



MEETING MINUTES
OCTOBER 17, 2024

SEABROOK ECONOMIC DEVELOPMENT
CORPORATION MEETING

The Seabrook Economic Development Corporation of The City of Seabrook met on **Thursday, October 17, 2024**, 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 (excused)	Chair
Terry Chapman	Vice-Chair
Kevin Ferguson	Treasurer
Gary Bell	Member
Ann Wacker	Secretary
Buddy Hammann	Council Representative
Thomas Kolupski (excused)	Mayor

Also Present Were:

Gayle Cook	City Manager
Justin Pruitt	City Attorney
Kiarra Bellow	Administrative Assistant

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

2.1 Presentation by Patrick Lindsey with MJones Seabrook Operating LLC, seeking an incentive to assist in restaurant improvements at 1818 NASA Parkway.

Patrick Lindsey presented plans for proposed improvements to 1818 Nasa Parkway in preparation for the development of a Tex Mex concept restaurant, Margarita Jones. (See Exhibit A)

3. 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.

EDC Board adjourned to Closed Executed Session at 6:14 PM.

3.2 Section 551.072

Conduct a closed executive session to discuss/deliberate the purchase, exchange, lease,

or value of real property, including nonmonetary attributes of property to be purchased, as deliberation in open meeting would have detrimental effect of position of the City /EDC in negotiations with third parties, all as provided for under Texas Government Code Section 551.072.

EDC Board adjourned to Closed Executed Session at 6:14 PM.

4. 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".**

EDC Board returned to Open Session at 7:06 PM.

5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on a business development incentive application filed by MJones Seabrook Operating LLC seeking an incentive to assist in restaurant improvements at 1818 Nasa Parkway, in an amount not to exceed \$200,000.00**

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

- 5.2 Consider and take all appropriate action on the adoption of the Seabrook EDC Business Anniversary Celebration Program as a new Business Retention and Expansion (BR&E) initiative, aligned with the 2024-2026 Strategic Plan, Goal 1: Support Existing Local Businesses and Industries.**

Motion:	To Adopt the Seabrook EDC Business Anniversary Program
Made By:	EDC Member Bell
Seconded By:	EDC Treasurer Ferguson
Vote:	Passed unanimously by all present

6. OLD BUSINESS

- 6.1 Consider and take all appropriate action on an update to the agreement between the City of Seabrook and Seabrook Economic Development Corporation for the funding of aesthetic improvements to SH 146 Expansion corridor in the amount of \$1,183,880.16 to Texas Department of Transportation (TXDot) and the close out process.**

City Manager Gayle Cook provided an update on the improvements and discussed the TXDot project closeout process, including details on the anticipated refund of initial EDC funding allocated for aesthetic improvements.

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, which included reports on new businesses, development updates, active projects, goal initiatives, achievements, the

EDC Newsletter, items forwarded to City Council, and updates on incentive agreements. (See Exhibit B).

7.2 EDC Financial Report

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

7.3 Approve minutes from the September 12, 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 November 14, 2024.

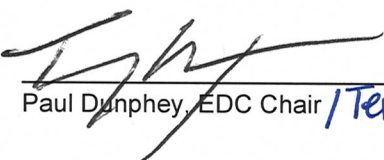
Motion:	To Adjourn
Made By:	EDC Treasurer Ferguson
Seconded By:	EDC Member Bell
Vote:	Passed unanimously by all present

Meeting adjourned at 7:27 PM.

APPROVED ON THE 14th DAY OF November, 2024.



Kiarra Bellow,
EDC Administrative Coordinator



Paul Dunphey, EDC Chair / 
Terry Chapman,
Vice Chair.

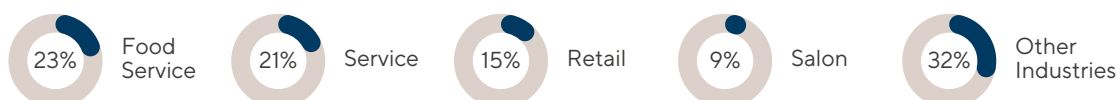


Monthly Activity Report

Period: Sept, 6, 2024 - Oct 17, 2024

Active Businesses 259	Property For Sale 30	Total Period Activities 180	Active Projects 12
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TOP BUSINESS INDUSTRIES



NEW BUSINESSES

Spirit Halloween - 2012 Bayport Blvd.

Envirogen Technologies - 2014 4th Street

Elevate Clinical Research - 2900 E Nasa Pkwy

COMMERCIAL VALUATIONS

(For existing structure additions or remodels)

Additions - \$341,057 (August)

Additions - \$428,031 (September)

YTD 2024 - \$4,060,488

IN PROCESS

Taco Bell - In Construction

Miramar Shopping Center - Parking Lot and Lighting Upgrades in process.

The Edge - Phase I Permitting In Progress Plat Recording Process

Car Wash - In Permitting

PERIOD ACTIVITIES

Business Retention Activities

Emails - 168

Resources - 168
(Resources from Partners)

Business Meetings - 3

Incentive Inquiries- 4

Development Activities

Development Meetings - 5

PERIOD ACHIEVEMENTS

- ✓ Launched new EDC monthly newsletter.
- ✓ Update marketing material for EDC Incentive Program
- ✓ Launched EDC Board Business Outreach Program

GOALS FOR NEXT PERIOD

- Conduct Business Check-Ins (Staff) ^(SP)
- Continue Campaign for Business of the Year Nominations.
- Begin working on Business Appreciation Event (2025). ^(SP)



Items Sent to Council Report

Period: As of October 17, 2024

EDC Meeting	Description	Council Meeting	Status
4/17/2024	EDC Strategic Plan for 2024-2026	5/7/20214	Approved
7/18/2024	FY2025 EDC Proposed Budget (Special Fund)	7/23/2024 and 7/31/2024	Approved
8/8/2024	Bylaws Update for Terms	8/20/2024	Approved
9/12/2024	Incentive - Miramar Shopping Center (\$300,000)	10/1/2024	Approved



SEDC Projects Report

Period: As of October 17, 2024

INCENTIVE AGREEMENTS

Name	Status	Amount Approved	Remaining Balance
Mario's Pizza	Complete	\$109,767.48	\$0
The Edge	Active	\$397,947.48	Pending COFO
Merlion (Tax Rebate)	Active	\$40,000	\$10,695.59
Seabrook Plaza One (Margaritaville)	Active	\$2,000,000	Pending Start
Fay & Fay Properties Gas Line	Active	\$8,520	Pending Start

OTHER PROJECTS

Seabrook Pals (Mini-Murals)	Active	\$1,000	\$1000
SH 146 Design/Improvement Project	Active	\$1,000,000	\$1,000,000

PARTNERSHIPS

Celebration Seabrook	Approved	\$10,000	Processed
Administrative Services Agreement	Approved	\$113,745	Current
Economic Alliance	Active	\$12,000	Current
BAHEP	Active	\$20,000	Current
Clear Lake Chamber of Commerce	Active	\$10,000	Current