

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON THURSDAY, NOVEMBER 10, 2016 AT 7:00 P.M. IN THE  
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,  
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO  
5 THE AGENDA ITEMS LISTED BELOW.

6  
7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 GARY BELL	TREASURER
11 ERNIE DAVIS	SECRETARY
12 ROBERT LLORENTE (absent)	COUNCIL REPRESENTATIVE
13 GLENN ROYAL (exc. absence)	MAYOR
14 BRENDA VESELENY	MEMBER

15  
16 ALSO PRESENT WERE:

17 GAYLE COOK	CITY MANAGER
18 STEVE WEATHERED	CITY/EDC ATTORNEY
19 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
20 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

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

24  
25 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

26  
27 There were none.

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29 **2.0 PRESENTATIONS**

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31 **2.1 EDC Director's report on economic development activities for September and**  
32 **October 2016. (Chavez)**

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34 SEDC Director, Paul Chavez, gave his report on economic development activities.

35  
36 **2.2 Economic Alliance annual report. (Chavez)**

37  
38 Chad Burke and Chad Carsen presented an annual report of economic development  
39 activities for the Economic Alliance Port of Houston, for year end September 30, 2016.

40  
41 Key highlights of the presentation included:

- 42  
43  
44  
45
- From 2008 – 2015, the Economic Alliance has supported over 45 successful projects that have helped create over 4,600 new jobs and over \$6 billion of capital investment to the Houston Port Region.
  - Economic Alliance hosted its Port Region Stakeholders Transportation

46 Committee Meeting. The mission of the committee is to identify and support  
47 projects that will maintain and upgrade regional transportation infrastructure on  
48 a timely basis in order to accommodate regional economic growth and to ensure  
49 efficient and safe movement of goods and people.

- 50 • Over 20 members of Economic Alliance Houston Port Region traveled to  
51 Washington D.C. to advocate on behalf of the Houston Port Region.
- 52 • The Economic Alliance, Deer Park and La Porte hosted the quarterly HREDA  
53 meeting at the Sylvan Beach Pavilion. The Economic Alliance was invited to  
54 provide an overview of the workforce development program that they developed  
55 to serve the Port Region’s demand for high-paying careers.

56

57 **3.0 EXECUTIVE SESSION**

58 The EDC Board held a closed executive session pursuant to the provisions of the Open  
59 Meetings Act, Chapter 551, Government Code and Vernon’s Texas Codes Annotated, in  
60 accordance with the authority contained in one or more of the following sections: Section  
61 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073,  
62 Deliberation Regarding a Prospective Gift; Section 551.074, Personal Matters; Section  
63 551.076, Security Devices; and Section 551.087, Economic Development.

64

65 The EDC Board went into executive session at 7:27pm.

66

67 **4.0 OPEN SESSION**

68 **The EDC Board reconvened in open session to allow for possible action on the**  
69 **agenda items listed above under “Executive Session,”**

70

71 The EDC Board reconvened at 7:51pm.

72

73 **4.1 Consider and take all appropriate action on the proposed project incentive**  
74 **agreement for Merlion Thai Restaurant. (Chavez)**

75

76 Move to approve the Project Incentive Agreement for Merlion Thai Restaurant with the  
77 following amendments: 1.) Add the City approved building plans as an Exhibit to the  
78 agreement; 2.) Require that impact fees be reimbursed, in an amount not to exceed  
79 \$33,252.50, 30 days after payment of impact fees are received by the City of Seabrook;  
80 and 3.) Require that construction costs be reimbursed, in an amount not to exceed  
81 \$38,600, 30 days after a properly described easement is approved and accepted by the  
82 City of Seabrook after completion of construction of parking and sidewalks.

83

84 The Board took a vote on the motion to approve the following amendments.

85

86 AYES: Gary Bell, Ernie Davis, Paul Dunphy, Terry Chapman

87 NAYS: Brenda Veseleny

88

89 MOTION CARRIED BY MAJORITY VOTE

90

91 **5.0 NEW BUSINESS – The Corporation will discuss, consider, and if appropriate, take**  
92 **action on the items listed below.**

93  
94

95 **5.1 Consider and take all appropriate action on the proposed project notice for the**  
96 **incentives for Merlion Thai Restaurant and schedule public hearing. (Chavez)**

97  
98  
99

To approve the notice of project for the incentives for Merlion Thai Restaurant as presented.

100

101 Motion was made by Secretary Ernie Davis and seconded by Vice-President Terry  
102 Chapman.

103

104 MOTION CARRIED BY UNANIMOUS CONSENT.

105

106 **5.2 Consider and take all appropriate action on the proposal by SWA Group for**  
107 **Streetscaping Prototyping Design for the Old Seabrook Town District in an amount**  
108 **not to exceed \$8,000, and giving authority to the Director to sign the proposal.**  
109 **(Chavez)**

110

111 To sign the contract as it's written for \$7,500 with the amount not to exceed \$8,000 for  
112 Streetscaping in Old Seabrook Town District by SWA Group, and give authority to the  
113 Director to sign the proposal.

114

115 Motion was made by Vice-President Terry Chapman and seconded by EDC Treasurer  
116 Gary Bell.

117

118 MOTION CARRIED BY UNANIMOUS CONSENT.

119

120 **5.3 Consider and take all appropriate action on the renewal of the National Sign Plazas**  
121 **agreement. (Chavez)**

122

123 To renew the National Sign Plazas agreement as presented.

124

125 Motion was made by Secretary Ernie Davis and seconded by Vice-President Terry  
126 Chapman.

127

128 MOTION CARRIED BY UNANIMOUS CONSENT.

129

130 **5.4 Consider and take all appropriate action for the reallocation of line item “EDC**  
131 **Projects” within the EDC FY2016-17 Approved Budget to account for debt payment**  
132 **for previously approved Project 2016-02 in the amount of \$198,250. Total Approved**  
133 **Budget Cost will not be changed; this is an administrative accounting change only.**  
134 **This will be a budget transfer from account 707-5620 (Economic Development**  
135 **Incentive Program) to 707-6255 (Transfer to Enterprise Fund Project). (Chavez)**

136

137 To approve as written.

138

139 Motion was made by Secretary Ernie Davis and seconded by Vice-President Terry  
140 Chapman.

141

142 MOTION CARRIED BY UNANIMOUS CONSENT.

143

144 **6.0 ROUTINE BUSINESS – The Corporation will discuss, consider, and if appropriate,**  
145 **take action on the items listed below.**

146

147 **6.1 Approve minutes of the September 08, 2016 meeting. (Patel)**

148

149 Motion was made by Vice-President Terry Chapman and seconded by EDC Treasurer  
150 Gary Bell.

151

152 To approve the minutes as written.

153

154 MOTION CARRIED BY UNANIMOUS CONSENT.

155

156 **6.2 Update on SH 146 Expansion.**

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158 No new updates at this time.

159

160 **6.3 Establish future meeting dates and agenda items.**

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162 • December 8, 2016 would be the next EDC meeting.

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164 Upon motion duly made, the meeting was adjourned at 8:41p.m.

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166 APPROVED ON THE 8<sup>TH</sup> DAY OF DECEMBER, 2016.

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\_\_\_\_\_  
Paul Dunphey, President

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171

172 \_\_\_\_\_  
Pat Patel

173 EDC Administrative Assistant