



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, APRIL 14, 2022 AT 6:00 P.M.**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For SH updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON THURSDAY, **APRIL 14, 2022 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1<sup>st</sup> STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR [CITYSEC@SEABROOKTX.GOV](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).**

---

### **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.*

---

### **2. SPECIFIC PUBLIC HEARINGS**

**2.1** Conduct public hearing on notice of project of the SEDC relating to incentives for TransWestern Development Company to assist the construction and related improvements for warehousing and storage at 5803 Old Highway 146 ("Project"). SEDC funding is limited to an amount not to exceed \$50,000.

**ATTACHMENT 1:** [Project Notice](#)

**2.2** Conduct public hearing on notice of project of the SEDC relating to the retention of Freese and Nichols to assist development of a Comprehensive Master Plan in an amount not to exceed \$115,000.

**ATTACHMENT 2:** [Project Notice](#)

---

### **3. PRESENTATIONS**

**3.1** EDC Director's report on economic development activities for March 2022. (Chavez)

**ATTACHMENT 3:** [Directors report](#) [EDC Semi-Annual Report](#)

---

#### 4. NEW BUSINESS

4.1 Consider and take all appropriate action to approve an "Old Seabrook Livable Center – Phase I" Economic Development Project and Notice in an amount not to exceed \$1,000,000.00 and authorize required posting and public hearing. (Chavez)

ATTACHMENT 3: [Project Notice – Old Seabrook Liv Ctr. – Phase 1](#)

4.2 Consider and take all appropriate action on approval of Joint Resolution 2022-09 "PROPOSED SEDC PROJECT – RETENTION OF AN INDEPENDENT CONSULTANT FOR UPDATE OF THE COMPREHENSIVE MASTER PLAN INCLUDED IN PROJECTS FUND BUDGET LINE ITEM 707-5617 FOR FISCAL YEAR 2021-2022", for retention and funding of an independent consultant, Freese and Nichols, for such purposes, in an amount not to exceed \$115,000. (Landis)

ATTACHMENT 4: [Comp Master Plan Scope of Services](#) [Joint Resolution](#)

4.3 Consider and take all appropriate action on proposed amendment to the EDC BYLAWS, Article Four, Section 4.02 "Number, Qualifications, and Tenure of Directors", for staggered terms of directors and submittal of Resolution 2022-01 for City Council approval. (Lenio)

ATTACHMENT 5: [Board Terms](#) [EDC Bylaws](#) [Resolution 2022-01](#)

4.4 Consider and take all appropriate action on the annual Keels and Wheels event to be held on Friday, April 29, 2022, in an amount not to exceed \$2,000. This is a budgeted item for the 2021-2022 fiscal year. (Chavez)

ATTACHMENT 6: [2021 event detail](#) [EDC Budget 21-2022](#) [2022 Details](#)

---

#### 5. ROUTINE BUSINESS

5.1 Approve minutes of the March 10, 2022 Regular meeting. (Patel)

ATTACHMENT 7: [March 10, 2022 EDC minutes](#)

5.2 Status update of City projects.

ATTACHMENT 8: [City projects](#)

5.3 Establish future meeting dates and agenda items.

---

THE EDC BOARD RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

#### CERTIFICATE

I certify that this notice was placed on the bulletin board at Seabrook City Hall on or before Monday, April 11, 2022 at 5:00 p.m. and that it will remain posted until the meeting has ended.

*Pat Patel*

---

Pat Patel,  
EDC Administrative Coordinator