THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, MARCH 12, 2015 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.

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

President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS

There were none.

2.0 PRESENTATIONS

2.1 Presentation by Shad Comeaux of Freese and Nichols on the final proposed scope of work for the update to the Comprehensive Master Plan.

Mr. Comeaux introduced Michelle Queens who will also be working on the plan. He gave his presentation and explained the process for comprehensive planning. He stated that it will be a three phase project to be completed by May 2016. Mr. Comeaux also explained the roles of each of the team members who will be working on the plan.

2.2 EDC Director's report on economic development activities for February, 2015. (Chavez)

Mr. Chavez gave his report.

3.0 NEW BUSINESS

3.1 Consider types of subsidies offered for businesses. (Bell)

Mr. Bell stated that there may be money available to help subsidize businesses with the two important issues: SH 146 relocation of businesses and attracting new businesses to Seabrook. He questioned whether there is a way to subsidize business loans to help new or existing businesses. He would like to see what other cities are doing and the legal aspects involved. City Attorney Steve Weathered stated that state law allows EDC to provide for certain incentives if it is a project allowed by law which supports economic development. Mayor Royal stated that subsidies should be based on greatest need. In Seabrook, the biggest need is the businesses located along the railroad. Mr. Bell suggested that Mr. Chavez provide the board with an update on various businesses and a separate report on what can be done. Councilor Kolupski stated that at one time a local bank had been approached for subsidy loans and the bank determined not to do it. President Dunphey stated that the board needs projects for consideration which can be a difficult process. He added that if Mr. Chavez can provide examples of what other cities have done to incentivize businesses, there may be a better sense of how to proceed. Also, the Master Plan process will likely look at land use and incentives. Mr. Chavez stated that he will do an assessment of other communities, the tools they are using and will report back to the EDC board.

3.2 Consider the scope of services and contract with Freese and Nichols for the Update to the Comprehensive Master Plan, pending approval by the City Council in an amount not to exceed $100,000 as per approved notice for this EDC Project. (Cook)

Ms. Cook stated that the services of Freese and Nichols will allow for a revision of a scaled down product which is currently what the city has. She added that time is critical for this process. The resulting planning document will enable the city to move forward with development and will reflect the city's vision for the future.

President Dunphey asked for clarification of the stakeholder meetings. The document states that there are to be six, but only three groups are listed. Ms. Cook stated that three is the correct number. He also questioned the absence of parks and trails in the scope. Mr. Landis stated that parks and trails have their own plans which will be considered and incorporated into the new plan. Mr. Weathered stated that the statement addressing cost overruns is being revised and change orders are not applicable to this type of agreement.

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

To communicate to City Council that this board endorses the scope of services as presented in an amount up to $100,000 and requests consideration of the following: clarification of the number of stakeholder meetings (should be three, not six), parks and trails are not a consideration as there are existing plans in place for parks and trails, clarification of MDP in agreement for Marsh Darcy Partners for the economic development tasks, and change orders section will be revised for proper prior written notification on any additional costs.

MOTION CARRIED BY UNANIMOUS CONSENT.

Mr. Davis added that if the scope of the contract changes significantly it should be brought back to EDC for consideration.

3.3 Update on SH 146 expansion. (Cook/Royal)

Mayor Royal stated that he had spoken with Bill Brudnick, the project planner at TXDOT who stated that the146 expansion is among the top three priorities and that Union Pacific has requested the preliminary offer. Ms. Cook stated that she and the mayor met with James Koch of TXDOT who is very familiar with the project and confident that the expansion project is a priority. Ms. Cook added that the project design and environmentals are complete and the project is ready to go. During their visit to Austin, the mayor used a post-Ike picture of SH 146 showing the debris. This proved to be a good tool for stressing that the expansion of 146 is a true public safety issue, particularly when considering the thirty percent increase of population south of Seabrook and the designation of SH 146 as an evacuation route. The ramifications of not expanding SH 146 could be devastating. Public safety will be the tool for pressing forward with the expansion. Mayor Royal stated that representatives are in support of the project. Ms. Cook added that once the project takes off, the City will be required to fund the relocation of water and sewer utilities at a cost of approximately $5.5 million.

3.4 Update on BAHEP *Space Day Austin* trip. (Kolupski)

Councilor Kolupski stated that the trip was not very beneficial to Seabrook, but created more awareness of the Space Program and the need for funding.

President Dunphey concurred and added that participating in it showed support of BAHEP, but there were no scheduled appointments and the state doesn't fund NASA. He stated that EDC money could be better spent elsewhere.

3.5 Update on Keels and Wheels preview yacht party on May 1. (Chavez)

Mr. Chavez stated that plans are on track for the upcoming yacht party. The caterer has been engaged and "save the date" notices have been sent to those on the invitation list.

4.0 APPROVAL OF MINUTES

4.1 Approve minutes of the February 12, 2015 meeting. (Brant)

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

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

5.1 Update on Waterfront Drive project. (Cook)

Ms. Cook stated that she was hoping to finalize the project and have a complete update concerning the funding and expenses, but currently there is a delay of the transfer of funds from round one to round two; it is in the queue, but not approved at this time.

In addition, she reported that staff is continuing clean-up efforts for the Waterfront District and plans have been put in place with the Police Department and Community Development Department for monitoring and maintaining the condition of the Waterfront District. It is anticipated excessive traffic will be present as usual on Good Friday in the district; therefore, a special initiative has been put in place that will show police presence in the area to assure that order and cleanliness are maintained.

5.2 Establish future meeting dates and agenda items.

The next EDC meeting is scheduled for April 9. Agenda items for consideration are:

- Neighborhood Empowerment Zone for Old Seabrook
- Subcommittee report on possible events which would highlight businesses
- Performance review of the EDC director and EDC attorney
- RFQ (Request For Qualifications) for development of boardwalk.

Upon motion, the meeting was adjourned at 8:34 p.m.

APPROVED THIS 9th DAY OF APRIL, 2015.

Paul Dunphey, EDC President

Meredith Brant

Meredith Brant, TRMC
Assistant City Secretary

THE CITY OF SEABROOK TEXAS