Mr. Templin commented on the potential impact on business as a result of the expansion of SH 146 and stated there will be 34 businesses taken out.
Mr. Templin explained how Miramar Shopping Center could be moved or reconfigured to retain the shopping center and out-parcels, and also possibly expanding the shopping center footprint.
He also explained that we have a great deal of underdeveloped commercial property currently, and mentioned that we will be focusing on developing NASA Parkway in light of future construction on SH 146.
The Mayor mentioned TxDOT is trying to get TTI to take this on as a research project to change the planned traffic flow to a shared use so that traffic may easily access businesses. No action taken.

4.2 **Discussion and consideration regarding EDC vs. City funding of a SH 146 corridor design study and master plan to maximize the benefit to the Seabrook business community from the SH 146 improvements. (Caldwell)**
Mr. Caldwell recommends the City contract for an impact and design study in response to the redevelopment of SH 146 and as an incentive for property developers. The study should address, among other things, a positive impact zone, special incentives for impacted businesses and properties, architectural design guidelines, infrastructure improvements and redeveloping properties.

A motion was made by Mark Caldwell and seconded by Thom Kolupski

To request that staff research potential firms with experience in developing impact and design studies and also developing TIRZ; also to bring back examples of what other communities have done in similar situations, and report at the October meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 **Discuss development of an active database of SH 146 properties. (Chavez/Dearman)**
Mr. Chavez will supply information for the Board notebooks prioritizing impacted businesses and the information that defines each business. No action taken.

4.4 **Determine who will attend the January 18, 2013 BAHEP Annual Banquet. There are eight (8) places at the table. (Dunphey)**
Mark Caldwell, Ernie Davis, Paul Chavez, Natalie Picha, Paul Dunphey will attend leaving 3 open seats.

4.5 **Determine who will represent the SEDC board for the voting position available on the Board of Directors of the Economic Alliance. (Chavez)**
Mayor Royal is in the first seat already; Paul Chavez will serve the second seat.

A motion was made by Glenn Royal and seconded by Thom Kolupski

To nominate Paul Chavez for the second seat.

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 APPROVAL OF MINUTES

5.1 **Approval of the Minutes of the August 9, 2012 meeting.**
A motion was made by Glenn Royal and seconded by Natalie Picha

To approve the minutes as submitted.

MOTION CARRIED BY UNANIMOUS CONSENT

6.0 ROUTINE BUSINESS — The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

6.1 Report on economic development activities since the August 9, 2012 EDC meeting. (Chavez)

Mr. Chavez announced that there is a new business (sandwich shop) moving in on SH 146. He also announced that the next Morning Brew will be held on Oct. 10, 2012 and the Mayor's second annual Hamburger Summit will be held on October 18, 2012.

Mr. Chavez requests that board members bring their recommendations for Seabrook Business of the Year to the next meeting.

6.2 Establish future meeting dates and agenda items.

The next EDC meeting will be held October 11, 2012 at 7:00 p.m.

A motion was made by Thom Kolupski and seconded by Ernie Davis

To adjourn the meeting.

MOTION TO ADJOURN CARRIES BY UNANIMOUS CONSENT.

President Dunphey adjourned the meeting at 9:40 p.m.

Approved this 11th day of October 2012.

Paul R. Dunphey, President

Faith Shallis

Faith Shallis, Administrative Assistant