



**MEETING MINUTES
SEPTEMBER 12, 2024**

**SEABROOK ECONOMIC DEVELOPMENT
CORPORATION
MEETING**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

2. SPECIFIC PUBLIC HEARING

- 2.1 Conduct a public hearing on the proposed fiscal year 2024-2025 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 505.159.**

Chairman Dunphey opened the Specific Public Hearing at 6:00 PM.

There were no citizen comments.

Chairman Dunphey closed the Specific Public Hearing at 6:01 PM.

3. PRESENTATIONS

- 3.1 Presentation by Miramar Beltline GP, LLC on an incentive application for updates and improvements to the Miramar Shopping Center.**

Presentation by Reagan Vidal, Owner of Miramar Shopping Center (Miramar Beltline GP, LLC) on incentive request. (See Exhibit A)

- 3.2 Presentation by Soulfreak for an incentive application for improvements to 1409 Main Street for a coffee shop.**

Presentation by Amy Albro, Owner of "Soulfreak" on incentive request (See Exhibit B).

- 3.3 Presentation by Josh Perella to the Economic Development Corporation on the state of Seabrook businesses.**

Presenter not in attendance.

4. CLOSED EXECUTIVE SESSION

- 4.1 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.

EDC Board adjourned to Closed Executive Session at 6:20 PM.

5. OPEN SESSION

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

EDC Board returned to Open Session at 6:44 pm.

No action was taken during executive session.

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a Business Development Incentive Application filed by Miramar Beltline GP, LLC, to be located at 2000 Bayport Blvd, seeking an incentive to assist with retail redevelopment, for an amount not to exceed \$100,000.

A motion was made to approve, with a value not to exceed \$300,000, contingent upon project completion and verification of final inspections. The City Manager and staff are authorized to finalize all necessary details.

Motion:	To Approve
Made By:	EDC Treasurer Ferguson
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

6.2 Consider and take all appropriate action on a Business Development Incentive Application filed by Soulfreak Holdings, to be located at 1409 2nd Street, seeking an incentive to assist with small business development, for an amount not to exceed \$10,000.

A motion was made to approve, with a value not to exceed \$15,000, contingent upon staff working with the owner of the property and the proposed leaseholder (Soulfreak) to finalize the details and any appropriate incentives.

Motion:	To Approve
Made By:	EDC Secretary Wacker
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

7. ROUTINE BUSINESS

7.1 Update by Director on Strategic Plan Initiatives, Monthly Reporting and Activities.

City Manager Gayle Cook provided an update on EDC monthly activities, covering new businesses, active projects, goal initiatives and achievements, the Seabrook Pals mini-mural project, items forwarded to City Council, and updates on incentive agreements.(see Exhibit C)

7.2 EDC Financial Report

City Manager Gayle Cook reviewed the EDC Financial Report for August 2024.

7.3 Approve minutes from the August 8, 2024, regular EDC meeting.

Motion:	To Approve
Made By:	EDC Treasurer Ferguson
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present

7.4 Establish future meeting dates and agenda items.

Next regular meeting is scheduled for October 10, 2024.

Motion:	To Adjourn
Made By:	EDC Vice-President Chapman
Seconded By:	EDC Treasurer Ferguson
Vote:	Passed unanimously by all present

Meeting adjourned at 6:57 pm.