



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
THURSDAY, JUNE 8, 2023 AT 6:00 P.M.**

For EDC information visit <https://www.seabrooktx.gov/463/SEDC>
For SH updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON THURSDAY, **JUNE 8, 2023 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1ST 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 FOR FURTHER INFORMATION.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

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.

2. SPECIFIC PUBLIC HEARINGS

- 2.1** Conduct public hearing on notice of project of the SEDC relating to incentives for Seabrook Town Centre Partners LLC, to be located at 3023 Bayport Blvd., in an amount not to exceed \$397,947.48.

3. CLOSED EXECUTIVE SESSION

3.1 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.

4. OPEN SESSION

- 4.1** 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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5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and Seabrook Town Centre Partners LLC, to be located at 3023 Bayport Blvd., in an amount not to exceed \$397,947.48 (Chavez)

ATTACHMENT 1:

[Performance Agreement & Resolution](#)

[Seabrook Town Centre Incentive Application](#)

[Presentation](#)

[Site Plan](#)

- 5.2 Consider and take all appropriate action on a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and Seabrook Plaza One, LP., to be located south of the 3500 Block of NASA Parkway in an amount not to exceed \$2,000,000. (Chavez)

ATTACHMENT 2:

[Incentive Application](#)

[2023 Impact](#)

[Seabrook Plaza](#)

[Seabrook Plaza One Incentive Agreement](#)

- 5.3 Consider and take all appropriate action on cancellation of the Clay Cat Studio Incentive Agreement. (Chavez)

ATTACHMENT 3:

[Incentive Application](#)

[Incentive Agreement & Addendums](#)

[Clay Cat Studio project timeline](#)

6. ROUTINE BUSINESS

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

ATTACHMENT 4: [Directors report](#)

- 6.2 Approve minutes of the May 11, 2023 Regular meeting. (Patel)

ATTACHMENT 5: [May 11, 2023 EDC minutes](#)

- 6.3 Establish future meeting dates and agenda items.

THE EDC BOARD RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE 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 posted on the City of Seabrook website, www.seabrooktx.gov/agendacenter, pursuant to Texas Government Code Sec. 551.043(b)(1)-(3), on or before May 8, 2023 no later than 5:00 p.m. and that this notice 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

Pat Patel,
EDC Administrative Coordinator