THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, NOVEMBER 8, 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 (EXCUSED ABSENCE)
GLENN ROYAL	MAYOR
THOM KOLUPSKI	COUNCIL REPRESENTATIVE
MARK CALDWELL	MEMBER

ALSO PRESENT WERE:

KIM MICKELSON	EDC ATTORNEY (EXCUSED ABSENCE)
KELLY TEMPLIN	CITY MANAGER
GAYLE COOK	ASSISTANT CITY MANAGER
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
FAITH SHALLIS	SECRETARY

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

None.

2.0 PRESENTATIONS

2.1 Marketing report for September 2012. (Dearman)

The number of unique website visitors went from 237 in September to 535 unique visitors in October and from 696 page views in September to 1300 page views in October. The age group of most visitors falls in 35-54 years. Sales tax went up in October. Mario's Flying Pizza was named Seabrook Business of the Year. Facebook visits increased. The Texas Association of Telecommunications Officers and Advisors will have their 2013 conference in Seabrook.

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

3.1 Developing an incentive matrix for Highway 146 businesses. (Dunphey)

Discussion ensued regarding how to determine the potential eligibility of Highway 146 businesses for receiving monetary aid from SEDC if they are displaced by the road project and wish to relocate their business in Seabrook. Some of the topics included speaking with landlords and commercial property owners to see if they will offer incentives to Seabrook businesses willing to relocate in Seabrook; determining which businesses may not qualify for reimbursement from TxDOT; which franchises may not be able to relocate within the city limits; determining a process in which to assign points or grades to businesses. It was noted that there is a list of criteria for projects that had been developed by the former EDC administrator that may have relevance in this instance. The EDC Administrator will do test runs of anonymous businesses through the matrix criteria. Mr. Caldwell suggested we offer the business a percentage of what TxDOT offers businesses if they stay in Seabrook. No action was taken.

4.0 OLD BUSINESS

None.

5.0 APPROVAL OF MINUTES

5.1 Approval of the minutes of the October 11, 2012 EDC meeting.

Motion was made by Mayor Royal and seconded by Mrs. Picha

To approve the minutes of October 11, 2012 as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Report on economic development activities since the October 11, 2012 EDC meeting. (Chavez)

- The treasurer's report is in a new, simpler format.
- The Coupon Book representatives are canvassing local businesses.
- Mr. Chavez has been speaking with firms that develop business master plans and it takes roughly 6-8 weeks to complete and between $45-50,000. This will be an item on the December agenda.

6.2 Establish future meeting dates and agenda items.

The next meeting will be held on December 13, 2012. The highway 146 matrix and also the performance criteria for developing a business master plan will be December agenda items.

Upon motion, President Dunphey adjourned the meeting at 8:13 p.m.

Approved this 13th day of December 2012.

Paul R. Dunphey, President

Faith Shallis

Faith Shallis, Secretary