THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, SEPTEMBER 10, 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 (Exc. Abs.)	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS	SECRETARY
O.J. MILLER (Exc. Abs.)	COUNCIL REPRESENTATIVE
GLENN ROYAL	MAYOR
BRENDA VESELENY	MEMBER

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.

2.0 PUBLIC HEARING

2.1 EDC Budget for FY 2015/16. (Chavez)

Mr. Chavez stated that there had been no changes to the budget since the August meeting and the public hearing is a formality required by law. There were no other comments.

3.0 PRESENTATIONS

3.1 Economic Alliance Houston Port Region presentation. (Chad Burke)

Chad Burke gave an overview of the Alliance's activities of the last year. He added that he appreciates the opportunity to work for the City of Seabrook. Michelle Hundley also reported on the legislation session and the trip to Washington D.C. and various other events.

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

Mr. Chavez gave his report. He also announced an upcoming economic development webinar which will be hosted at City Hall.

4.0 NEW BUSINESS - The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

4.1 Consider contract for economic development consulting services with the Economic Alliance Houston Port Region. (Chavez)

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

To approve the contract as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Consider Seabrook Business of the Year for Economic Alliance. (Chavez)

Mr. Chavez stated the Mr. Miller had nominated Buddy Bites and President Dunphey had recommended Maas Nursery. Mr. Bell recommended Tires by Design.

Mayor Royal added that Maas Nursery is a large tax payer.

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

To select Maas Nursery as the Seabrook Business of the Year.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.3 Consider extension of incentive agreement with the Asparagus Group for Tookie's Seafood. (Chavez)

Barry Terrell of the Asparagus Group and the owner of Tookie's Seafood asked the board for an extension of the incentive agreement. He added that he had had problems with the original contractor, but had hired another one and hoped to have construction back on track next week.

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

To approve the extension of the agreement through March 31, 2016.

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

MOTION CARRIED BY MAJORITY VOTE.

4.4 Update of Neighborhood Empowerment Zone Guidelines and Zones. (Chavez)

Mr. Chavez stated that the NEZ Guidelines and Zones had been revised to reflect the expansion of Zone #2 to include the entire Repsdorph Circle area. The policy and map reflect that change. He recommended approval of these changes.

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

To approve the changes as recommended.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.5 Budget change for funding VIP tent and tickets for the Economic Summit during Celebration Seabrook. (Chavez)

Mr. Chavez stated that at the previous meeting there had been discussion concerning possibly incorporating the annual economic summit into Celebration Seabrook, using a VIP tent. The general admission tickets could be converted into VIP tickets. Ms. Cook stated that the coordinator for the event is very flexible on the packages so if more VIP tickets were needed, a two-for-one ticket exchange would add ten VIP tickets resulting in twenty VIP tickets. She explained the various options. Currently EDC has $1,000 budgeted for the Economic Summit which may be spent on VIP tickets instead.

Mr. Davis clarified that the current EDC package includes a ten foot by ten foot booth/tent, a ten foot by ten foot hospitality booth, 10 VIP tickets and 20 general admission tickets.

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

To add $1,000 to the package for extra VIP tickets.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.6 Consider the application and process for the Second Street to Main Street reimbursement to businesses. (Chavez)

Mr. Chavez asked the board to remove the end of year deadline and instead extend to end of fiscal year 2016, which will allow plenty of time for postal changes.

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

To accept the change of the deadline date to August 31, 2016.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.7 Final approval of EDC Budget for FY 2015/16. (Chavez)

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

To approve the EDC Budget for FY 2015/16.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

5.1 Approve minutes of the August 13, 2015 meeting. (Brant)

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

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.2 Establish future meeting dates and agenda items.

The next meeting is scheduled for October 8.

6.0 EXECUTIVE SESSION

At 8:00 p.m., Vice President Chapman announced that the EDC Board would 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 551.087, Economic Development and 551.074, Personnel Matters.

Section 551.087

6.1 Discuss economic development of Repsdorph Waterfront Project as provided under Section 551.087 of the Texas Government Code. (Cook)

Section 551.074

6.2 Conduct an Executive Session to deliberate the evaluation, duties, and employment of the EDC Attorney.

7.0 OPEN SESSION

At 8:33 p.m., Vice President Chapman reconvened the EDC Board in open session and announced that no action had been taken on Items 6.1 and 6.2.

6.1 Discuss economic development of Repsdorph Waterfront Project as provided under Section 551.087 of the Texas Government Code. (Cook)

No action was taken on this item.

6.2 Conduct an Executive Session to deliberate the evaluation, duties, and employment of the EDC Attorney.

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

To approve the legal services agreement as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

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

Terry Chapman, Vice President

Meredith Brant

Meredith Brant, TRMC
Assistant City Secretary

THE CITY OF
SEABROOK
TEXAS