THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, JUNE 13, 2013 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 (EXCUSED ABSENCE)
(VACANT)	VICE-PRESIDENT
TERRY CHAPMAN	SECRETARY
ERNIE DAVIS	TREASURER
GLENN ROYAL	MAYOR
THOM KOLUPSKI	COUNCIL REPRESENTATIVE
MARK CALDWELL	MEMBER
JOSEPH FARELLA	MEMBER

ALSO PRESENT WERE:

STEVE WEATHERED	CITY/EDC ATTORNEY
KELLY TEMPLIN	CITY MANAGER
GAYLE COOK	ASSISTANT CITY MANAGER
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
FAITH SHALLIS	SECRETARY

1.0 ROUTINE PUBLIC HEARINGS AND ANNOUNCEMENTS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.
None.

2.0 PRESENTATIONS – None.

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

3.1 Public hearing to take comments from the general public regarding sales tax abatement as economic development incentive for proposed Tookie's Seafood/The Asparagus Group, LLC project. (Templin)

Mr. Templin reported that the Asparagus Group will receive a rebate on the EDC portion of sales tax (.25 cents) up to $100,000. No action was taken.

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

Item 8.2 "Marketing Report" was moved to this position on the agenda at Mayor Royal's request.

8.2 Marketing report for May 2013.

There were increased visits and page views on website and Facebook and Seabrook won third place at TAMIO for best website for a city with a population under 90,000.

No action taken.

4.1 Changes to the Incentive Agreement with the Asparagus Group and the timeline requirements of Public Hearing.

Mr. Weathered reviewed revisions to the agreement and discussed the potential timeline for the project start date.

A motion to approve as presented with the revisions was made by Terry Chapman and seconded by Mark Caldwell.

MOTION CARRIES BY UNANIMOUS CONSENT

4.2 Appointing a Vice President to serve for the remainder of former Vice President Natalie Picha's term.

Mayor Royal nominated Terry Chapman to fill the remaining term of Vice President and the board voted in favor of his nomination unanimously. This left the office of Secretary open.

4.3 EDC goals for FY 2013-14. (Chavez)

Board Suggestions:

- Use the press to disseminate information regarding Highway 146.
- Capture discretionary funds from cruise terminal.
- Complete Waterfront Drive Project.
- High profile private event(s) to conduct open dialogs pertaining to Highway 146.
- Promote city at conventions.
- Storefront Improvement Project

- Develop measurable/quantifiable goals.

No action taken.

4.4 Draft EDC budget for FY 2013-14. (Chavez)

Board Comments:

- Move Banquets from 5010 to 5300 and increase the amount for Annual Economic Development Programs (Economic Summit and Keels/Wheels EDC Event and two banquets.)
- Add "Public Relations" under 5300
- Determine if we will need additional funds for the Waterfront Drive Project, specifically regarding underground utilities.
- According to law, only 10% of revenues may be used for advertising.
- Budget for two tables at BAHEP banquet.
- Amounts under 5010 for Houston Business Journal and Texas Business Real Estate magazines reflect 12 months, not 6 months of advertising.
- Consider a Business of the Month Program, possibly tied to the Storefront Façade Program.
- $900,000 for Waterfront Drive Project should be reflected in the new budget as the money will not likely be expended during the current fiscal year.
- Trail maintenance will not be impacted by the recent grant obtained by the Open Space & Trails Committee for new trails, as only trails initially purchased by EDC may be maintained with EDC monies.
- Salvage sign at Red Bluff.

No action taken.

5.0 EXECUTIVE SESSION

No Executive Session was called.

6.0 OLD BUSINESS - The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

6.1 Update of the Waterfront Project.

CenterPoint Energy contacted Mr. Templin just before this meeting with a third alternative to the underground cabling issue, which would be to replace the overhead cabling only on the north side of the street and install underground conduit only on the south side. It would cost approximately $250-255,000 for this alternative. To have the entire power cabling run underground will cost an additional $437,000 over project budget. Another alternative is to have all cabling run overhead at CenterPoint Energy's cost. There may be cost savings in other areas of the project, for example dewatering will not be necessary and will save $100,000 in project expense, which could then offset some of the cost of underground cabling. Mr. Templin will bring firm numbers to the next meeting so the Board can make a decision.

No action taken.

7.0 APPROVAL OF MINUTES

7.1 Review and approval of the minutes of the May 9, 2013 meeting.

A motion to approve the minutes as presented was made by Mayor royal and seconded by Mark Caldwell.

MOTION CARRIES BY UNANIMOUS CONSENT

8.0 ROUTINE BUSINESS - – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

8.1 Report on economic development activities since the May 9, 2013 EDC meeting. (Chavez)

Mr. Chavez summarized his work with local businesses and at a recent trade show. Bailey restaurant will be on the market again soon. There will be a meeting with TxDOT on July 18th.

No action taken.

8.2 Marketing report for May 2013. (Dearman) *Moved up on the agenda.*

8.3 Establish future meeting dates and agenda items. (July 11, 2013)

The next meeting will be on July 11, 2013.

A motion was made by Terry Chapman and seconded by Mark Caldwell

To adjourn the meeting at 8:32 p.m.

MOTION CARRIED BY UNANIMOUS CONSENT.

Approved this 13th day of June 2013.

Paul R. Dunphey, President

Faith Shallis, Secretary