THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, OCTOBER 12, 2023** AT 6:00 P.M. AT SEABROOK CITY HALL TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	CHAIR
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
GARY BELL (exc. absence)	MEMBER
ANN WACKER	SECRETARY
BUDDY HAMMANN	COUNCIL REPRESENTATIVE
THOMAS KOLUPSKI	MAYOR

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
JUSTIN PRUITT	CITY ATTORNEY
PAT PATEL	ADMIN COORDINATOR

EDC Chair Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum was present.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

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2. NEW BUSINESS

2.1 Hear an update and consider and take all appropriate action regarding proposals from Freese and Nichols in a total amount of $571,038 with a scope of work related to CIP# S17 "Enhance and Reconfigure Main Street" and CIP# S18, "Enhance Pedestrian Connectivity in Old Seabrook". This is not a budgeted item and will require a budget amendment.

ATTACHMENT 1: EDC Memo CIP#S17 CIP#S18

Livable Center Study Scope #1 Drainage Scope #2 PER

Presentation by Gayle Cook *(See Exhibit 1)*

- Drainage Study Task #1
- Project Management, Data Collection, Study Existing Conditions, Proposed Concepts, Deliverables
- Task Order No. 1 – Total project duration = 5-6 months
- Task Order No. 1 – Project Fee Summary: Drainage Study ($111,754) Survey ($32,164) Total project fee = $143,918
- Task Order No. 2 – Enhance and reconfigure Main Street
- Task Order No. 2 – Total project duration = 11 months
- Task Order No. 2 – Project Fee Summary: Major Corridor PER ($305,103) Subconsultants ($122,016) Total project fee = $427,120

The EDC Board discussed the agenda item and agreed to hold off on revitalizing Main Street until the removal of the wastewater treatment plant would be demolished. And if that project would generate a future prospect with some capital from an investor side, that would be more beneficial to fund at a later date. The Board mentioned the example of funding the curbs, gutters and underground conduit at The Pointe for potential commercial development. Committing to a large amount for another study would be hard, unless the next step would be funded & in place.

Motion made by Buddy Hammann and seconded by Terry Chapman.

To table agenda item.

MOTION CARRIED BY UNANIMOUS CONSENT

2.2 Hear an update and consider and take all appropriate action on Advance Funding Agreement (AFA) from Texas Department of Transportation on the *SH 146 Beautification* Project.

ATTACHMENT 2: EDC Memo

AFA Aesthetics SH146 Cost Sheet with Contingency SH146 Rendering

EDC Agreement & Resolution Project Notice

No formal action requested, this item serves as an update to the SEDC on previous expenditures for the SH146 Beautification Project and anticipated refund of monies.

2.3 Hear an update and consider and take all appropriate action regarding the Capital Improvement Program (CIP) projects where the Seabrook Economic Development Corporation II is identified as a funding source or could be considered a funding source including but not limited to CIP# P28 Former Wastewater Treatment Plant Site Enhancements. (*Buddy Hammann, SEDC Director and Council Representative*)

ATTACHMENT 3: FAC20 P 28 CIP Project Summary

Council representative Buddy Hamman:
- Hopes that EDC would take the lead on this project so that this area doesn't end up just as another place for people to fish.
- Develop the area on Main Street after the removal of the wastewater treatment plant.
- Potential partnership with Galveston Bay Foundation is interested in this project
- Have a consultant to reach out to the businesses

Board Discussion:
- Board members agreed that this would be an enhancement to the City
- Prime piece of real estate that the City would be proud of
- EDC to be a funding partner for a consultant / RFQ

Motion made by Ann Wacker and seconded by Buddy Hammann.

Motion for City Staff to prepare for the deconstruction of the wastewater treatment plant and the next step to hire a consultant or use an existing consultant/contract to develop the wastewater treatment plant site.

MOTION CARRIED BY UNANIMOUS CONSENT

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3. ROUTINE BUSINESS

3.1 *EDC action items report.*
ATTACHMENT 4: EDC Items to City Council

3.2 *EDC Financial report.*
ATTACHMENT 5: EDC V 1A EDC V 1B FY23 Monthly Report

3.3 *Approve minutes of the September 14, 2023* Regular EDC Meeting.
ATTACHMENT 6: September 14, 2023 EDC minutes

Motion made by Buddy Hammann and seconded by Terry Chapman.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Establish future meeting dates and agenda items.

Next regular meeting: November 9, 2023 at 6:00 p.m.

Upon motion duly made, the meeting was adjourned at 7:04 p.m.

APPROVED ON THE 14th DAY OF December, 2023

Paul Dunphey, EDC Chair

for Pat Patel

Pat Patel,
EDC Administrative Coordinator