



MEETING MINUTES

October 3, 2023

Regular Seabrook City Council Meeting

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jackie Rasco, Rob Hefner, Tom Tollett, Buddy Hammann, and Joe Machol. Mayor Thom Kolupski declared a quorum. Also in attendance were City Attorney Greg Olson, City Manager Gayle Cook, Deputy City Manager Sean Landis, City Secretary Rachel Lewis, Deputy City Secretary Maria Lawler.

1. Public Comments and Announcements

The following citizens gave public comments:

NAME	ADDRESS	TOPIC
Greg Businelle	3921 Breezeway Ct.	Increased commercial trash fees Flaws in recycling
Jose Cervantes	2534 Loganberry	Red Oak construction noise Emergency flaring

1.1 Mayor, City Council and/or City Staff Announcements

Council Member Rob Hefner made announcements regarding dates National Night Out, Coffee with Cops, and Celebration Seabrook.

2. Specific Public Hearing

Conduct Public hearing on a request to Amend the FY 2023-2024 Master Fee Schedule, in compliance with HB 1922, in adoption to the updated Master Fee Schedule. Deputy City Manager Sean Landis explained the reason for conducting the public hearing was due to statutory requirements for regular review and updates for the Master Fee Schedule.

The following citizens gave public comments:

NAME	ADDRESS	TOPIC
Greg Businelle	3921 Breezeway Ct.	Questions regarding statutory requirements

3. Consent Agenda

3.1 Report and update on Celebration Seabrook 2023 event progress was given by City Manager Gayle Cook. See attachment A.



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- 3.2 Approve the renewal of the Administrative Staffing Services Agreement for fiscal year 2023-2024, between the City of Seabrook and the Seabrook Economic Development Corporation, in an amount not to exceed \$110,000. This is a budgeted item that was approved by Seabrook EDC on August 10, 2023.**

Motion: To Approve the Consent Agenda
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present.

4. New Business

- 4.1 Consider and take all appropriate action on first reading of Ordinance 2023-30, "Master Fee Schedule Update."**

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING PARKS AND RECREATION FEES, WATER RATES AND SANITATION/GARBAGE COLLECTION FEES; AND PARKS IMPACT FEES; MAKING FINDINGS OF FACT; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present

Councilmember Michael Giangrosso arrived for the meeting at this time.

- 4.2 Consider and take all appropriate action on first reading of Resolution 2023-15, "Project and Incentive Agreement for Seabrook Plaza One, LLC."**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 505.158

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present



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4.3 Hear a Presentation on the findings of an audit from Waste Management on the recyclables from the City of Seabrook.

Shanna Lopez, Waste Management representative, presented the audit findings. See attachment B.

5.1 Discussion on opening the exit at the bottom of the Seabrook bridge to allow traffic to go to Seafood Businesses

Councilmember Machol presented problems with the exit closure. City Manager Gayle Cook informed Council she submitted questions regarding opening the exit to TxDot and was awaiting a response.

5.2 Discussion about the traffic accidents at Nasa Road 1 and 1-46, and at Repsdorph and 1-46

Councilmember Machol presented problems with traffic flow at the Repsdorph intersection and stated the traffic lights were numerous and cluttered. City Manager Gayle Cook informed Council permanent lights were due to be installed at that intersection the following week.

6 Routine Business

6.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration projects.

Gayle Cook gave the update. See attachment C.

6.2 Establish future meeting dates and agenda items

City Secretary Rachel Lewis stated the next meeting was scheduled for October 17, 2023 at 6:00 pm.

7 Closed Executive Session

The Council held a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with authority contained in:

7.1 Section 551.074

Conduct a closed executive session to deliberate the evaluation and duties of the City Manager.

Mayor Kolupski adjourned the regular meeting into closed session at 5:58 pm.



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October 3, 2023
Regular Seabrook City
Council Meeting

8 Open Session

Mayor Kolupski reconvened the regular meeting into open session at 6:34 pm.

Adjourn

Motion: To adjourn
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present.

Council was adjourned at 6:35 p.m.

APPROVED: Thom Kolupski **DATE:** 11-20-23
Thom Kolupski, Mayor

ATTEST: Rachel Lewis
Rachel Lewis City Secretary



Aggregated Customer Audit Report

Wednesday, May 3, 2023

4:16:50 PM

Location Houston Westside

Sample Confidence 59% Shift 1st From 4/1/2023

Customer WM-SeaBrook To 4/30/2023

Status	# of Audits	Total Audit Time (hr.min)	Avg Audit Time (hr.min)	Total Weight (lbs)	Avg Weight (lbs)
Complete	2	2.00	1.00	481.8	240.9

Material	Sub Type	Shape	Color	Min (lbs)	Max (lbs)	Avg (lbs)	Sum (lbs)	% of Total
Fiber	OCC			58.3	75.4	66.9	133.70	27.8%
Fiber	ONP8-SRPN			36.3	74.3	55.3	110.60	23.0%
Fiber	Mixed Paper 54			10.3	11.2	10.8	21.50	4.5%
Plastic	1 PET			7.2	9.5	8.3	16.70	3.5%
Plastic	2 HDPE		Natural	1.3	2.1	1.7	3.40	0.7%
Plastic	2 HDPE		Colored	2.3	3.3	2.8	5.60	1.2%
Plastic	5 PP			0.0	0.0	.0	.00	0.0%
Plastic	Plastic 3-7			3.3	3.4	3.4	6.70	1.4%
Plastic	MRF Film Plastic			0.8	1.1	.9	1.80	0.4%
Plastic	Bulky Rigid Plasti			0.0	0.0	.0	.00	0.0%
Metal	Aluminum			1.6	2.1	1.8	3.70	0.8%
Metal	Steel-Tin			0.8	1.2	1.0	2.10	0.4%
Metal	Scrap Steel			0.0	0.0	.0	.00	0.0%
Glass	Three Mix Glass >			38.7	38.7	38.7	77.40	16.1%
Residue	Unrecoverable Re			0.0	0.0	.0	.00	0.0%
Residue	Plastic Bagged Ma			0.0	0.0	.0	.00	0.0%
Residue	Processing Loss			0.0	0.0	.0	.00	0.0%
Residue	Residue			41.8	56.8	49.3	98.60	20.5%
Total Sample Weighed							481.8	100.0%



Aggregated Customer Audit Report

Tuesday, May 30, 2023

8:48:12 AM

Location Houston Westside

Sample Confidence 59% Shift 1st From 5/1/2023

Customer WM-SeaBrook To 5/29/2023

Status	# of Audits	Total Audit Time (hr.min)	Avg Audit Time (hr.min)	Total Weight (lbs)	Avg Weight (lbs)
Complete	2	2.00	1.00	481.5	240.8

Material	Sub Type	Shape	Color	Min (lbs)	Max (lbs)	Avg (lbs)	Sum (lbs)	% of Total
Fiber	OCC			73.4	93.5	83.4	166.90	34.7%
Fiber	ONP8-SRPN			31.3	37.7	34.5	69.00	14.3%
Fiber	Mixed Paper 54			8.2	9.3	8.7	17.40	3.6%
Plastic	1 PET			5.5	7.3	6.4	12.80	2.7%
Plastic	2 HDPE		Natural	1.4	1.7	1.6	3.10	0.6%
Plastic	2 HDPE		Colored	2.1	2.2	2.1	4.20	0.9%
Plastic	5 PP			0.0	0.0	.0	.00	0.0%
Plastic	Plastic 3-7			2.3	2.4	2.3	4.70	1.0%
Plastic	MRF Film Plastic			0.3	0.5	.4	.80	0.2%
Plastic	Bulky Rigid Plasti			0.0	0.0	.0	.00	0.0%
Metal	Aluminum			1.3	1.4	1.3	2.70	0.6%
Metal	Steel-Tin			0.5	0.7	.6	1.20	0.2%
Metal	Scrap Steel			0.0	39.8	19.9	39.80	8.3%
Glass	Three Mix Glass >			0.0	31.9	15.9	31.90	6.6%
Residue	Unrecoverable Re			0.0	0.3	.1	.30	0.1%
Residue	Plastic Bagged Ma			0.0	0.0	.0	.00	0.0%
Residue	Processing Loss			0.0	0.0	.0	.00	0.0%
Residue	Residue			61.8	64.9	63.4	126.70	26.3%
Total Sample Weighed							481.5	100.0%



Aggregated Customer Audit Report

Wednesday, June 28, 2023

1:07:00 PM

Location Houston Westside

Sample Confidence 59% Shift 1st From 6/1/2023

Customer WM-SeaBrook To 6/27/2023

Status	# of Audits	Total Audit Time (hr.min)	Avg Audit Time (hr.min)	Total Weight (lbs)	Avg Weight (lbs)
Complete	2	2.00	1.00	470.5	235.3

Material	Sub Type	Shape	Color	Min (lbs)	Max (lbs)	Avg (lbs)	Sum (lbs)	% of Total
Fiber	OCC			44.0	56.4	50.2	100.40	21.3%
Fiber	ONP8-SRPN			32.2	33.7	32.9	65.90	14.0%
Fiber	Mixed Paper 54			8.2	37.9	23.1	46.20	9.8%
Plastic	1 PET			5.3	12.7	9.0	18.10	3.8%
Plastic	2 HDPE		Natural	1.2	2.6	1.9	3.70	0.8%
Plastic	2 HDPE		Colored	2.2	3.3	2.8	5.50	1.2%
Plastic	5 PP			0.0	0.0	.0	.00	0.0%
Plastic	Plastic 3-7			2.5	3.6	3.0	6.10	1.3%
Plastic	MRF Film Plastic			0.5	2.8	1.6	3.30	0.7%
Plastic	Bulky Rigid Plasti			0.0	5.0	2.5	5.00	1.1%
Metal	Aluminum			1.3	3.5	2.4	4.80	1.0%
Metal	Steel-Tin			0.3	4.0	2.1	4.30	0.9%
Metal	Scrap Steel			0.0	34.4	17.2	34.40	7.3%
Glass	Three Mix Glass >			0.0	31.7	15.9	31.70	6.7%
Residue	Unrecoverable Re			0.0	0.0	.0	.00	0.0%
Residue	Plastic Bagged Ma			0.0	0.0	.0	.00	0.0%
Residue	Processing Loss			0.0	0.0	.0	.00	0.0%
Residue	Residue			69.8	71.2	70.5	141.10	30.0%
Total Sample Weighed							470.5	100.0%



Aggregated Customer Audit Report

Thursday, July 27, 2023

7:04:55 AM

Location Houston Westside

Sample Confidence 59% Shift 1st From 7/1/2023

Customer WM-SeaBrook To 7/26/2023

Status	# of Audits	Total Audit Time (hr.min)	Avg Audit Time (hr.min)	Total Weight (lbs)	Avg Weight (lbs)
Complete	2	2.00	1.00	426.0	213.0

Material	Sub Type	Shape	Color	Min (lbs)	Max (lbs)	Avg (lbs)	Sum (lbs)	% of Total
Fiber	OCC			56.5	68.5	62.5	125.00	29.3%
Fiber	ONP8-SRPN			29.6	32.5	31.1	62.10	14.6%
Fiber	Mixed Paper 54			7.2	7.3	7.2	14.40	3.4%
Plastic	1 PET			5.3	6.4	5.9	11.70	2.7%
Plastic	2 HDPE		Natural	1.3	1.4	1.3	2.70	0.6%
Plastic	2 HDPE		Colored	2.0	2.5	2.3	4.60	1.1%
Plastic	5 PP			0.0	0.0	.0	.00	0.0%
Plastic	Plastic 3-7			2.2	2.3	2.2	4.50	1.1%
Plastic	MRF Film Plastic			1.0	1.1	1.0	2.10	0.5%
Plastic	Bulky Rigid Plasti			0.0	0.0	.0	.00	0.0%
Metal	Aluminum			1.2	2.2	1.7	3.40	0.8%
Metal	Steel-Tin			0.5	0.9	.7	1.40	0.3%
Metal	Scrap Steel			0.0	0.0	.0	.00	0.0%
Glass	Three Mix Glass >			29.6	29.7	29.7	59.30	13.9%
Residue	Unrecoverable Re			0.4	0.6	.5	1.00	0.2%
Residue	Plastic Bagged Ma			0.0	0.0	.0	.00	0.0%
Residue	Processing Loss			0.0	0.0	.0	.00	0.0%
Residue	Residue			58.9	74.8	66.9	133.80	31.4%
Total Sample Weighed							426.0	100.0%



Aggregated Customer Audit Report

Thursday, August 31, 2023

7:45:47 AM

Location Houston Westside

Sample Confidence 59% Shift 1st From 8/1/2023

Customer WM-SeaBrook To 8/31/2023

Status	# of Audits	Total Audit Time (hr.min)	Avg Audit Time (hr.min)	Total Weight (lbs)	Avg Weight (lbs)
Complete	2	2.00	1.00	380.2	190.1

Material	Sub Type	Shape	Color	Min (lbs)	Max (lbs)	Avg (lbs)	Sum (lbs)	% of Total
Fiber	OCC			49.6	53.3	51.4	102.90	27.1%
Fiber	ONP8-SRPN			27.3	31.6	29.5	59.00	15.5%
Fiber	Mixed Paper 54			3.2	5.2	4.2	8.30	2.2%
Plastic	1 PET			6.4	6.6	6.5	13.00	3.4%
Plastic	2 HDPE		Natural	1.2	1.3	1.2	2.50	0.7%
Plastic	2 HDPE		Colored	0.5	1.7	1.1	2.30	0.6%
Plastic	5 PP			0.0	0.0	.0	.00	0.0%
Plastic	Plastic 3-7			2.2	3.2	2.7	5.30	1.4%
Plastic	MRF Film Plastic			1.0	1.1	1.1	2.20	0.6%
Plastic	Bulky Rigid Plasti			0.0	0.0	.0	.00	0.0%
Metal	Aluminum			0.4	1.4	.9	1.70	0.4%
Metal	Steel-Tin			0.0	0.7	.4	.70	0.2%
Metal	Scrap Steel			0.0	0.0	.0	.00	0.0%
Glass	Three Mix Glass >			21.9	35.7	28.8	57.60	15.1%
Residue	Unrecoverable Re			0.0	0.0	.0	.00	0.0%
Residue	Plastic Bagged Ma			0.0	0.0	.0	.00	0.0%
Residue	Processing Loss			0.0	1.1	.5	1.10	0.3%
Residue	Residue			48.7	74.9	61.8	123.60	32.5%
Total Sample Weighed							380.2	100.0%

ATTACHMENT A:

**Open Space and Trails Committee
ITEMS TO CITY COUNCIL - 2023**

DATE	DESCRIPTION	STATUS	UPDATES
7/20/2023	Berm Trail Span Bridge - Construction of 375' steel bridge crossing Pine Gully to connect to trail system.		
7/20/2023	Carothers Coastal Garden learning center per recommendation from CCGTF2		
7/20/2023	Seabrook Trail Head near Red Bluff and SH 146 area		
7/20/2023	Pine Gully/Todville pedestrian bridge		
10/13/22	Recommend Carothers Coastal Gardens East Tract projects for FY 2022-23 in the amount to not exceed \$220,000: 1. Casita Repairs, 2. Dead Tree Removal, 3. Irrigation infrastructure design and Installation, 4. Electrical Service Infrastructure Design and Installation, 5. Trail Design, 6. Trail Construction, 7. Planting Berm Design, 8. Planting Berm Construction, 9. Engineered Drainage Plan as Required 10. Planting Design, 11. Installation of Flowering Trees and Plants as Prescribed within the Planting Design.	APPROVED	City Council at their October 18, 2022 meeting approved unanimously. (Next Steps) Open Space and Trails at a future meeting should discuss design and construction schedule of projects. Funding (Fund 42) FY 22-23 not to exceed \$220,000.00.
8/23/22	Recommend park CIP prioritization: 1. SW1 New Sidewalk Main to El Mar. 2. SW2 New Trails from OSV Subdivision to El Mar. 3. P27 Pine Gully Pier Reconstruction. 4. P26 Enhance Bayside Park and Boardwalk. 5. Prairies Replanting Near Robinson Lift Station.	ITEM ADDRESSED	Items addressed throughout the document
8/23/22	Recommend City staff to work with Harris County to close off small parking area near Todville Bridge and Pine Gully Trail head, due to safety concerns.	APPROVED	City staff is currently working with the County to accomplish this task
6/28/22	Recommend Trailhead Todville; Additional parking on Todville near Pine Gully Bridge be removed from FY23 CIP.	PARTIAL APPROVAL	Todville Trail Head was not added to the CIP. Additional parking on Todville near Pine Gully Bridge has been removed from the CIP.
6/28/22	Recommend P26 Enhance Bayside Park & Boardwalk; Construct boardwalks and fishing deck with reference to the Old Seabrook Livable Center Study be removed from FY23 CIP.	REVISIT FY 23-24	
6/28/22	Recommend Carothers Coastal Gardens Budget Estimate be approved	PARTIAL APPROVAL	City Council approved to proceed with the Carothers Coastal Gardens East Tract projects identified above Oct 13, 2022 in the amount not to
6/28/22	Recommend acquisition of neighboring property to Hester Gardens.	DISAPPROVED	City Council decided not to take action regarding this recommendation
6/28/22	Recommend prairie replanting following the completion of Robinson lift station construction.	APPROVED	Staff will work with contractor once waste water treatment plant utility construction is completed.

DATE	DESCRIPTION	STATUS	UPDATES
6/28/22	Recommend P27 Pine Gully Pier: Rebuild of Pine Gully Pier, be scoped for FY23 CIP	PARTIAL APPROVAL	Identified as P27 within Park CIP, design in progress, Funding FY23 (Fund 28) \$179,998.20.
6/28/22	Recommend CIP P17: Playground Friendship- replace aged playground equipment be scoped for FY23 CIP	APPROVED	Identified as P17 within Park CIP, in progress, Funding FY23 (Park Impact Fee) \$80,000.00
6/28/22	Recommend CIP P18: Trailhead Old SH146 – Entrance point signage, parking.	PARTIAL APPROVAL	Identified as P18 within Park CIP, design in progress for trailhead at Old SH 146, funding (General Fund) \$124,057.00.
6/28/22	Recommend CIP SW1: N Meyer Sidewalk, Main to El Mar – Reconstruct and improvement a concrete sidewalk along N. Meyer be scoped for FY23 CIP	REVISIT FY 23-24	Identified as SW1 within Sidewalk Projects CIP, Funding FY 24 (General Fund) \$331,792.00
6/28/22	Recommend CIP SW2: Main St to OSV Subdivision Sidewalk – Construct a granite/concrete trail from OSV to Main St.be scoped for FY23 CIP	REVISIT FY 23-24	Identified as SW2, Funding identified FY 26 (General Fund) \$159,196.00
6/28/22	Recommend CIP SW3: Trail from City Hall to Ashley Oak Sub. – Construct a sidewalk from Ashley Oaks and Bay Elementary to Cook St granite trail be scoped for FY23 CIP	APPROVED	Identified as SW3 within Sidewalk Projects CIP, Funding FY 23 (General Fund) \$35,158.00
6/28/22	Recommend CIP P19: Carothers Orchards Phase 2 – Task Force recommendation be scoped for FY23 CIP	REVISIT FY 23-24	Identified as P19 within Park CIP, no funding identified.
6/28/22	Recommend CIP P20: Carothers East Tract Trail – Construct a connecting granite trail on the east portion of the Carothers tract be scoped for FY23 CIP	APPROVED	City Council Approved Unanimously, Action taken October 18, 2022, funding shown to be Fund 28, a portion of \$220,00.00 allocation.
6/28/22	Recommend CIP P23 Carothers West Tract Trail-Construct & extend a trail through west tract with wetland boardwalk viewing and seating be scoped for FY23 CIP	REVISIT FY 23-24	Identified as P23 within Park CIP, no funding identified
6/28/22	Recommend P25 Pump Track course be removed for FY23 CIP.	REVISIT FY 23-24	Identified as P25 within Park CIP, funding identified as Potential Grant FY27+ in the amount
6/28/22	Recommend P21: Carothers Waterfront Observation Deck; Construct a public observation deck on the Carothers waterfront property, be scoped for FY23 CIP.	REVISIT FY 23-24	Identified as P21 within Park CIP, no funding identified.
6/28/22	Recommend P22: Carothers Learning Center; Construct a learning center on the Carothers east tract be scoped for FY23 CIP.	REVISIT FY 23-24	Identified as P22 within Park CIP, no funding identified
6/28/22	Recommend Carothers Waterfront: Construct and edge or design breakwater that is an extension for the tract allowing the public a defined and safe area to observe the bay at a lower level be scoped for FY23 CIP	REVISIT FY 23-24	Was not placed within Parks CIP

DATE	DESCRIPTION	STATUS	UPDATES
6/28/22	Recommend park acquisition Old WWTP Site; Convert Old WWTP site after demo for a new park and public area project be scoped for FY23 CIP.	REVISIT FY 23-24	Was not placed within Parks CIP, identified within Liviable Center Study, which has been approved by City Council. Project design and schedule TBD.



Economic Alliance Houston Port Region

Seabrook EDC Annual Report
September 14, 2023

Presented By:
Chad Burke
President & CEO
Economic Alliance Houston Port Region
chad@allianceportregion.com



MISSION

MARKET AND GROW A VIBRANT REGIONAL ECONOMY



FOOTPRINT

ONE OF THE LARGEST, GROWTH ENGINES of economic opportunity of anywhere in the world – **X's 7!**

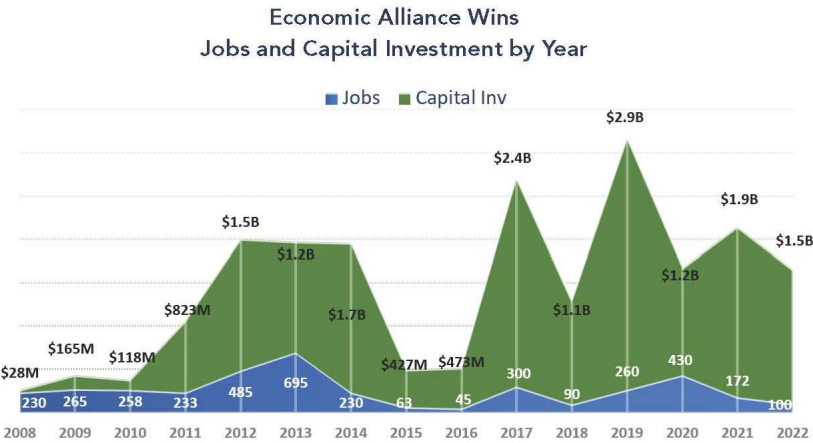




ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

PROVIDE PROFESSIONAL ASSISTANCE TO COMPANIES to navigate the multiple facets of the expansion process in the Houston Port region.



77
PROJECT
WINS

5
PROJECTS
A YEAR

\$17.8B
IN CAPITAL
INVESTMENT

3,000
JOBS
CREATED

PER YEAR AVERAGES

5 Projects
\$1.5B Cap Ex
271 Jobs Created

55% - Petrochemical -
Largest indirect job
creation multiplier in the
U.S. economy

40% - Manufacturing &
Logistics - Impacting the
largest exporting port in
the U.S.

ECONOMIC DEVELOPMENT

LOCAL INVESTMENTS, WORLDWIDE IMPACTS - Securing business to invest capital and create jobs.

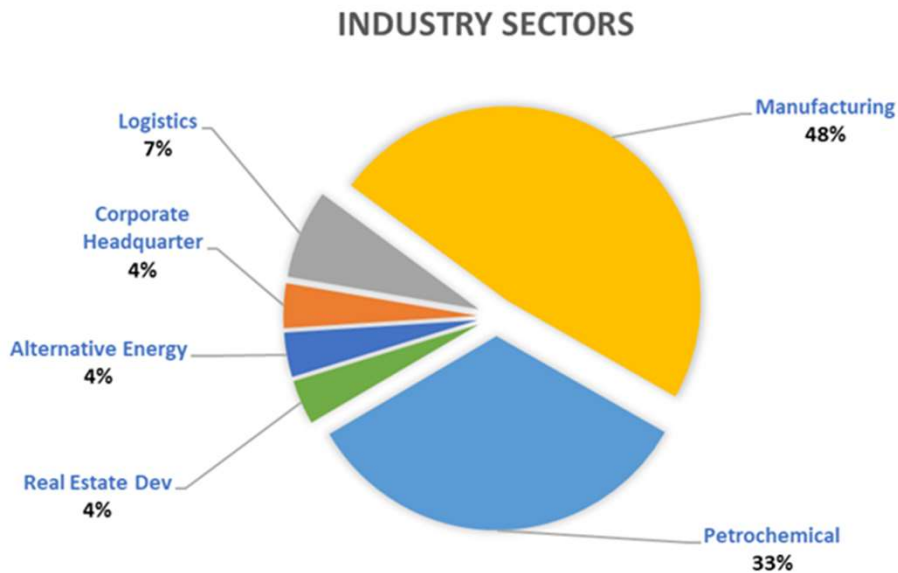
2 Wins total **\$363M in capital investment** for the Houston Port region,
73 direct job opportunities and 425 retained positions.

	JOB CREATED	JOB RETAINED	CAPITAL INVESTMENT
	60	NA	\$250M
	13	435	\$113M
2023 TOTALS	73	435	\$368M



PROJECT PIPELINE – 2023

Industry Breakdown



Active Projects

✓ 25 Projects

- ✓ **\$6.7B** Cap Ex
- ✓ **5,100** New Jobs
- ✓ **15** Retained Jobs
- ✓ **48% Manufacturing**
- ✓ **33% Petrochem**
- ✓ **7% Logistics**
- ✓ **4% Alt Fuels**
- ✓ **4% Corp Hdqtr**
- ✓ **4% Real Estate Dev**

Early stages
and evaluating
multiple
locations
across the
Houston Port
region.

PARTNER & ADVOCATE

kuraray



Kuraray's EVAL Plant on Bay Area Blvd needed to address the **timing of CenterPoint proposed outages for equipment upgrades.**

- Kuraray tried for several weeks to broker a meeting with CPE to discuss alternatives – **no success**
- EA elevated the conversation with contacts at CPE
- **CPE adjusted outage/upgrade dates to synch with Kuraray's scheduled turnaround saving the company in excess of \$1.5M based on the facilitated dialogue**



Container Export Group - Convened **16 companies** that **produce, warehouse, or distribute** polymers, resins and specialty chemical exports.

- All **experiencing delays** at **Port Houston**
- **Surveyed** the group for **issue/congestion confirmation** and development of **solutions**
- **Findings/Solutions to be discussed** with **Port Houston Advisory Council of Executive Shippers (ACES)**

INEOS

Battleground Manufacturing Complex needed to address the **safety of ingress & egress to their facility on Independence Pkwy**

- EA facilitated a meeting with Harris County traffic engineers
- County agreed to conduct a traffic study
- **Center turning lane is being constructed and the speed limit will drop from 55 to 45**



PORT HOUSTON ACTIVITY

#1 Busiest Exporting & Energy Port in the U.S.

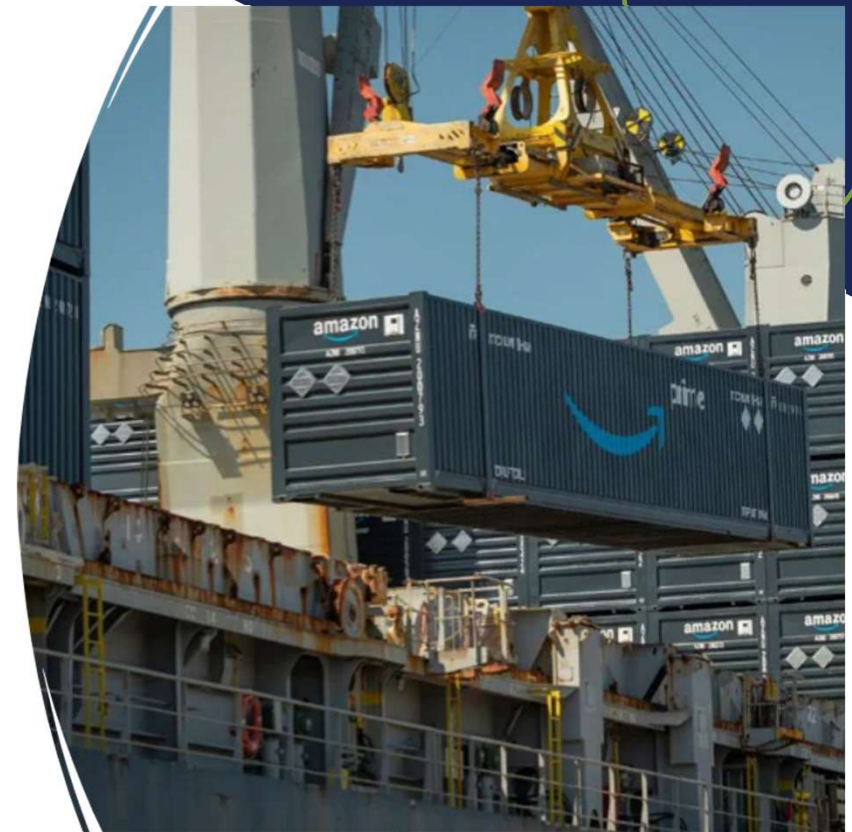


PORT HOUSTON RECORD GROWTH



PORT HOUSTON RECORDED ITS BEST YEAR YET IN 2022:

- Container volume was up 14% in '22. Just short of 4M TEUs at 3.9M
 - Nearly double the volume posted six years earlier in 2016 and nearly 500k TEUs more than in 2021
-
- 315,983 TEUs in June '23, total for the year 1.8M TEUs. - Decrease of 2% compared to last

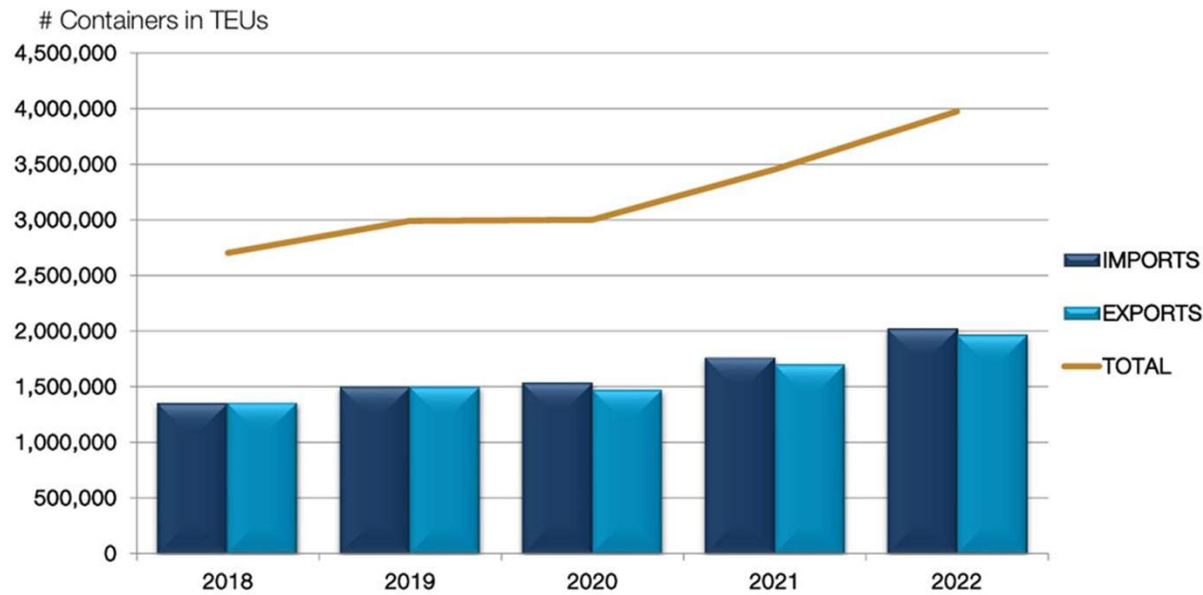


PORT HOUSTON

CONTAINER GROWTH

CONSISTENT GROWTH OF CONTAINERS

PORT HOUSTON 2022



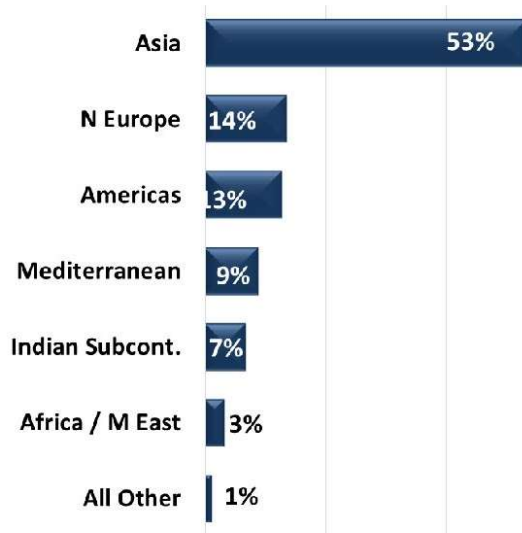
PORT HOUSTON

CONTAINER ORIGIN & DESTINATION

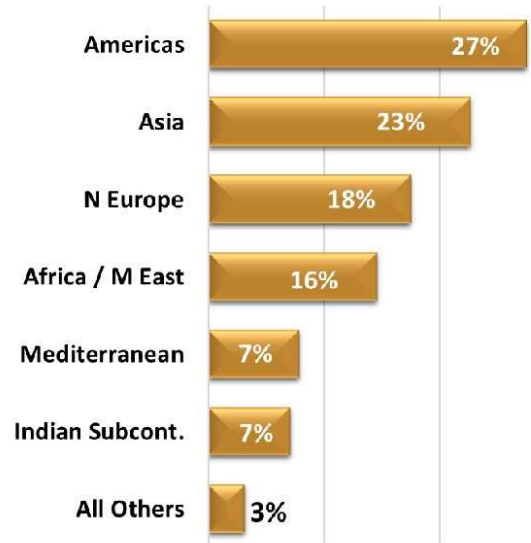
CONTAINER TRADE SHARE

2022

Imports by Trade Region



Exports by Trade Region



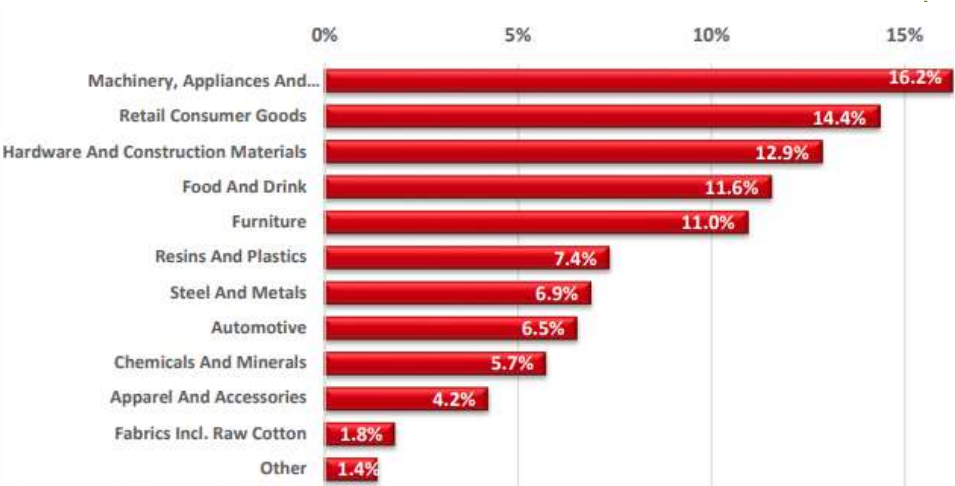
Note: Total DO NOT include empty containers.
Source: Journal of Commerce (JOC), PH Research & Forecasting

PORT HOUSTON

CONTAINER COMMODITIES – EXPORTS & IMPORTS



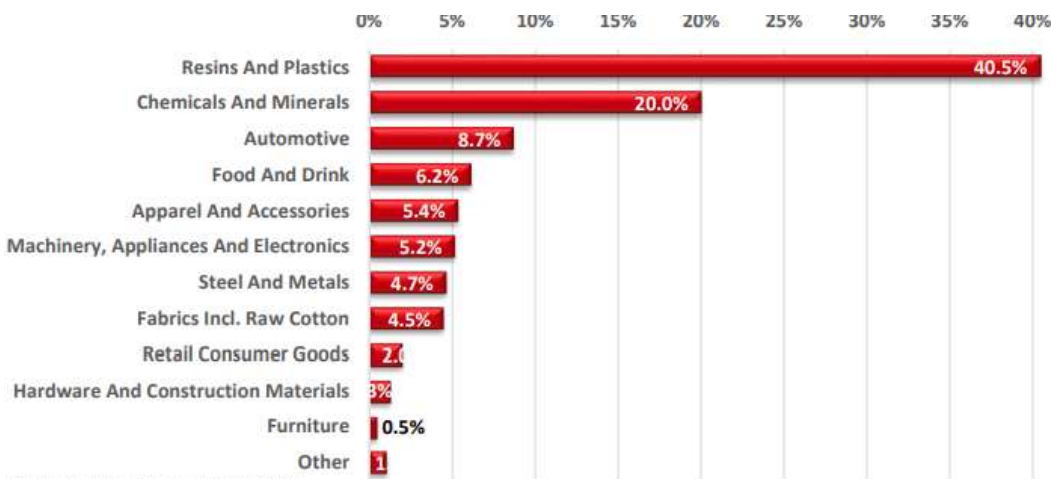
Container Commodities: **Imports**
Percent of TEU Total
(’22)



Source: Journal of Commerce/ PIERS data
Notes: Totals are estimated, not exact. Commodity categories based on custom Port Houston definitions.

66% are Consumables

Container Commodities: **Exports**
Percent of TEU Total
(’22)



Source: Journal of Commerce/ PIERS data
Notes: Totals are estimated, not exact. Commodity categories based on custom Port Houston definitions.

60% Resins & Chemicals

ECONOMIC IMPACT

GROWTH ENGINE

Economic Impacts of the Houston Ship Channel

Direct and Indirect Jobs

1.5 M - Texas
3.4M - US

Economic Value

\$439B - Texas 18% of state GDP
\$906B - US

Job Growth (direct/indirect) '18 to '22

190,000 - New jobs Texas
180,000 - New jobs US

Economic Value Growth '18 to '22

\$100B New economic value to Texas
\$117B New economic value to US



**CHEMICAL
EXPORTS**



**EMPTY
CONTAINERS**



**MANUFACTURING
ENGINE**



**RETAIL
& HOUSING
DEMAND**



PUBLIC POLICY

PUBLIC POLICY

ECONOMIC ALLIANCE LEADERSHIP TEAM – Deliver Federal Policy
White Paper in D.C.

1 Houston Ship Channel Infrastructure Investment and Widening

2 Community College Federal Priorities for Workforce Opportunities

3 Support for Innovation in PetroChem Production, Sustainability and Advanced Recycling Techniques

4 Coastal Barrier-Hurricane Surge Protection

March 2023 DC Trip
45 Members Attended
40 Meetings across 2 Days



PUBLIC POLICY

ECONOMIC ALLIANCE LEADERSHIP TEAM – Deliver State Policy White Paper in Austin in 2023

Economic Alliance supports the funding and completion of transportation projects impacting the movement of product and people through the state's most vital economic corridor.

- Beltway 8 Ship Channel Bridge and State Highway 225 – Funding and completion of all **8 direct connectors**.
- Engineer, fund and complete a **direct connector from State Highway 225 to Barbour's Cut Blvd.**
- Fund the **San Jacinto River Bridge** replacement, Cedar Bayou Crossing, and Garth Road improvements.
- **Grand Parkway/99** – Southeast Section; segments A, B and C.



THE HOUSTON PORT REGION IS ONE OF THE MOST IMPORTANT INDUSTRIAL AND LOGISTIC BASES IN THE WORLD.

Economic Alliance, representing over 200 private sector companies, Port Houston, 12 cities, Harris County and several educational institutions support policies that create an attractive business climate for business and skilled workers to grow.

Objectives of our 88th legislative session priorities are to highlight the following issues related to the Houston Port region:

- TCEQ SUNSET
- ECONOMIC DEVELOPMENT INCENTIVES
- ELECTRIC RELIABILITY
- WORKFORCE DEVELOPMENT/COLLEGES
- PROPERTY TAX RELIEF
- TRANSPORTATION PROJECTS
- ASSET PROTECTIONS

Economic Alliance asks for your insight and support to advance solutions that strengthen the long-term growth of the most sought-after region in the world for petrochemical, manufacturing, maritime and logistics operations.

HOUSTON PORT REGION LEGISLATIVE PRIORITIES

TCEQ SUNSET

Support environmental policies that are conducive to creating economic opportunity and preserving a sound business environment.

ECONOMIC DEVELOPMENT INCENTIVES

Support the creation of a new school property tax abatement program (Chapter 313) that attracts new investment and ensures our long-term competitiveness.

ELECTRIC RELIABILITY

Support solutions that improves the operational performance of our existing electric generation fleet and provide targeted incentives to attract new generation.

WORKFORCE DEVELOPMENT/COLLEGES

Continued support for the Texas Commission on Community College Finance revised model for funding community colleges.

PROPERTY TAX RELIEF

Support measures to ease the property tax burden and a complete reformation of the industrial and residential property appraisal system.

Maintenance of municipal authority and oppose any measure which jeopardizes the ability to make decisions that impact businesses and quality of life.

TRANSPORTATION PROJECTS

Support the funding and completion of documented transportation projects impacting the state's most vital economic corridor.

ASSET PROTECTIONS

Support legislation to fund the design and construction of the Coastal Spine Project.



TRANSPORTATION/ INFRASTRUCTURE

TRANSPORTATION/INFRASTRUCTURE

ECONOMIC ALLIANCE CONVENES local/state elected officials, Port Houston, petrochemical association partners and private sector members to **DELIVER TXDOT A PRIORITIZED PROJECT LIST**

Impacting safety, mobility efficiency and environmental concerns related to the SH146/SH225/610/I10 transportation corridor.



Facilitate economic opportunity through the acknowledgment of Port Houston's unprecedented growth that has made it the nation's busiest port.

Enhance the Houston Port region's \$50 billion in manufacturing expansions, Port Houston's \$1B commitment to widen and deepen the Houston ship channel, and state/local investment to construct the \$2B Beltway 8 bridge and expansion of SH146.



TRANSPORTATION/INFRASTRUCTURE

PRIORITY PROJECTS

I-10 East Expansion/San Jacinto River Bridge

I-10 East PEL

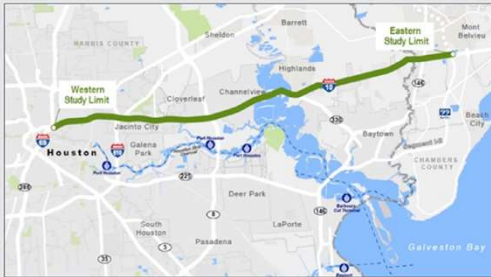


STUDY LIMITS:
I-69 to SH 99

STUDY LENGTH:
30 Miles

COUNTIES:
Harris, Chambers

PLACES:
Baytown
Channelview
Cloverleaf
Highlands
Houston
Jacinto City
Mont Belvieu



I-10 San Jacinto River Bridge



Reconstruct and widen I-10 from Monmouth to Spur 330



SH 225 - 610 PEL Study Expansion

SH 225 - I-610 PEL



Study Schedule



TRANSPORTATION/INFRASTRUCTURE

PRIORITY PROJECTS

What is a Conceptual Alternative?

- High-level idea to determine future improvements

What are the needs?



Enhanced Safety



Multimodal Movement of People



Efficient Movement of Freight and Maritime Cargo

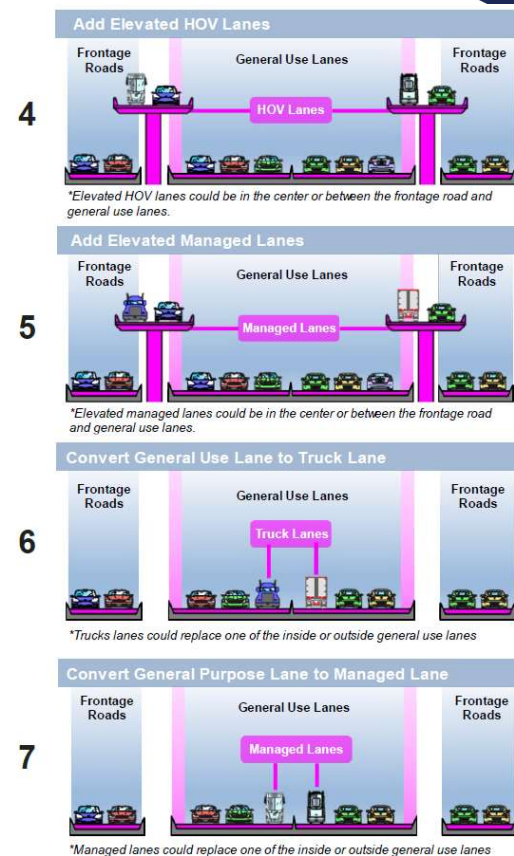
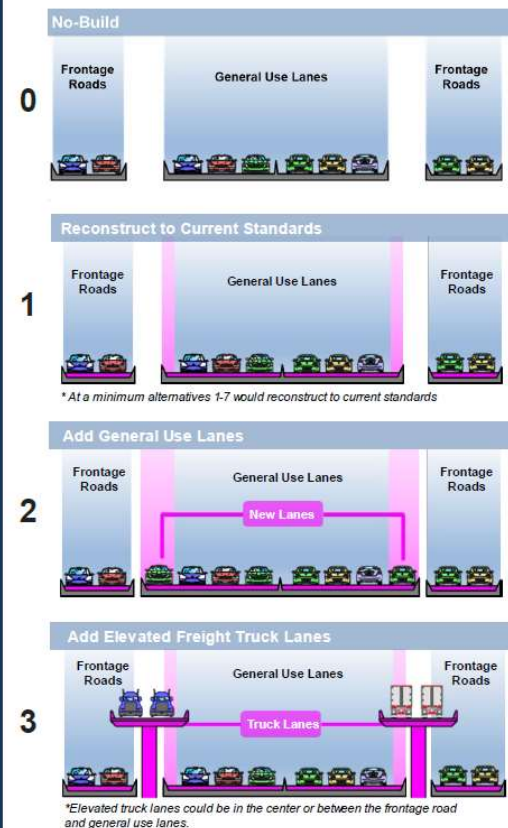


Enhanced Emergency Evacuation



Upgrade Aging Infrastructure

SH 225 and I-610 East PEL Study Primary Conceptual Alternatives



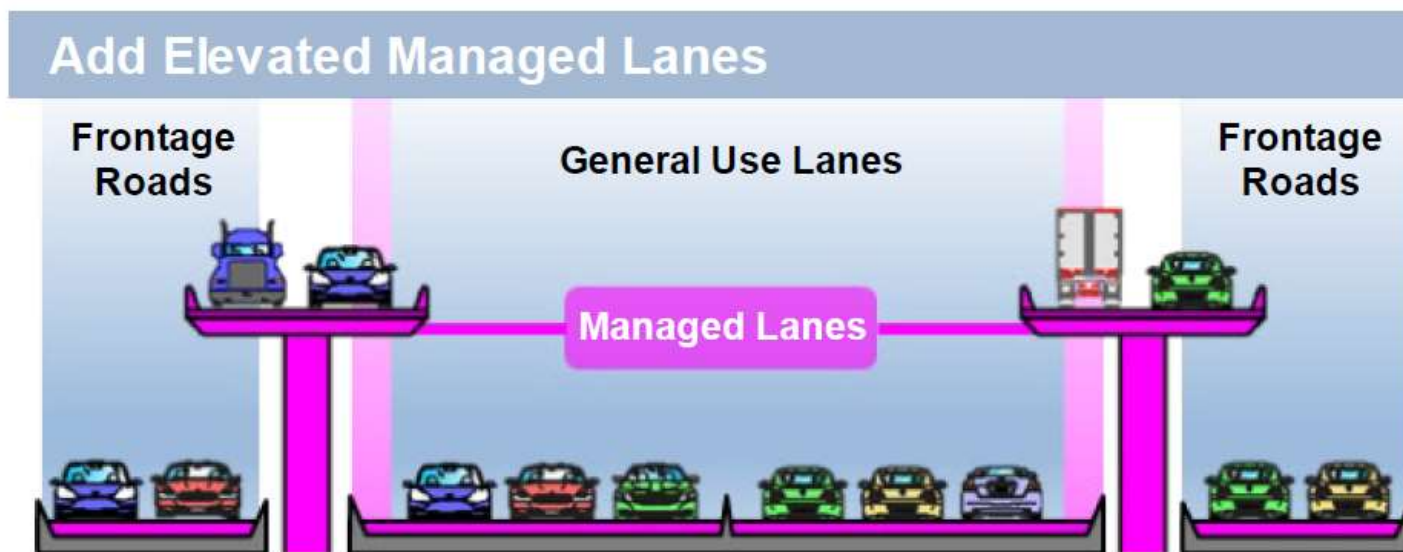
SH 225 - 610 PEL Study Expansion

Alternatives		0	1	2	3	4	5	6	7
Needs	 Safety	X	✓	✓	✓	✓	✓	✓	✓
	 Multimodal	X	X	X	X	✓	✓	X	✓
	 Freight/Cargo	X	X	X	✓	X	✓	✓	X
	 Evacuation	X	✓	✓	✓	✓	✓	X	X
	 Infrastructure	X	✓	✓	✓	✓	✓	✓	✓

SH 225 - 610 PEL Study Expansion



5



**Elevated managed lanes could be in the center or between the frontage road and general use lanes.*



WORKFORCE DEVELOPMENT

WORKFORCE DEVELOPMENT

DIRECTLY MARKET CAREER PATHS and **JOB OPPORTUNITIES** to address attrition, skill enhancement, and demand **TO POTENTIAL JOB CANDIDATES**.

- Leverage partnerships with EHCMA and 9 community colleges to recruit and train a qualified workforce
- Filling a key role with industry partners in identifying and prioritizing the high-demand, high-paying careers



WORKFORCE DEVELOPMENT

PREPARING THE NEXT GENERATION WORKFORCE - To close the skilled worker gap and connect economic opportunities in the Houston Port region.

WORKFORCE DEVELOPMENT ACTIVITIES '22

64

CAREER PATH
PRESENTATIONS

72

SCHOOL
DISTRICTS

7,000

INDIVIDUALS/
STUDENTS

14

VOLUNTEERS

from

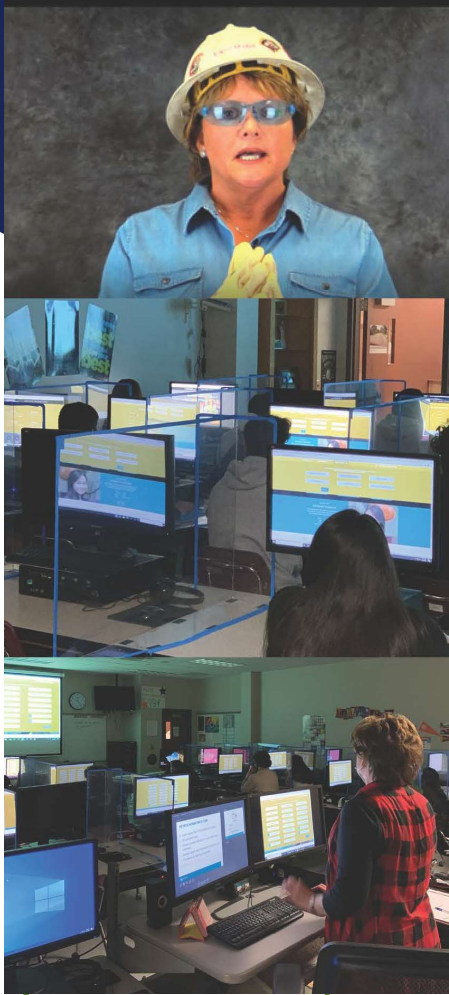
9

COMPANIES

SINCE 2016
PROVIDED SCOPE OF
CAREER PATHS AND JOB
OPPORTUNITIES TO

54,000+

STUDENTS





QUALITY OF LIFE

QUALITY OF LIFE

ECONOMIC ALLIANCE AND SAN JACINTO TEXAS HISTORIC DISTRICT PROVIDE MATCHING FUNDS for Q of L projects.



PROJECTS AND CAPITAL CAMPAIGNS

TOTAL MATCHING FUNDS

\$63K

- 9 projects/capital campaigns. Impacting residents/organizations located in Pasadena, Pearland, Morgan's Point, La Porte, Shoreacres and Precinct 2 at large.

BEAUTIFICATION/COMMUNITY ENHANCEMENT PROJECTS

\$38K

- Pasadena Mini-Murals on Signal Boxes
- Restoration of the Pearland Depot
- City of Morgan's Point Storage Tank Rehab/Logo
- La Porte Gold Star Families Memorial Monument
- Texas Memorial Illumination at San Jacinto Monument
- Shoreacres Gateway Flag Pole

CAPITAL CAMPAIGNS/COMMUNITY IMPACT PROJECTS

\$25K

- Dolly Parton's Imagination Library – Various Elementary Schools in Precinct 2.
- The Imelda Assistance Fund - Grant money to nonprofit organizations that provide services to individuals.
- The Bridge Over Troubled Waters (The Bridge) –
- Campaign to build a new center for children and youth of domestic violence victims.





INSIGHTS/THOUGHT LEADERSHIP

INSIGHTS/THOUGHT LEADERSHIP

VITAL POINT FOR KNOWLEDGE SHARING & THOUGHT LEADERSHIP -
Topics and issues relevant to industry along the Gulf Coast.

- GULF COAST INDUSTRY FORUM
- ECONOMIC OUTLOOK
- 2 INDUSTRIAL PROCUREMENT FORUMS - CONTRACTORS & OWNERS
- 3 WOMEN IN ALLIANCE - LEADERSHIP LUNCHEONS
- HOUSTON PORT REGION SUPPLY CHAIN FORUM
- SOUTHEAST TRANSPORTATION SUMMIT
- LEGISLATIVE KICKOFF
- ANNUAL MEMBERSHIP BANQUET

11

EVENTS

3,700

ATTENDEES

340

AVERAGE
ATTENDANCE
PER EVENT



KNOWLEDGE SHARING VEHICLES

NEWSLETTER

10K+

RECIPIENTS PER
QUARTERLY ISSUE



33

EPISODES
PRODUCED

PODCAST



GULF COAST INDUSTRY FORUM

ECONOMIC ALLIANCE'S LARGEST EVENT of the year bringing industry, government, and community stakeholders.



Gulf Coast Industry Forum

AN ECONOMIC ALLIANCE HOUSTON PORT REGION EVENT

Leverages the resources, experience, and network of the Houston Port region associated with Petrochemical, Maritime, and Logistics industries on the gulf coast.

**ALL DAY
EVENT**

800

ATTENDEES

12

SPEAKERS &
PANELIST

45

EXHIBITORS

**THURSDAY
SEPTEMBER 21, 2023
PASADENA CONVENTION CENTER**

PETROCHEMICAL LEADERSHIP PANEL

Todd Behne
OXYCHEM
Louie DeHaes
KANEKA
Tim Sutherland
CHEVRON



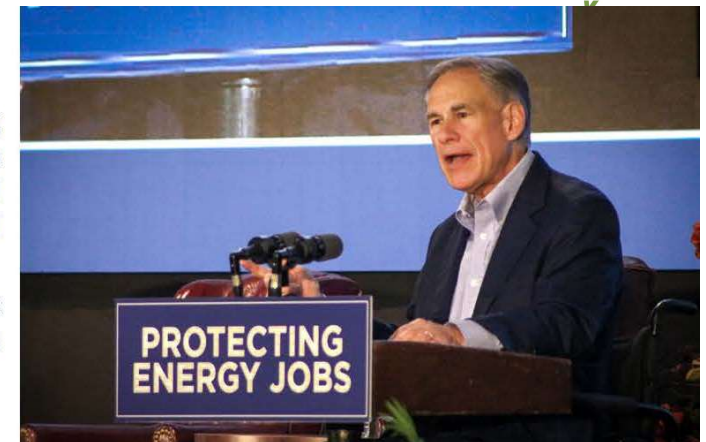
SUSTAINABILITY LEADERSHIP PANEL

Ron Abbott
CHEVRON PHILLIPS
Craig Cookson
**AMERICAN
CHEMISTRY COUNCIL**
Charles McConnell
**UNIVERSITY OF
HOUSTON**



STATE OF TEXAS ENERGY AND PETROCHEM PRODUCTION

Governor Greg Abbott
STATE OF TEXAS





Thank You!

www.allianceportregion.com

CELEBRATION SEABROOK

Music & Art Fest by the Bay!



CITY COUNCIL UPDATE | TUESDAY, OCTOBER 3, 2023

A photograph of two young girls sitting on a sidewalk. The girl on the left is older, with long brown hair and freckles, wearing a white t-shirt and dark pants. The girl on the right is younger, with long brown hair, wearing a light-colored t-shirt and dark pants. They are both smiling and looking towards the camera. Behind them is a wall with a large drawing of a house with a chimney and a window. The entire image has a yellow tint.

SPONSORS

Platinum

- Cobb Fendly

Gold

- SEDC
- HS Development Group

Bronze

- Seabrook Association
- Beacon FCU
- Lakewood Yacht Club
- TASC

Custom

- Gregg & Gregg
- Seabrook Rotary

In Kind

- The Yard
- Waste Management
- Children's Lighthouse

\$47,000

ARTISTS & MERCHANTS

- Unique Metal Creations
- Little Arrow Soaps
- Jenuine Treasures
- Artsy Lovey Dovey
- The Beaded Grove
- Mollie Made That
- Knot Your Momma's Macrame'
- Ammil Design
- Wright's Woodworks
- Closet Full of Crafts
- Rum Cake Escape
- Wood Carvings by Danny
- MASCraftCreations
- Just Add Colors
- Flowering Suds & More
- Narmin Art Studio
- Susan Parker Studios
- Original Artwork by Daniel Leggett
- Campfire Salsa Co.
- DC Designer Boutique
- Seabrook Lucky Trails



FOOD VENDORS



fANCY
fREEZE



ENTERTAINMENT



KOEHLER LANE

A little bit of rock, a little bit of country, a whole lot of fun!

6:00 - 7:30



NIGHTBIRD

Stevie Nicks tribute band

4:30 - 5:30



DUSTIN MASSEY

"Red Dirt" country

3:00 - 4:00

ADVERTISING

5 active ad sets on social media

“Vendors Wanted”

REACH	16,644
LINK CLICKS	632
ENGAGEMENTS	786
REACTIONS	99
SHARES	33

Event Promotion

Promotes the event created on Facebook

REACH	13,789
LINK CLICKS	198
ENGAGEMENTS	357
REACTIONS	129
EVENT RESPONSES	457

General Event Ads

Contains 6 different algorithm based graphic ads
Designed to get visitors to celebrationseabrook.com

REACH	31,081
LINK CLICKS	661
ENGAGEMENTS	756
REACTIONS	79
SHARES	12

Instagram Reel

Promo video using CS2022 video footage

REACH	28,214
LINK CLICKS	307
3-SEC PLAYS	5,867
REACTIONS	44
SHARES	18

Facebook Reel

Promo video using CS2022 video footage

REACH	9,982
LINK CLICKS	329
VIDEO PLAYS	9,857
REACTIONS	88
ENGAGEMENTS	4,129

\$614



BEHIND THE SCENES

Kid's Zone

- 25' Dual Lane Slide
- Bungee Run
- Mechanical Shark
- Bounce House
- Rock Wall
- Face Painting
- Balloon Twisting
- Rock Painting
- Story Time
- Chalk Art
- Kids' Beach

Art Exhibits

- Live Chalk Art
- Live Mural Painting
- Wildlife Themed Pelican
- Handprint Community Pelican

Logistics

- Emergency Plan
- Security
- Site Layout
- Purchasing & Rentals
- Entertainment Contracts
- Staffing
- Volunteer Management
- Vendor Management
- Social Media Management
- Sponsor Solicitation
- Merchandise
- Permitting
- Book Keeping

NEW IN 2023

Giveaways!

The **first 150 attendees** will receive a Celebration Seabrook swag bag!

Celebration Seabrook Welcome + Merch Booth

An event specific booth will be added to the festival this year to serve as an **information hub and sell event merchandise**.

Seabrook Info Booth

A city booth will be prominently set up within the vendor area to provide information on **upcoming events, promote the bond election and town hall meeting, promote the SeabrookAlerts system**, and more.

Covered Food Court

Seabrook Rotary has provided a donation to cover a 30' x 30' tent that will be placed over the picnic tables near the food trucks to allow more shaded seating.

Raffle!

In an effort to get more residents signed up with **SeabrookAlerts**, we will raffle off six (6) insulated tumblers throughout the event. If residents either 1. show they have already signed up, or 2. sign up for SeabrookAlerts at the event, they will be entered into the drawing. Winners will need to be present to win.

Event Security

The **Seabrook Police Department** will provide all security measures in 2023.

Kid's Activities

The City of Seabrook will not provide arts and crafts activities for the event this year. Instead, **Evelyn Meador Library** and **Children's Lighthouse of Seabrook** will be providing the kids' activities.

Premiere Viewing Area

NOT A VIP AREA. The Premiere Viewing Area will replace the formerly know "VIP" area, but serve a difference purpose. Entry will be first come, first serve, with a \$20 entry fee at the time of entry. This space will be reserved for guests age 21+ and will offer exclusive features such as wine, bourbon, and rum tastings, seating by The Yard, and a premium location to watch the live music.

FINANCIAL PREVIEW

We are currently **42% under budget!**

REVENUE

BUDGETED	\$109,250
ACTUALS TO-DATE	\$95,210
DIFFERENCE	\$14,040

EXPENDITURES

BUDGETED	\$108,700
ACTUALS TO-DATE	\$62,674
DIFFERENCE	\$55,257

WHERE WE'RE SAVING

ADVERTISING



BUDGETED	\$15,000
ACTUALS TO-DATE	\$614

In 2023, all advertising is being done through social media platforms. By removing print ads, radio ads, billboard ads, etc. we will be well under-budget for this year.

KIDS ACTIVITIES



BUDGETED	\$10,000
ACTUALS TO-DATE	\$7,489

By allowing in-kind sponsors to host and manage the arts and crafts components of the Kids' Zone, we are able to see a large cost savings. This will allow us to provide additional activities within the Kids Zone for our younger participants.



QUESTIONS



City Council Update Tuesday, September 6, 2022



CITY COUNCIL UPDATE

October 3, 2023



Recap Boards and Commission Updates



9/7/2023

Open Space & Trails

- Keep Texas Beautiful Webinars
- Updates on Community Garden Events
- Public Works Appreciation Luncheon
- Update Remote Control Sailboat Events
- General Items to Council (attached)



9/21/2023

Planning & Zoning

- ✓ Public Hearing Ellis Cove Plat
- ✓ Public Hearing The Edge PUD Amendments
- ✓ Ellis Cove Final Plat approval
- ✓ The Edge PUD Amendments

Recap Boards and Commission Updates

9/14/2023



Economic Development Corporation

Presentation by Economic Alliance
(attached)

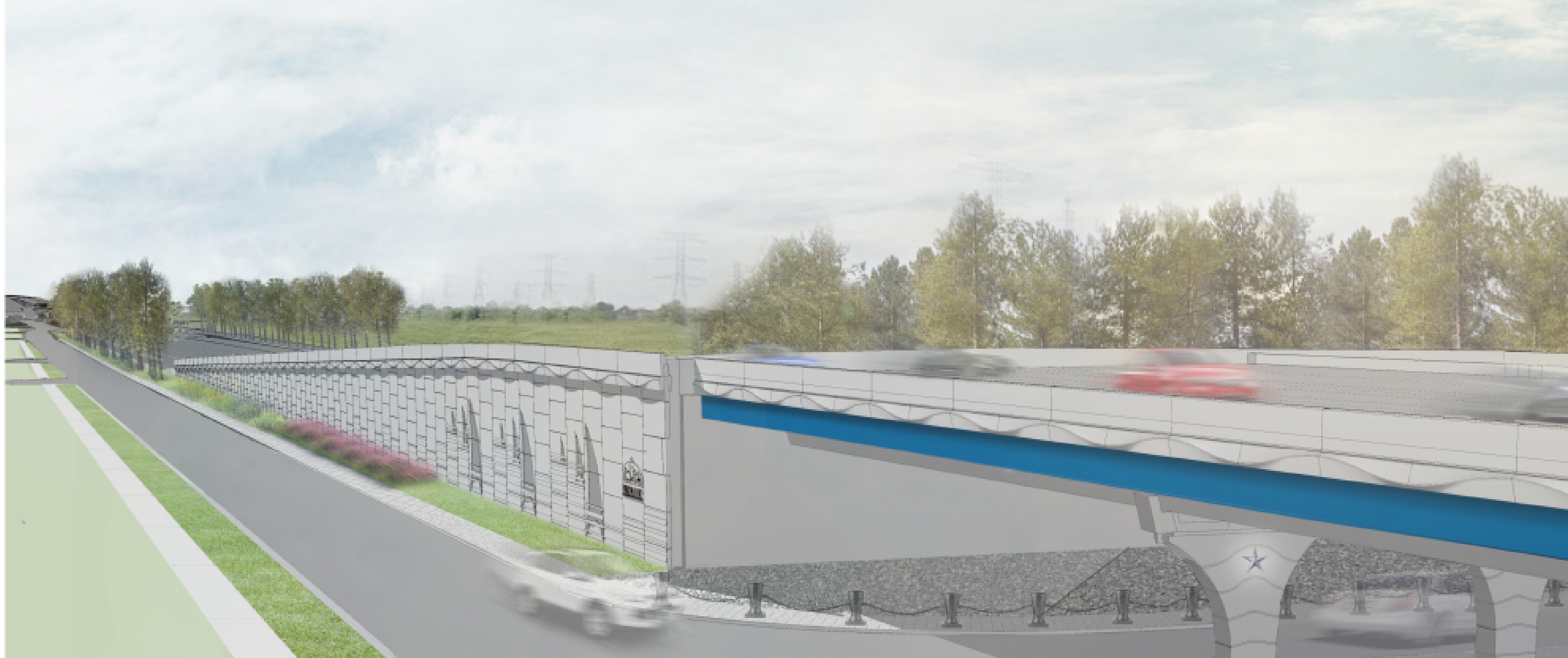
Seabrook Plaza One, LP Incentive
Agreement for \$2 million approved

SH 146 - Traffic Shift



Overpass Opening

- Monday, 10/9/23 5:00AM Traffic Shift - the Northbound entrance to go over Red Bluff opens
- Monday at 5:00AM, 10/9/23 through Monday, 10/16/23 at 5:00AM Northbound Frontage Road to be closed for a drainage project by TxDOT and Webber
- **(TXDot: All lane closures and traffic shifts are subject to change depending on the weather)**
- Red Bluff Overpass projected to Open and Remain Open at this time

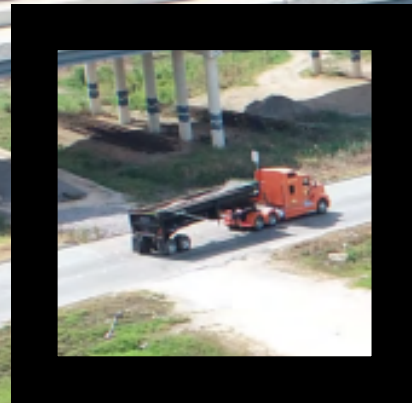


SH 146

- Current contractor schedule shows completion December 2023
- Upcoming coordination with Rail Spur project for Frontage Road Closure Southbound - after Red Bluff overpass is opened
- Green Ribbon Landscaping project set to bid early 2024

Port Houston Rail Spur

- Scheduling a Southbound Frontage Road closure for rail installation - date not set to coordinate with opening Red Bluff overpass





Coastal Texas Project Update

- Dr. Kelly A Burks-Copes, Chief, Program Support Branch, Mega Projects Division, Army Corps of Engineers, Galveston District

Panel Discussion: What Each Organization is Doing and What's Next?

- Lieutenant Colonel Ian O'Sullivan, Deputy District Commander for Mega Projects, U.S. Army Corps of Engineers, Galveston District
- Nicole Sunstrum, Executive Director, Gulf Coast Protection District
- Tony Williams, Senior Director of Planning, Coastal Resources at Texas General Land Office

Gulf Coast Protection District

5 - 7 Years of Design with Army Corp of Engineers

20 Year Project

Future Community Input Meetings to be held

- **Capital Improvement Project #WW9**

- **Wastewater Plant Quarter 1 2024**

- **Lift Stations and Force Main Utilities - Complete - Pending Connection when wastewater plant is live**

