

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

46 employ approximately 50 people. Mr. Nicholson will ask the architect if the planned
47 retention area would be adequate for both the L-I property and the C-2 property.
48

49 Mr. Stewart stated that Gulf Winds is a family owned company in the Houston area. The
50 facility will not handle any types of hazardous cargo nor will it store or stack containers.
51 Development of the industrial property will begin as soon as all approvals have been received
52 with the project to be completed approximately 12 months from the start date. Additional
53 information about the presentation is contained in Attachments A-1, A-2 and A-3 of these
54 minutes.
55

56 President Dunphey asked for a vote of support for this project, as it will be submitted to the
57 Planning and Zoning Commission for consideration.
58

59 Motion was made by Mr. Caldwell and seconded by Mr. Davis
60

61 That the Economic Development Corporation supports this project.
62

63 Natalie Picha asked why this project had been rejected in the past by the City. Ms. Picha
64 stated that it was her understanding that the city was considering this property for commercial
65 use for relocated business and possibly for a "big box" store. Mr. Davis stated that this
66 request had not been previously considered by EDC. President Dunphey stated that when a
67 similar request had been previously presented to the Planning and Zoning Commission, there
68 was fear that rezoning commercial land to industrial land would diminish the area for the
69 relocation of those Seabrook businesses to be displaced by the SH 146 improvement project.
70 President Dunphey added that it would be difficult to develop the property for commercial as
71 the view is blocked by the new Red Bluff overpass and the property is located north of the
72 berm and the extension of the railroad tracks. Ms. Picha asked what kind of commitment the
73 developer could give the city that it will promote the retail portion of the project. Mr. Stewart
74 stated that they would market the retail land and added that another use could be an office
75 complex.
76

77 MOTION CARRIED BY UNANIMOUS CONSENT.
78

79 **2.2 Presentation of preliminary plans and a project estimate for sidewalks, one-way streets,**
80 **lighting and parking in the Old Seabrook area.**
81

82 City Engineer, Dale Conger, presented information on three alternatives for Old Seabrook.
83

- 84 1) Totally rebuild a street with new sidewalks on sides, storm drainage and lighting at a
85 cost of approximately \$676,000 for three blocks.
86
- 87 2) Install street lights and sidewalks behind the drainage ditches for safety purposes
88 without rebuilding the street, at a cost of approximately \$45,000 per block.
89

- 90 3) Designate one-way streets which would allow parking on one side of the street. Mr.
91 Conger suggested that this option be limited to interior streets with limited traffic.
92

93 Mr. Chavez stated that he had asked Mr. Conger to present some alternatives as businesses in
94 Old Seabrook had concerns about the ability and safety of the public to walk from one
95 business to another. Mr. Davis questioned whether sidewalks would increase commerce in
96 Old Seabrook without a central parking area. There was also a discussion on delineating the
97 percentage of homes in the Old Seabrook District. No formal action was taken on this item.
98

99 **2.3 Marketing Report for September 2012.**

100
101 Mr. Chavez gave an oral and written report. The primary task in September was to launch the
102 new city and EDC website.
103

104 **3.0 NEW BUSINESS**

105 **3.1 Nominations and voting for the Seabrook Business of the Year. This business will be**
106 **honored at the Economic Alliance Banquet on October 25, 2012.**
107

108 Motion was made by Mr. Kolupski and seconded by Mrs. Picha
109

110 To nominate Mario's Restaurant as the Seabrook Business of the Year.
111

112 MOTION CARRIES BY UNANIMOUS CONSENT.
113

114 **4.0 OLD BUSINESS**

115
116 **4.1 Update on the storefront façade program.**
117

118 Mr. Chavez stated that he would discuss this program with the Planning and Zoning
119 Commission at its next meeting.
120

121 **4.2 Report on staff's research of potential firms for a redevelopment study for properties**
122 **along SH 146.**
123

124 Mr. Chavez presented a brief written summary of four companies who are interested in this
125 project. He stated that the next step is for staff to develop a scope of service and RFP's. Mr.
126 Chavez confirmed that advertisement of the project would not be limited to the four
127 companies he had previously contacted.
128

129 Mr. Davis asked when funds would be available for this project. Mr. Chavez stated that funds
130 are currently available but would have to be appropriated for this project. Ms. Michelson
131 stated that new projects have a 60-day waiting time from the time the project is advertised in
132 the city newspaper and web site and the time it may begin.
133

134 No action was taken at this time.

135 **5.0 APPROVAL OF MINUTES**
136

137 **5.1 Approval of the minutes of the September 13, 2012 EDC meeting.**
138

139 Motion was made by Mr. Kolupski and seconded by Mrs. Picha
140

141 To approve the minutes of September 13, 2012 as presented.
142

143 MOTION CARRIED BY UNANIMOUS CONSENT.
144

145 **6.0 ROUTINE BUSINESS**
146

147 **6.1 Report on economic development activities since the September 13, 2012 EDC meeting**
148 **and introducing the new section in the EDC notebook dedicated to SH 146 businesses.**
149

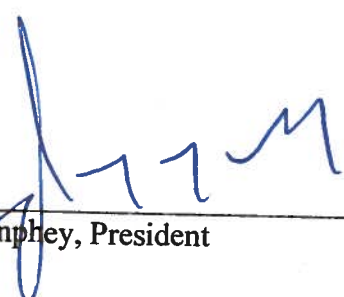
150 Chavez gave a written and oral report of his activities for last 30 days, including the
151 development of a program related to SH 146 businesses. President Dunphey recommended
152 that members review the information and give recommendations of additional information
153 that would be helpful.
154

155 **6.2 Establish future meeting dates and agenda items.**
156

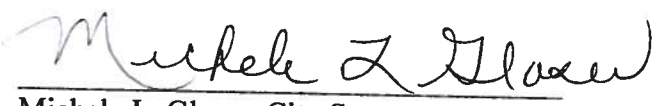
157 The next meeting will be held on November 8, 2012. No agenda items were discussed.
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159 Upon motion, Chairman Dunphey adjourned the meeting at 8:08 p.m.
160

161
162 Approved this 8th day of November 2012.
163
164
165
166
167



Paul Dunphey, President



Michele L. Glaser, City Secretary