



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION**  
**NOTICE OF REGULAR MEETING**  
**THURSDAY, DECEMBER 14, 2023 AT 6:00 P.M.**

For EDC information visit <https://www.seabrooktx.gov/463/SEDC>  
For SH updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON THURSDAY, **DECEMBER 14, 2023, AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR [CITYSEC@SEABROOKTX.GOV](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).**

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**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.*

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**2.0 NEW BUSINESS**

- 2.1** Hear presentation, consider, and take all appropriate action to approve a Business Incentive Application with Pasta Pie Works, LLC for an amount not to exceed \$8,000.00. (Gayle Cook, City Manager)

**ATTACHMENT 1:** [EDC Memo](#)

[Incentive Application](#)      [Photos](#)

- 2.2** Consider and take all appropriate action on a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and Pasta Pie Works LLC to be located on 1406 Main Street and parking improvements at 1208 Meyer. (Gayle Cook, City Manager)

**ATTACHMENT 2:** [Draft Agreement](#)

- 2.3** Consider and take all appropriate action on nominating an EDC Board Member to serve as a liaison to the Clear Lake Area Chamber of Commerce for the FY2024. (Gayle Cook, City Manager)

**ATTACHMENT 3:** [Clear Lake Chamber Contract](#)      [EDC Liaison Table](#)

- 2.4** Consider and take all appropriate action on nominating the Business-of-the-Year to receive recognition by the Seabrook EDC consisting of but not limited to a one-year membership to the Seabrook Association and the Clear Lake Chamber of Commerce. *(Gayle Cook, City Manager)*

**ATTACHMENT 4:** [Memo](#)

### **3.0 CLOSED EXECUTIVE SESSION**

#### **3.1 Section 551.087**

Conduct a closed executive session to discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

### **4.0 OPEN SESSION**

- 4.1** The EDC Board will reconvene in open session to allow for possible action on the agenda items listed above under "Executive Session".

### **5.0 ROUTINE BUSINESS**

- 5.1** EDC action items report. *(Cook)*

**ATTACHMENT 5:** [EDC Items to City Council](#)

- 5.2** EDC Financial report. *(Cook / Gibbs)*

**ATTACHMENT 6:** [October Monthly Report](#)

- 5.3** Approve minutes of the October 12, 2023 Regular EDC Meeting. *(Bellow)*

**ATTACHMENT 7:** [October 12, 2023 EDC minutes](#)

- 5.4** Establish future meeting dates and agenda items.

**ATTACHMENT 8:** [2024 EDC Meeting Schedule](#)

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THE EDC BOARD RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

### **CERTIFICATE**

I certify that this notice was posted on the City of Seabrook website, [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter), pursuant to Texas Government Code Sec. 551.043(b)(1)-(3), on or before November 6, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

*Kiarra Bellow*

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Kiarra Bellow,  
EDC Administrative Coordinator