THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON WEDNESDAY, OCTOBER 16, 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
TERRY CHAPMAN	VICE-PRESIDENT
ERNIE DAVIS	TREASURER
BOB POSTON	MEMBER
GLENN ROYAL	MAYOR
THOM KOLUPSKI	COUNCIL REPRESENTATIVE
JOSEPH FARELLA	MEMBER (absent)

ALSO PRESENT WERE:

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

1.0 ROUTINE PUBLIC HEARINGS AND ANNOUNCEMENTS

2.0 PRESENTATIONS

2.1 Marketing report for September 2013. (Dearman)

In Ms. Dearman's absence, Paul Chavez gave the report for September.

2.2 Director's report on economic development activities since the September 12, 2013 EDC meeting. (Chavez)

Mr. Chavez reported on economic development activities.

Mayor Royal spoke regarding the Third Annual Hamburger Summit and its success as an occasion for old-fashioned politics. He added that while great progress has been made with Precinct 2, his resounding message is that " It's not enough. You can do more."

Mr. Chavez stated that an item for consideration is the 2014 coupon book which will require

EDC action at the next meeting. He added that the intent is to increase production and participation.

2.3 Presentation by New America, LTD on the expansion of Wallport Transit Xpress, Inc. into Seabrook, Texas.

Mr. Chavez introduced the proposed expansion into Seabrook located at the northeast corner of Red Bluff and old SH 146. He added that the presenter, Pat Graham, is interested in feedback from EDC members.

Mr. Graham spoke on behalf of New America, which is a relatively new company. He provided the background of the company and presented the plan for expansion into Seabrook. Mr. Graham provided the following information in response to members' questions:

- No hazardous materials will be hauled.
- There will be seventy trucks possibly generating 200 trips per day; drivers will meet all safety compliance standards.
- No containers will be stored on the property.
- Initial Design will be a truck terminal yard, with a later expansion to include a warehouse. It will shut down each day when the Port terminal shuts down.

Mayor Royal stated that he is concerned about the truck traffic generated from the business. He is also concerned about clogging the intersection at Red Bluff and SH 146, interrupting the flow of nearby residential traffic. Mayor Royal stated that while the company appears outstanding, the location is bad. As currently proposed, he cannot support the project.

President Dunphey suggested the plan be discussed further with city staff and the mayor to discuss pitfalls and seek a solution, if possible.

3.0 NEW BUSINESS

3.1 Consider CenterPoint electrical options for the Waterfront Drive Project in an amount not to exceed $437,327 and authorizing the EDC President to execute the contract as required.

City Manager Kelly Templin explained the three electrical options: underground lines which would be more aesthetically pleasing with no poles or lines along the street; the hybrid option which would significantly reduce the number of poles along the street and the third option which would involve moving and replacing overhead lines with poles still in place. He stated that funds will be required for each option.

President Dunphey advised caution with funding due to the SH 146 project which will have a large economic impact.

Ernie Davis stated that he is sensitive to spending a lot of money, but is hesitant not to deliver the quality product envisioned for the project.

Mayor Royal stated that currently there is no new development, just the existing businesses. He added that he is favor of the hybrid option.

Motion was made by Mayor Royal and seconded by Councilor Kolupski

To approve the hybrid option with execution of the document by the EDC President.

MOTION CARRIED BY UNANIMOUS CONSENT.

3.2 Consider applying for H-GAC's Livable Centers planning study for 2013-2014. The program requires a twenty-three percent (23%) match from the applicant. Maximum amount to be allocated for match will be $23,000. (Chavez)

Mr. Chavez explained the study and its objective which is to "help create quality, walkable, mixed-use places, create multi-modal travel choices, improve environmental quality and promote economic development and housing choice."

Mayor Royal stated that participation in this program with H-GAC can open up opportunities with ancillary benefits.

Dale Conger of Cobb-Fendley stated that this is a small study with no payment required up front. He added that the program has been in place for several years and Seabrook is a great candidate for it.

President Dunphey stated that the comprehensive plan includes connecting the Old Seabrook area, so this study fits within that plan.

Motion was made by Mayor Royal and seconded by Mr. Poston

To participate in the study up to twenty-three percent (23%).

MOTION CARRIED BY UNANIMOUS CONSENT.

4.1 OLD BUSINESS

4.1 Update on the Waterfront Drive Project. (Templin)

Mr. Templin displayed pictures of the progress being made on Waterfront Dr. He stated that great progress is being made each week. There are some issues with fill; although all property owners were encouraged to fill their property some chose not to.

5.0 APPROVAL OF MINUTES

5.1 Review and approval of the minutes of the September 12, 2013 meeting. (Brant)

Motion was made by Councilor Kolupski and seconded by Mr. Chapman

To approve the minutes as written.

AYES: Dunphey, Chapman, Davis, Kolupski, Royal.
NAYS: None.
ABSTAIN: Poston.

MOTION CARRIED BY MAJORITY VOTE.

6.0 ROUTINE BUSINESS

6.1 Establish future meeting dates and agenda items.

Due to a conflict, the regular meeting date for November was changed to Wednesday, the 20th at 7:00 p.m.

Upon motion, the meeting was adjourned at 8:39 p.m.

Approved this 20th day of November, 2013.

Paul Dunphey, President

Meredith Brant

Meredith Brant, Assistant City Secretary

THE CITY OF SEABROOK TEXAS