

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, DECEMBER 12, 2019 AT 6:00 P.M.** IN THE
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO
5 THE AGENDA ITEMS LISTED BELOW.

6
7 **BOARD MEMBERS PRESENT:**

8 PAUL R. DUNPHEY	CHAIRMAN
9 TERRY CHAPMAN	VICE-CHAIR
10 KEVIN FERGUSON	TREASURER
11 ERNIE DAVIS	SECRETARY
12 THOMAS KOLUPSKI	MAYOR
13 GARY BELL	MEMBER
14 JEFF LARSON (exc. absence)	COUNCIL REPRESENTATIVE

15
16 **ALSO PRESENT WERE:**

17 GAYLE COOK	CITY MANAGER
18 STEVE WEATHERED	CITY/EDC ATTORNEY
19 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
20 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

21
22 EDC Vice-Chairman Terry Chapman called the meeting to order at 6:00 p.m. and declared that a
23 quorum was present.

24
25 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

26
27 There were none.

28
29 **2. PRESENTATIONS**

30
31 **2.1 EDC Director's report on economic development activities for November 2019.**

32 EDC Director, Paul Chavez presented the following monthly report:

- 33
- 34 • GIS Real Estate website updated
- 35 • Meeting with Moody National Bank – incentive policy discussion
- 36 • Meeting with KIWO – incentive compliance update
- 37 • Monthly budget spreadsheet
- 38 • RedNews report
- 39 • Retail Strategies marketing flyer
- 40 • Sales Tax Revenue seasonally adjusted chart
- 41 • BAHEP Quasar Banquet and Economic Alliance Banquet
- 42

43 **3. NEW BUSINESS**

44
45 **3.1 Consider and take all appropriate action on proposed Addendum 2019-1 for**
46 **extension for substantial completion requested by KIWO.**
47

48
49
50 Motion made by Kevin Ferguson and seconded by Gary Bell.
51

52 To approve Addendum 2019-1 for extension for substantial completion requested by
53 KIWO, in regards to moving their emulsion manufacturing operations to City of
54 Seabrook by December 1, 2020.
55

56 MOTION CARRIED BY UNANIMOUS CONSENT
57

- 58 **3.2 Consider and take all appropriate action on proposed Addendum 2019-1**
59 **amendment made to the Agreement with WMF Investments Inc. “Retail At The**
60 **Commons” to provide an additional extension for the time for performance of the**
61 **date of substantial completion from November 20, 2019 to April 1, 2020.**
62

63 Motion made by Gary Bell and seconded by Ernie Davis.
64

65 To approve Addendum 2019-1 amendment made to the Agreement with WMF
66 Investments “Retail At The Commons” to provide an additional extension for the time for
67 performance of the date of substantial completion until April 1, 2020.
68

69 MOTION CARRIED BY UNANIMOUS CONSENT
70

- 71 **3.3 Consider and take all appropriate action on proposed Addendum 2019-3**
72 **amendment made to the Agreement with Clay Cat Studio to provide an additional**
73 **extension for project completion date.**
74

75 EDC Director, Paul Chavez explained that the Building department has approved the
76 substantial completion for Clay Cat Studio, therefore staff recommends pulling the item.
77 The Board discussed the item and decided to go ahead and approve the Addendum just in
78 case the applicant was not able to meet the current deadline of December 21, 2019.
79

80 Motion made by Ernie Davis and seconded by Kevin Ferguson.
81

82 To approve Addendum 2019-3 amendment made to the Agreement with Clay Cat Studio
83 to provide an additional extension for project completion date until May 21, 2020. Should
84 the applicant meet the current deadline of December 21, 2019, then void this Addendum
85 2019-3 and pull item from City Council.
86

87 MOTION CARRIED BY UNANIMOUS CONSENT
88

- 89 **3.4 Consider and take all appropriate action on updates made to the EDC Incentives**
90 **Information and Policy.**
91

92 EDC Director, Paul Chavez explained the additional language that was added to the EDC
93 Incentive Application stating that the application would now include language for the
94 commencement of construction and a substantial completion date.

Motion made by Ernie Davis and seconded by Gary Bell.

To approve the updates as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.5 Consider and take all appropriate action on Business of the Year (McDonald's) to receive recognition by the Seabrook EDC consisting of but not limited to a one year membership to the Clear Lake Chamber of Commerce and the Seabrook Business Association. This is an unbudgeted item.**

Motion made by Terry Chapman and seconded by Gary Bell.

To approve the business of the year recognition in an amount not to exceed \$1,000 as determined by staff.

MOTION CARRIED BY UNANIMOUS CONSENT

4. ROUTINE BUSINESS

- 4.1 Approve minutes of the November 14, 2019 regular EDC meeting.**

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.2 Update on SH 146 expansion.**

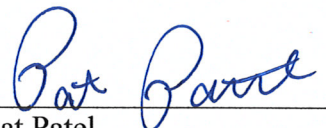
- Mid to late Feb – barricades going up from bridge to NASA
- Pylons on new bridge coming up

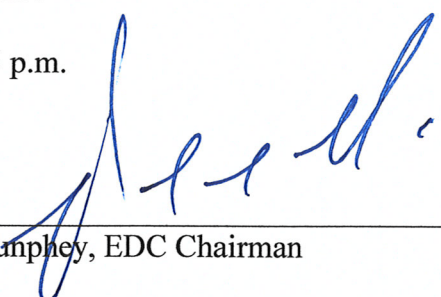
- 4.3 Establish future meeting dates and agenda items.**

Next meeting scheduled for Thursday, January 9, 2020.

Upon motion duly made, the meeting was adjourned at 6:35 p.m.

APPROVED ON THE 22ND DAY OF JANUARY 2020.


Pat Patel,
EDC Administrative Assistant


Paul Dumphrey, EDC Chairman