THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, JUNE 11, 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 (arrived late)	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
ERNIE DAVIS	SECRETARY
BRENDA VESELENY (arrived late)	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

Vice President Terry Chapman 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.

With the permission of the board, Mr. Chapman announced that items would be taken out of order until President Dunphey arrived.

2.0 PRESENTATIONS

2.2 Presentation by Barry Terrell of the Asparagus Group concerning the status of Tookie's Seafood. (Chavez)

Barry Terrell, the owner of Tookie's Seafood, stated that the project is currently at a standstill due to various reasons. The bad weather has been a contributing factor as the project is not fully dried in. Circumstances, not cash flow, are holding back the project. He added that at this time the projected opening date is September.

At 7:03 Brenda Veseleny arrived. At 7:04 Paul Dunphey arrived.

2.1 Presentation to Thom Kolupski for his service on the EDC Board. (Dunphey)

President Dunphey made the presentation to Mr. Kolupski and expressed the Board's appreciation for his service.

2.3 **Presentation by Cobb Fendley Engineering on the EDC aspects of the Seabrook GIS. (Chavez)**

Mr. Chavez stated that this new system will help the city with developing data and maps.

Larry Jahn and Edgar Smith were present from Cobb Fendley. Mr. Jahn gave the presentation which included a guide and tutorial for the Seabrook GIS (Geographic Information System). He and Mr. Smith further explained the benefits of EDC using a GIS.

2.4 Review of the International Council of Shopping Centers trade show. (Chavez)

Mr. Chavez reported on the trade show he and Sean Landis attended recently. He stated that while there, they had 17 appointments with various developers and retailers, all with positive feedback.

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

Mr. Chavez gave his monthly report. He added that RFQ's (Request for Qualifications) for the waterfront project had been received and would be an agenda item for next month.

3.0 SPECIFIC PUBLIC HEARING

3.1 Conduct public hearing on a proposed project (Demolition Grant Program) for economic development to provide funding through EDC sales tax revenue to assist eligible property owners with demolition of aging or substandard buildings to improve the quality of commercial zones, for a specified amount, with grants not to exceed $20,000 or 85% of eligible project costs, whichever is less.

City Attorney Steve Weathered stated that the project requires a public hearing notice and a resolution to establish criteria and finalize as a project.

4.0 NEW BUSINESS

4.1 Consider extension of incentive agreement for The Asparagus Group.

Mr. Weathered stated that the owner is requesting an extension for 180 days which will require the preparation of an addendum.

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

To approve the extension of the agreement for 180 days, instruct the city attorney to prepare the addendum and to allow it to be signed by President Dunphey.

AYES: Dunphey, Bell, Chapman, Davis, Miller, Royal.
NAYS: Veseleny
ABSTAIN: None.

MOTION CARRIED BY MAJORITY VOTE.

4.2 Consider approval of Demolition Grant Program.

President Dunphey explained that the purpose of this program is to incentivize owners of derelict structures to tear them down. Instead of a legal battle with property owners, the drain on staff and placing liens on property which is a lengthy, costly process, owners would take it upon themselves to tear down the structures through the grant program.

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

To approve the Demolition Grant Program.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.3 Review of incentives offered by area cities. (Chavez)

Mr. Chavez stated that some of the incentive programs used in nearby cities included:

- Enhancement grants
- Chapter 380
- City financed infrastructure improvements
- Empowerment zones
- Foreign trade zones
- Freeport Tax abatements
- Industrial revenue bonds
- Municipal Management District

- New construction incentive (a good tool to adopt)
- Public improvement district
- Tax abatements
- Tax increment reinvestment zones (TIRZ).

Mr. Chavez recommended further exploring a new construction incentive and the use of TIRZ.

4.4 Goal Setting Session for 2015-2016. (Chavez)

Mr. Chavez stated that setting goals allows for establishing general goal development, broader categories and guiding principles. Even as goals are set the Strategic Plan is still applicable.

Mr. Dunphey stated that often there are goals which are desirable, but unattainable. He would like to see more development in Old Seabrook, but infrastructure is a real problem which would have to be dealt with. After some discussion, members agreed to the goals listed below.

1. Focus on the development and promotion of Old Seabrook to include:

- Development of commercial corridor of Old Seabrook
- Explore city infrastructure issues/options
- Develop marketing materials/branding on Old Seabrook and promoting sites for commercial development
- Work with P&Z and City on ordinances/zoning.

2. Reviewing of and potential expansion of incentives for SH146 businesses.

3. Drive full development of The Point.

4.5 Review of 2014-2015 Budget and 2015-2016 Budget. (Chavez)

Mr. Chavez stated that at this time the budget is just for review. At the July meeting there will be discussion for applying the goals to the 2015/16 budget.

Mr. Bell stated that we would like to see training for new EDC members included in the budget.

5.0 APPROVAL OF MINUTES

5.1 Approve minutes of the April 9, 2015 meeting. (Brant)

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

To approve the minutes of April 9, 2015.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Establish future meeting dates and agenda items.

The next EDC meeting will be held July 9. Agenda items to be considered include:

- Revisit food truck event
- Budget
- Main street name change cost incurred
- RFQ architectural services
- Expansion of empowerment zone
- New construction incentives

7.0 EXECUTIVE SESSION – No executive Session was needed.

Upon motion, the meeting was adjourned at 9:13 p.m.

Paul Dunphey, President

Meredith Brant

Meredith Brant, TRMC
Assistant City Secretary

THE CITY OF SEABROOK TEXAS