

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON **THURSDAY, MARCH 12, 2020** 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 (exc. absence)	CHAIRMAN
9 TERRY CHAPMAN	VICE-CHAIR
10 KEVIN FERGUSON	TREASURER
11 ERNIE DAVIS (exc. absence)	SECRETARY
12 THOMAS KOLUPSKI	MAYOR
13 GARY BELL	MEMBER
14 JEFF LARSON	COUNCIL REPRESENTATIVE

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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

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22 EDC Vice-Chairman Terry Chapman called the meeting to order at 7:00 p.m. and declared that a  
23 quorum was present.

## 24 25 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

26  
27 There were none.

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## 28 29 30 **2. PRESENTATIONS**

### 31 32 **2.1 EDC Director's report on economic development activities for January and** 33 **February 2020.**

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35 EDC Director, Paul Chavez presented the following monthly report:

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- 37 • Follow up with Retail Live prospects
- 38 • Leo Lounge soft opening Friday – March 13
- 39 • Clay Cat Studio opening has been postponed due to business owner injury
- 40 • Americano Café (on NASA Parkway) pending opening soon
- 41 • Ribbon Cutting for Sugar Mountain Coffee March 12 – at NASA Parkway
- 42 • Old Seabrook 1110 Hall Avenue – discuss possible incentives available? – discuss how
- 43 to utilize land
- 44 • Follow up with Marsh Darcy Partners on Old Seabrook property
- 45 • Meeting with local businesses - new e-blasts - 1110 Hall site and Repsdorff Circle
- 46 • Marketing properties along SH146 – new e-blast

- 47 • Trade Shows and Conferences coming up
- 48 • Monthly budget spreadsheet
- 49 • Monthly sales tax revenue spreadsheet

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51 **2.2 Viola and Agnes, at 3659 NASA Parkway, incentive request presentation.**

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- 53 • Opening estimated by beginning of May 2020
- 54 • Currently relocating to 3659 NASA location
- 55 • Moving from NASA Parkway location to Seabrook – since Methodist Hospital is taking
- 56 over the current building in NASA
- 57 • Viola & Agnes was voted one of Houston’s top 100 restaurants
- 58 • Will offer traditional soul food from around the world and also a bar
- 59 • Will be able to establish new jobs and more people here in new location
- 60 • Will offer Chefs table and kitchen for rent – customized menu for that night
- 61 • Seeking incentive for signage, flooring and paint
- 62 • Wants style of restaurant to be New Orleans style home and vibrant colors
- 63 • Was in NASA for 5 years in business – no incentive offered from NASA

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65 **2.3 Pelican Plaza, at 3100 NASA Parkway, incentive request presentation.**

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- 67 • Took ownership of building over a year ago
- 68 • Applicant wishes to bring the building back to life.
- 69 • Applicant has re-painted the building and has done parking lot repairs and re-lamping
- 70 along with roof repairs done so far
- 71 • Seeking EDC incentive for finishing touches of soffit and coping
- 72 • Total project estimate \$24,900 – with materials only \$16,400 for consideration

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75 **3. EXECUTIVE SESSION**

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77 **3.1 Section 551.087**

78 **Discuss/deliberate potential financial incentive(s) and financial information received**  
79 **from a business prospect that the City/EDC seeks to have locate, stay, or expand for**  
80 **which the City is conducting economic development negotiations, as provided by**  
81 **Texas Government Code Section 551.087.**

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83 The EDC Board went into executive session at 7:24 p.m.

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86 **4. OPEN SESSION**

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88 **4.1 The EDC Board will reconvene in open session to allow for possible action on the**  
89 **agenda items listed above under “Executive Session”.**

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91 The EDC Board reconvened at 8:08 p.m.

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**5. NEW BUSINESS**

**5.1 Consider and take all appropriate action on Incentive Application submitted by Pelican Plaza LLC, at 3100 NASA Parkway, seeking EDC sales tax funds as an incentive for site improvements in an amount not to exceed \$30,000.**

Motion made by Jeff Larson and seconded by Gary Bell.

To approve the Incentive Application for the installation of soffit or coping to the Pelican Plaza building in an amount of \$16,364.15, with time of completion on or before May 1, 2020.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.2 Consider and take all appropriate action on Incentive Application submitted by Viola & Agnes Soul Food, at 3659 NASA Parkway, seeking EDC sales tax funds as an incentive for site improvements in an amount not to exceed \$32,000.**

The EDC Board discussed the issue of sales tax with the Applicant. The applicant stated that all tax and IRS issues should be sorted out before moving into the new location. The applicant will also apply for liquor license once moved into new location.

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve exterior paint and signage façade improvements (minus labor) in an amount not to exceed \$15,528 subject to obtaining certificate of occupancy, with time of completion of exterior façade improvements, and business opening date ALL on or before June 1, 2020 and at least 6 number of employees within 6 months of opening.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.3 Consider and take all appropriate action on proposed Resolution 2020-01, authorization of EDC Director to grant interim extensions for developer performance under economic development agreements.**

Motion made by Kevin Ferguson and seconded by Jeff Larson.  
To approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

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**6. ROUTINE BUSINESS**

**6.1 Approve minutes of the January 22, 2020 regular EDC meeting.**

140 Motion made by Gary Bell and seconded by Kevin Ferguson.

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142 To approve the minutes as presented.

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144 MOTION CARRIED BY UNANIMOUS CONSENT

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146 **6.2 Update on SH 146 expansion.**

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- 148 • Lights taken out of SH146
- 149 • TXDOT is on schedule

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151 **6.3 Establish future meeting dates and agenda items.**

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153 Next meeting scheduled for Thursday, April 09, 2020.

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155 Upon motion duly made, the meeting was adjourned at 8:24 p.m.

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157 APPROVED ON THE 4<sup>th</sup> DAY OF MAY 2020.

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DocuSigned by:  
  
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 Pat Patel,  
 EDC Administrative Assistant

DocuSigned by:  
  
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 Paul Dunphey, EDC Chairman

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