

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, APRIL 9, 2015 AT 7:00 P.M. IN THE SEABROOK
3 CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE
5 AGENDA ITEMS LISTED BELOW.

6
7 **BOARD MEMBERS PRESENT:**

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 ERNIE DAVIS (Exc. Abs.)	SECRETARY
11 BRENDA VESELENY	MEMBER
12 GLENN ROYAL (Exc. Abs.)	MAYOR
13 THOM KOLUPSKI	COUNCIL REPRESENTATIVE
14 GARY BELL	TREASURER

15
16 **ALSO PRESENT WERE:**

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

21
22 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a
23 quorum was present.

24
25 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

26
27 There were none.

28
29 **2.0 PRESENTATIONS**

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31 **2.1 EDC Director's report on economic development activities for March, 2015.**
32 **(Chavez)**

33
34 Mr. Chavez gave his report.

35
36 There was discussion as to the purpose of the incentive survey presented by
37 Mr. Chavez and how to follow up with it as a future agenda item. Captain Bell
38 stated that he would meet with Mr. Chavez to discuss and expand for an agenda
39 item at the next meeting.

40
41 **3.0 NEW BUSINESS**

42
43 **3.1 Consider revision to the Seabrook Neighborhood Empowerment Zone to**
44 **include the Old Seabrook area. (Chavez)**

Mr. Chavez stated that a map has been provided showing the Old Seabrook area as proposed Zone #4. President Dunphey requested that items be taken out of order and this item be addressed after Item 3.3.

3.3 Review and discuss a Demolition Grant Program. (Chavez)

Ms. Cook stated that this is a draft for a pilot program and if accepted there will be a process to go through. She added that opening up all zones could incur a lot of applications so currently the focus is on one area at a time. The program would apply to any structures that are substandard, it is voluntary and there are limited time periods for application. Available grants are up to \$20,000 or eighty percent of cost, properties must be vacant and the owner would contract for the demolition once eligibility was determined. Each applicant would require approval by the Community Development Department.

Sean Landis, Director of Community Development, stated that currently there are only about 4 to 5 structures which may qualify. He added that the owners of those properties have shown interest in the program.

President Dunphey stated that this is a great idea, but it should be open to all zones rather than limit to one zone and should not include deadlines.

Ms. Cook requested members review the criteria and advise as to what should be added or deleted.

Mr. Landis stated that this program gives the city a tool by which they may partner with owners of substandard properties. Additionally, all properties considered would come to EDC for review.

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

To remove deadlines and open to include all zones and to include minor edits as recommended by the City Attorney.

MOTION CARRIED BY UNANIMOUS CONSENT.

3.1 Consider revision to the Seabrook Neighborhood Empowerment Zone to include the Old Seabrook area. (Chavez)

Motion was made by Mr. Chapman and seconded by Ms. Veseleny

To Approve the Neighborhood Empowerment Zone to include Old Seabrook and to waive up to up to 100% application fees on all the Empowerment Zones.

89
90 MOTION CARRIED BY UNANIMOUS CONSENT.
91

92 **3.2 Subcommittee report of possible food truck/farmer's market events to**
93 **attract new business and promote existing businesses. (Chavez)**
94

95 Mr. Chavez stated that he had met with Ms. Veseleny, Mr. Chapman and Mr. Bell
96 to discuss potential for a once-a-month event which would be similar in nature to
97 a street fair with a farmer's market and food trucks. It would be on the second
98 Saturday of each month beginning in October or November and would consist of
99 four to five trucks and 15 booths. The booths would be rented for a nominal fee,
100 but would be free for local vendors. Banners would be used as a tool to advertise
101 the event and the Seabrook Association and the Open Space and Trails
102 Committee would be approached initially to help with the management of the
103 event with the intent to eventually hire a professional event manager.
104

105 Ms. Veseleny reported on two events she attended: La Porte's Sip and Stroll and
106 a winery event. She stated that both events allowed for alcohol sales and were
107 well attended. Mr. Chavez added that he will be meeting with the planning team
108 who does the Sip and Stroll in Katy.
109

110 Mr. Bell stated that considerations should include the benefits to the city as well
111 as legal issues.
112

113 **4.0 APPROVAL OF MINUTES**
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115 **4.1 Approve minutes of the March 12, 2015 meeting. (Brant)**
116

117 Motion was made by Councilor Kolupski and seconded by Mr. Bell
118

119 To approve the minutes as written.
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121 MOTION CARRIED BY UNANIMOUS CONSENT.
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123 **5.0 ROUTINE BUSINESS**
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125 **5.1 Establish future meeting dates and agenda items.**
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127 President Dunphey stated that the firm of Freese and Nichols would like to
128 conduct a stakeholders meeting on the 14th of May which is the regular EDC
129 meeting date. The meeting would include members of City Council, Planning &
130 Zoning Commission, Comprehensive Master Plan Commission and members of
131 EDC. He added that if everyone is in agreement, EDC would meet again in a
132 regular meeting on June 11. There were no objections to the cancellation of the

regular May meeting

6.0 EXECUTIVE SESSION

At 7:56 p.m., President Dunphey announced that the EDC Board will now hold a closed executive session 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 551.074, Personnel Matters and 551.087, Economic Development.

Section 551.074

6.1 Performance review of EDC Attorney and EDC Director. (Board)

Section 551.087

6.2 Discuss economic development in closed session due to potential detrimental effect on city in negotiations with third party offer of a financial or other incentive to a business prospect as provided under Section 551.087 of the Texas Government Code. (Cook)

7.0 OPEN SESSION

At 9:07 p.m., President Dunphey reconvened the meeting in open session and announced that Items 6.1 and 6.2 were discussed, but no action was taken.

Upon motion, the meeting was adjourned at 9:08 p.m.

Paul Dunphey, President

Meredith Brant
Meredith Brant, TRMC
Assistant City Secretary

