

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
THURSDAY, OCTOBER 11, 2018 AT 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK WILL MEET ON **THURSDAY, OCTOBER 11, 2018 AT 7:00 P.M. AT SEABROOK CITY HALL**, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA 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) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time comments will be taken from 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 the general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, Corporation members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank You.

2. SPECIFIC PUBLIC HEARINGS

2.1 Pursuant to Texas Local Government Code section 505.159, conduct public hearing on notice of project of the SEDC relating to incentives for WMF Investments Inc. "Retail at the Commons" at 3300 Hwy 146 for reimbursement of building and impact fees in the requested amount of \$64,162.75 (or as otherwise determined by SEDC). Payment of such expenditures is authorized for Projects under Texas Local Government Code, including Sections 505.158, 505.302 and related provisions.

ATTACHMENT 1: [PUBLIC HEARING NOTICE](#)

3. PRESENTATIONS

3.1 EDC Director's report on economic development activities for September 2018. (Chavez)

ATTACHMENT 2: [DIRECTORS REPORT](#)

3.2 KIWO Inc. presentation on incentive request.

4. EXECUTIVE SESSION

4.1 Section 551.071

Consult with attorney to receive legal advice on legal issues associated with request for financial incentives from EDC as provided under Texas Government Code 551.071.

4.2 Section 551.087

Discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or

expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

5. OPEN SESSION

5.1 The EDC Board will reconvene in Open Session to allow for possible action on the agenda items listed above under "Executive Session".

6. OLD BUSINESS

6.1 Consider and take all appropriate action on funding request from Clear Lake Chamber of Commerce in an amount not to exceed \$10,000 beginning October 1, 2018 thru September 30, 2019. (Chavez)

ATTACHMENT 3: [AGREEMENT](#)

7. NEW BUSINESS

7.1 Consider and take all appropriate action on business incentive application filed by KIWO, located at 1929 Marvin Circle, seeking EDC sales tax funds as reimbursement of sedimentation tank relocation in an amount not to exceed \$53,950. (Chavez)

ATTACHMENT 4: [INCENTIVE APPLICATION](#)

7.2 Consider and take all appropriate action on Mario's Pizza request for extension on project completion date from October 20 to December 20, 2018. (Chavez)

ATTACHMENT 5: Extension request

7.3 Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and Clay Cat Studio, located at 1501 Main Street, in relation to construction improvements for a retail shop seeking reimbursement of building permit fees in an amount not to exceed \$5,075.50. (Chavez)

ATTACHMENT 6: [CLAY CAT STUDIO AGREEMENT](#)

7.4 Consider and take all appropriate action on Agreement between the Seabrook EDC and WMF Investments Inc. for construction of two commercial buildings, to be constructed by WMF Investments Inc., at 3300 Bayport Blvd. for "Retail at the Commons", seeking EDC sales tax funds as an incentive for reimbursement of building permit fees and impact fees in an amount not to exceed \$64,162.75. (Chavez)

ATTACHMENT 7: Incentive Agreement

8. ROUTINE BUSINESS

8.1 Approve minutes of the September 13, 2018 regular EDC meeting. (Patel)

ATTACHMENT 8: [SEPTEMBER 13, 2018 MINUTES](#)

8.2 Update on SH 146 expansion.

8.3 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, October 08, 2018 at 5:00 p.m. and that it will remain posted until the meeting has ended.

Pat Patel
EDC Administrative Assistant