THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON WEDNESDAY, DECEMBER 10, 2014 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 Paul 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 (exc. abs.)	VICE-PRESIDENT
ERNIE DAVIS	SECRETARY
BRENDA VESELENY	MEMBER
GLENN ROYAL	MAYOR
THOM KOLUPSKI	COUNCIL REPRESENTATIVE
GARY BELL	TREASURER

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
MEREDITH BRANT	ASST. CITY SECRETARY

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS

There were no comments.

2.0 PRESENTATIONS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

2.1 EDC Director's report on economic development activities for November, 2014. (Chavez)

Mr. Chavez gave his report including an overview of the Buy Local Coupon Book and its participants. He added that he will be working on the annual EDC report to present to City Council on January 20.

Mayor Royal asked about a fire suppression system in order to have mattresses in the new furniture business located in the old Blockbuster building. Mr. Landis stated that that location is not grandfathered, so to meet code they would have to install.

Mr. Landis also spoke of his meeting with property owners regarding code enforcement for Waterfront properties. He said that the procedure is to send a thirty day notice letter for noncompliance and as a last resort issue a citation. The plan for the beginning of next year is to "hit hard and heavy" in order to create a clean environment. In the meantime, the city continues to communicate with the Pappas group concerning rebuilding Pappadeaux.

2.2 Update regarding KO Sailing advertising contract and performance. (Chavez)

Mr. Chavez stated that Mr. McNamara of KO Sailing has responded fairly to the EDC inquiries and the concerns and responses may be found in each binder along with a list of events they will be attending. The City of Seabrook logo can be seen on KO's storage, trailers, two new trucks, hats and shirts.

Mr. Davis stated that as of October 1 the hats and shirts had not yet been ordered so advertising did not begin at the time of the contract. President Dunphey stated there were some missed opportunities that should be considered when the contract is up for renewal.

Ms. Veseleny suggested terminating the contract at this time.

Mr. Davis stated that the contract is for two years with ads on specific items. He suggested adjusting the start time when all is in place.

Mayor Royal stated that all have acted in good faith and this is a good learning experience for subsequent agreements.

Mr. Davis requested that Mr. Chavez inquire about logos on the hats and tee-shirts currently being given away.

3.0 NEW BUSINESS

3.1 Consider selection of the Comprehensive Master Plan consultant. (Landis)

Mr. Landis provided members with a copy of minutes from the November 3 meeting and the score sheet used for the companies under consideration. The company chosen was Freese Nichols in part based on creativity for outreach and the fact that a partner also attended the meeting. He asked that EDC also approve this selection.

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

To approve Freese Nichols as recommended by the Master Plan Review

Commission.

Mr. Landis stated that at the Master Plan Review meeting on January 12, the consultant will provide a scope for the process as well as deliverables and timetables. Then it will be brought back to EDC for approval.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Approve minutes of the November 6, 2014 meeting. (Brant)

Motion was made by Mr. Davis and seconded by Mr. Bell

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Update on SH 146 Expansion Project. (Cook)

City Manager Gayle Cook reported that she and the Mayor had met with Union Pacific (UP) at which time UP communicated that further due diligence would be needed from their company before an offer would be made. UP will make further assessments on the value and future use of the rail corridor. As part of the assessment, they will be looking at the Hwy 3 corridor for future capabilities. During the meeting, dollar amounts for the offer were discussed but nothing was confirmed other than a new offer would have to be considerably higher than the old counteroffer of $11 million. Currently there is $189 million allocated for this project. Ms. Cook also stated that staff had met with the engineering firm that will be working on drainage for the SH 146 expansion project. Staff from Community Development and Public Works were also present at this meeting to hear plans and provide input.

Mayor Royal stated that TxDoT is ready to make an offer and he is working the circuit to keep everyone informed of the situation with UP. TXDoT will make an offer after the first of the year at which point UP has ninety days to respond. Currently, $185 million has been funded for this project. UP has confirmed that the rail line down the SH 146 corridor is active and they want to sell it in its entirety, south to Texas City.

5.2 Establish future meeting dates and agenda items.

The next meeting is scheduled for January 8, 2015.

6.0 EXECUTIVE SESSION

At 7:46, President Dunphey announced that the Corporation will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, Real Property.

Councilor Kolupski recused himself.

551.072

6.1 Discuss purchase, lease or exchange of real property in closed session due to potential detrimental effect on City/SEDC negotiations with third party as provided by Section 551.072 of the Texas Government Code.

7.0 OPEN MEETING

At 8:16 p.m., President Dunphey reconvened the meeting in open session and announced that item 6.1 was discussed, but no action was taken.

Upon motion, the meeting was adjourned at 8:19 p.m.

APPROVED THIS 12TH DAY OF FEBRUARY, 2015.

Paul Dunphey, President

Meredith Brant, TRMC
Assistant City Secretary