

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, JUNE 09, 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.

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	COUNCIL REPRESENTATIVE
13 GLENN ROYAL	MAYOR
14 BRENDA VESELENY (absent)	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 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

26
27 There were none.

28
29 **2.0 PRESENTATIONS**

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31 **2.1 EDC Director's report on economic development activities for May 2016. (Chavez)**

32
33 SEDC Director, Paul Chavez, gave his report on economic development activities.

34
35 **2.2 Presentation by Merlion Thai Restaurant of request for incentives. (Chavez)**

36
37 Requested incentives include: (1) a ten year, 100% reimbursement of sales tax paid to the
38 EDC, approximately valued at \$52,723 (2) Payment of impact fees and permit fees
39 related to the project, approximately valued at \$33,252.50 (3) Payment of construction of
40 parking spots on Main Street, approximately valued at \$30,000.00 (4) Payment of
41 sidewalk construction along Main Street and Bryan Ave., approximately valued at
42 \$8,600.00.

43
44 **3.0 EXECUTIVE SESSION**

45 At 7:53p.m., President Dunphey stated that the EDC Board would now hold a closed
46 executive session pursuant to the provisions of the Open Meetings Act, Chapter 551,

47 Government Code and Vernon's Texas Codes Annotated, in accordance with the
48 authority contained in one or more of the following sections: Section 551.071,
49 Consultation with Attorney; Section 551.072, Real Property; Section 551.073,
50 Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section
51 551.076, Security Devices; and Section 551.087, Economic Development.

52

53 **551.087**

54 **3.1 Discuss/deliberate potential financial incentives and financial information received**
55 **from a business prospect(s) that the City/EDC seeks to have locate, stay, or expand**
56 **for which the City is conducting economic development negotiations, as provided by**
57 **Texas Government Code Section 551.087**

58

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

61

62 **4.0 OPEN SESSION**

63 At 8:37 p.m., President Paul Dunphey reconvened the meeting.

64

65 Motion was made by Secretary Ernie Davis and seconded by Council Representative
66 Robert Llorente.

67

68 To direct staff to investigate the questions involving the project discussed in executive
69 session: attainment of a sidewalk easement, submission of final construction plans to the
70 City, and questions around land ownership/financing. Contingent upon satisfactory
71 answers to questions, direct staff to prepare an incentive agreement with Merlion Thai
72 Restaurant & Lounge to offer reimbursement of economic development sales taxes, in an
73 amount not to exceed \$40,000 or for a period of 10 years, whichever comes first;
74 reimbursement of impact fees in an amount not to exceed \$33,252.50; and
75 reimbursement of costs of parking and sidewalk construction of \$38,600.00, to be paid
76 upon completion of such structures. In addition, request that staff publish notice of this
77 project, with the contract to be voted upon at a future meeting.

78

79 **MOTION CARRIED BY UNANIMOUS CONSENT.**

80

81 **5.0 NEW BUSINESS**

82

83 **5.1 Discuss, consider, and authorize approval of, or take action on the project notice**
84 **for the incentives for Seabrook Hospitality, LP. (Chavez)**

85

86 Steve Weathered, City Attorney, stated that the final agreement between the SEDC and
87 Seabrook Hospitality, LP (Hampton Inn) is still pending clarification on what the total
88 expenditures will be for the project facility, the amount of actual construction costs, and
89 the completion date.

90

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

92

93 To table the motion until the items have been resolved.

94

95 MOTION CARRIED BY UNANIMOUS CONSENT.

96

97 **5.2 Discuss, consider, and authorize approval of, or take action on the Economic**
98 **Development Agreement between the SEDC and Seabrook Hospitality, LP**
99 **(Hampton Inn), for expenditures of SEDC sales tax funds as an incentive to assist**
100 **the retention, construction, and improvement of a hotel owned by Seabrook**
101 **Hospitality, LP. (Chavez)**

102

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

104

105 To table the motion until all outstanding questions have been resolved.

106

107 MOTION CARRIED BY UNANIMOUS CONSENT.

108

109 **5.3 Discuss, consider, and authorize approval of, or take action on the renewal of the**
110 **Administrative Services Contract for fiscal year 2016-2017. (Chavez)**

111

112 Motion was made by Secretary Ernie Davis and seconded by Treasurer Gary Bell.

113

114 To approve the Administrative Services Contract as presented.

115

116 MOTION CARRIED BY UNANIMOUS CONSENT.

117

118 **6.0 ROUTINE BUSINESS – The Corporation will discuss, consider, and if appropriate,**
119 **take action on the items listed below.**

120

121 **6.1 Approve minutes of the May 12, 2016 meeting. (Patel)**

122

123 Motion was made by Secretary Ernie Davis and seconded by Treasurer Gary Bell.

124

125 To approve the minutes as written.

126

127 MOTION CARRIED BY UNANIMOUS CONSENT.

128

129 **6.2 Update on SH 146 Expansion.**

130

131 Paul Chavez stated that staff will be reaching out to local businesses on SH 146 to discuss
132 relocation options.

133

134 **6.3 Establish future meeting dates and agenda items.**

135

136 Mr. Paul Dunphey stated that the next meeting is scheduled for July 14, 2016.

137

138 • Hampton Inn tabled items

