THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, OCTOBER 11, 2012 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.

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

BOARD MEMBERS PRESENT:

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

ALSO PRESENT WERE:

KIM MICHELSON	EDC ATTORNEY
KELLY TEMPLIN	CITY MANAGER
GAYLE COOK	ASSISTANT CITY MANAGER
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
MICHELE L. GLASER	CITY SECRETARY

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS – None.

2.0 PRESENTATIONS

2.1 Presentation by Gulf Winds International

Steve Stewart, Houston, Chairman of Gulf Winds International, introduced Deanne Thompson and John Nicholson, Transwestern, who made a presentation for development of land on the north side of the city, east of SH 146 and west of Old Highway 146. Mr. Nicholson said that Gulf Winds would like to rezone some of the property from C-2 to L-I to allow for the construction of a tilt wall distribution facility containing approximately 5,000 square feet of office space. The distribution part of the building will be in the area closest to Old Highway 146. He stated that the zoning for the portion of the property abutting SH 146 would remain commercial (approximately 200 feet deep) which the company will market. The developer will attempt to leave a buffer of trees between the C-2 development and the L-I development. There will be water features in the detention ponds. Red Bluff Road will not be used for ingress or egress with all traffic to be diverted to Old Highway 146 to Port Road. The business is estimated to add approximately $250,000 annually in property taxes and employ approximately 50 people. Mr. Nicholson will ask the architect if the planned retention area would be adequate for both the L-I property and the C-2 property.

Mr. Stewart stated that Gulf Winds is a family owned company in the Houston area. The facility will not handle any types of hazardous cargo nor will it store or stack containers. Development of the industrial property will begin as soon as all approvals have been received with the project to be completed approximately 12 months from the start date. Additional information about the presentation is contained in Attachments A-1, A-2 and A-3 of these minutes.

President Dunphey asked for a vote of support for this project, as it will be submitted to the Planning and Zoning Commission for consideration.

Motion was made by Mr. Caldwell and seconded by Mr. Davis

That the Economic Development Corporation supports this project.

Natalie Picha asked why this project had been rejected in the past by the City. Ms. Picha stated that it was her understanding that the city was considering this property for commercial use for relocated business and possibly for a "big box" store. Mr. Davis stated that this request had not been previously considered by EDC. President Dunphey stated that when a similar request had been previously presented to the Planning and Zoning Commission, there was fear that rezoning commercial land to industrial land would diminish the area for the relocation of those Seabrook businesses to be displaced by the SH 146 improvement project. President Dunphey added that it would be difficult to develop the property for commercial as the view is blocked by the new Red Bluff overpass and the property is located north of the berm and the extension of the railroad tracks. Ms. Picha asked what kind of commitment the developer could give the city that it will promote the retail portion of the project. Mr. Stewart stated that they would market the retail land and added that another use could be an office complex.

MOTION CARRIED BY UNANIMOUS CONSENT.

2.2 Presentation of preliminary plans and a project estimate for sidewalks, one-way streets, lighting and parking in the Old Seabrook area.

City Engineer, Dale Conger, presented information on three alternatives for Old Seabrook.

1) Totally rebuild a street with new sidewalks on sides, storm drainage and lighting at a cost of approximately $676,000 for three blocks.

2) Install street lights and sidewalks behind the drainage ditches for safety purposes without rebuilding the street, at a cost of approximately $45,000 per block.

3) Designate one-way streets which would allow parking on one side of the street. Mr. Conger suggested that this option be limited to interior streets with limited traffic.

Mr. Chavez stated that he had asked Mr. Conger to present some alternatives as businesses in Old Seabrook had concerns about the ability and safety of the public to walk from one business to another. Mr. Davis questioned whether sidewalks would increase commerce in Old Seabrook without a central parking area. There was also a discussion on delineating the percentage of homes in the Old Seabrook District. No formal action was taken on this item.

2.3 Marketing Report for September 2012.

Mr. Chavez gave an oral and written report. The primary task in September was to launch the new city and EDC website.

3.0 NEW BUSINESS

3.1 Nominations and voting for the Seabrook Business of the Year. This business will be honored at the Economic Alliance Banquet on October 25, 2012.

Motion was made by Mr. Kolupski and seconded by Mrs. Picha

To nominate Mario's Restaurant as the Seabrook Business of the Year.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 OLD BUSINESS

4.1 Update on the storefront façade program.

Mr. Chavez stated that he would discuss this program with the Planning and Zoning Commission at its next meeting.

4.2 Report on staff's research of potential firms for a redevelopment study for properties along SH 146.

Mr. Chavez presented a brief written summary of four companies who are interested in this project. He stated that the next step is for staff to develop a scope of service and RFP's. Mr. Chavez confirmed that advertisement of the project would not be limited to the four companies he had previously contacted.

Mr. Davis asked when funds would be available for this project. Mr. Chavez stated that funds are currently available but would have to be appropriated for this project. Ms. Michelson stated that new projects have a 60-day waiting time from the time the project is advertised in the city newspaper and web site and the time it may begin.

No action was taken at this time.

5.0 APPROVAL OF MINUTES

5.1 Approval of the minutes of the September 13, 2012 EDC meeting.

Motion was made by Mr. Kolupski and seconded by Mrs. Picha

To approve the minutes of September 13, 2012 as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Report on economic development activities since the September 13, 2012 EDC meeting and introducing the new section in the EDC notebook dedicated to SH 146 businesses.

Chavez gave a written and oral report of his activities for last 30 days, including the development of a program related to SH 146 businesses. President Dunphey recommended that members review the information and give recommendations of additional information that would be helpful.

6.2 Establish future meeting dates and agenda items.

The next meeting will be held on November 8, 2012. No agenda items were discussed.

Upon motion, Chairman Dunphey adjourned the meeting at 8:08 p.m.

Approved this 8th day of November 2012.

Paul Dunphey, President

Michele L. Glaser, City Secretary