



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, APRIL 13, 2023 AT 6:00 P.M.**

For EDC information visit <https://www.seabrooktx.gov/463/SEDC>  
For SH updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON THURSDAY, **APRIL 13, 2023 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1<sup>st</sup> STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE 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) 291-5663 OR [CITYSEC@SEABROOKTX.GOV](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).**

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**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of 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 general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.*

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**2. SPECIFIC PUBLIC HEARING**

- 2.1** Conduct public hearing on project of the SEDC relating to a Business Incentive Program that would allow the SEDC to provide expenditures to qualified applicants to promote new or expanded business development, with the Incentive Program including the potential sale or purchase of land, buildings, equipment, facilities, targeted infrastructure, and improvements.

**ATTACHMENT 1:** [Project Notice](#)

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**3. PRESENTATIONS**

- 3.1** Presentation on an incentive request from Applicant, Seabrook Town Centre Partners LLC, for the development "The Edge". (Presenter: Gary Johnson)

**ATTACHMENT 2:** [Presentation](#)

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## 4. CLOSED EXECUTIVE SESSION

### 4.1 Section 551.087

Conduct a closed executive session to 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".
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## 6. NEW BUSINESS

- 6.1 Consider and take all appropriate action on a Business Development Incentive Application filed by Seabrook Town Centre Partners LLC, to be located at 3023 Bayport Blvd., seeking an incentive to assist in new construction/improvements, in an amount not to exceed \$758,345. (Chavez)

ATTACHMENT 3: [Seabrook Town Centre Incentive Application](#) [Site Plan](#)  
[Presentation](#)

- 6.2 Consider and take all appropriate action on approval of Resolution 2023-1 EDC Incentives Policy and Incentive Application. (Chavez)

ATTACHMENT 4: [Resolution 2023-1 EDC Incentives Policy](#) [Incentive Application 2023](#)

- 6.3 Consider and take all appropriate action a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and the Seabrook Marina, located at 1900 Seabrook Shipyard, for the installation of a natural gas line in an amount not to exceed \$8,520. (Chavez)

ATTACHMENT 5: [Seabrook Marina Incentive Application](#) [City Council Minutes 11-15-2022](#)  
[Seabrook Marina Incentive Agreement](#) [First Amendment to Agreement](#)

- 6.4 Consider and take all appropriate action on the annual Keels and Wheels event to be held on Friday, May 5, 2023, in an amount not to exceed \$2,000. This is a budgeted item for the 2022-2023 fiscal year. (Chavez)

ATTACHMENT 6: [EDC Budget 2022-2023](#)

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## 7. ROUTINE BUSINESS

- 7.1 EDC Director's report on economic development activities for March 2023. (Chavez)

ATTACHMENT 7: [Directors report](#)

- 7.2 Presentation on Economic Alliance Trip to Washington D.C. (Mayor Kolupski)

ATTACHMENT 8: [Concept Arch Gate](#) [Concept 2 Arch Gate](#)

- 7.3 Approve minutes of the March 2, 2023 Regular meeting. (Patel)

ATTACHMENT 9: [March 2, 2023 EDC minutes](#)

- 7.4 Establish future meeting dates and agenda items.
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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, April 10, 2023 at 5:00 p.m. and that it will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

*Pat Patel*

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Pat Patel,  
EDC Administrative Coordinator