

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON THURSDAY, MAY 12, 2016 AT 7:00 P.M. IN THE SEABROOK  
3 CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO  
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA  
5 ITEMS LISTED BELOW.

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7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 GARY BELL	TREASURER
11 ERNIE DAVIS	SECRETARY
12 O.J. MILLER	COUNCIL REPRESENTATIVE
13 GLENN ROYAL	MAYOR
14 BRENDA VESELENY	MEMBER

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16 ALSO PRESENT WERE:  
17 STEVE WEATHERED CITY/EDC ATTORNEY  
18 PAUL CHAVEZ DIRECTOR OF ECONOMIC DEVELOPMENT  
19 PAT PATEL EDC ADMINISTRATIVE ASSISTANT  
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21 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was  
22 present.

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24 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

25  
26 There were none.  
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28 **2.0 PRESENTATIONS**

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30 **2.1 EDC Director's report on economic development activities for April 2016.**  
31 **(Chavez)**  
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33 **3.0 EXECUTIVE SESSION**

34 At 7:15p.m., President Paul Dunphey stated that the EDC Board would now hold a  
35 closed executive session pursuant to the provisions of the Open Meetings Act, Chapter  
36 551, Government Code and Vernon's Texas Codes Annotated, in accordance with the  
37 authority contained in one or more of the following sections: Section 551.071,  
38 Consultation with Attorney; Section 551.072, Real Property; Section 551.073,  
39 Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section  
40 551.076, Security Devices; and Section 551.087, Economic Development.

41  
42 **551.072**

43 **3.1 Consult with attorney to receive advice on legal issues associated with potential**  
44 **financial incentives by City/EDC for economic development as provided under**  
45 **Section 551.071 Texas Government Code.**  
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47 **551.071**

48 **3.2 Consult with attorney to receive legal advice regarding legal issues associated with**  
49 **the acquisition of real property under Section 551.071 Texas Government Code.**

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51 **551.072**

52 **3.3 Conduct executive session, as provided under Section 551.072 Texas Government**  
53 **Code, to deliberate the purchase, exchange, lease, or value of real property as**  
54 **deliberation in open session will have detrimental effect on the City/EDC with 3<sup>rd</sup>**  
55 **party.**

56  
57 **551.087**

58 **3.4 Discuss/deliberate potential financial incentives and financial information received**  
59 **from a business prospect(s) that the City/EDC seeks to have locate, stay, or expand**  
60 **for which the City is conducting economic development negotiations, as provided by**  
61 **Texas Government Code Section 551.087**

62  
63 **Consult with attorney to receive advice on legal issues associated with potential**  
64 **financial incentives by City/EDC for economic development.**

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66 **4.0 OPEN SESSION**

67 At 8:16p.m., President Paul Dunphey reconvened the meeting.

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69 Motion was made by Secretary Ernie Davis and seconded by Vice President Terry  
70 Chapman.

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72 To ask staff to proceed with the investigation to bring aboard a licensed real estate broker  
73 to work with the Economic Development Corporation on future potential projects as a  
74 consultant, with the contract to be considered by the board at a future meeting date.

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76 MOTION CARRIED BY UNANIMOUS CONSENT.

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78 **5.0 NEW BUSINESS**

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80 **5.1 Consider and take all appropriate action regarding the annual EDC Incentive**  
81 **Policy Resolution 2016-01. (Chavez)**

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83 EDC Director Paul Chavez stated that this is an annual policy that needs to be renewed  
84 by the board to acknowledge the incentives available for economic development  
85 purposes.

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87 Motion was made by Secretary Ernie Davis and seconded by Mayor Glenn Royal.

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89 To approve the EDC Incentives Policy Resolution 2016-01 as amended, to change the  
90 final bullet item in section 2 on page 2 to Site Development and Acquisition.

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92 MOTION CARRIED BY UNANIMOUS CONSENT.

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**5.2 Consider and take all appropriate action regarding the Hampton Inn Hotel Project Incentive. (Chavez)**

Mr. Sal Bhakta, owner of the Hampton Inn, gave a presentation to the EDC board for consideration of reimbursement of all City permitting fees associated with the construction of the Hampton Inn that burned down on April 30, 2015. The amount of the reimbursement is not expected to exceed \$40,000.

Mr. Bhakta is currently speaking with banks to secure funding for the project, and a construction contract has already been signed with Jade Construction.

Mayor Royal stated that Council Member Gary Johnson, owner of Jade Construction, has signed an affidavit of disclosure and has recused himself on discussing or taking any action on City Council.

Motion was made by Mayor Glenn Royal and seconded by Vice President Terry Chapman

To fund the requested estimated amount of \$36,000, not to exceed \$40,000, after execution of a Performance Development Contract with the City, with funds not reimbursed until project completion.

MOTION CARRIED BY UNANIMOUS CONSENT.

**5.3 Consider and take all appropriate action regarding discussing EDC goals and/or setting a workshop date. (Chavez)**

EDC Director Paul Chavez requested setting a workshop date to focus on setting EDC goals for the next fiscal year. President Paul Dunphey questioned whether or not there was enough information present to hold a special meeting on goals.

Secretary Ernie Davis stated he would like to hold a meeting to discuss EDC goals after the June 27 Master Plan Presentation.

President Paul Dunphey stated that EDC goals would then be discussed on the July Agenda.

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

**6.1 Approve minutes of the April 14, 2016 meeting. (Patel)**

Motion was made by Vice President Terry Chapman and seconded by Mayor Royal.

To approve the minutes as written.

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MOTION CARRIED BY UNANIMOUS CONSENT.

**6.2 Update on SH 146 Expansion.**

EDC Director Paul Chavez stated that there were no additional updates at this time.

Mayor Royal stated that Texas Transportation Institute (TTI) came out with new robotic systems to move cargo boxes, and possibly move goods along SH 146.

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

President Paul Dunphey stated that the next meeting is scheduled for June 09.

Upon motion, the meeting was adjourned at 8:51 p.m.

APPROVED ON THE 9<sup>TH</sup> DAY OF JUNE, 2016.

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Paul Dunphey, President

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Pat Patel  
EDC Administrative Assistant