

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **WEDNESDAY, JANUARY 22, 2020 AT 7:00 P.M.** IN THE
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO
5 THE AGENDA ITEMS LISTED BELOW.

6
7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	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 (exc. absence)	COUNCIL REPRESENTATIVE

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 EDC Chairman Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a
23 quorum was present.

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25 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

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27 There were none.

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29 **2. PRESENTATIONS**

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31 **2.1 EDC Director's report on economic development activities for December 2019.**

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

- 33
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- 35 • Semi annual report to City Council - Feb 4th
 - 36 • December tradeshow activities – spreadsheet
 - 37 • WMF Retail At Commons agreement lapsed
 - 38 • Tradeshow details – Retail Strategies
 - 39 • Palais Royal closing – Dollar Tree possibly going into the site
 - 40 • Cricket leaving Miramar Shopping Center
 - 41 • Monthly budget spreadsheet
 - 42 • Sales Tax Revenue seasonally adjusted spreadsheet

43
44 **3. NEW BUSINESS**

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46 **3.1 Consider and take all appropriate action on proposed Addendum 2020-01 for**
47 **Americano Café request for project extension.**

48 Americano Café, located at 2900 E. NASA Parkway, explained to the board that they are
49 seeking an extension for project completion until March 1. The Incentive Agreement
50 between the Seabrook EDC and Americano Café had a deadline of January 3, 2020,
51 which was not possible for completion. The owners stated the reason for their request
52 was because Center Point Energy changed their regulations regarding the riser of the gas
53 line to the building, therefore they needed to relocate the riser to a different location to
54 have a meter installed. Americano Café also stated they are hoping to be open by
55 February 15, 2020 if everything works out.

56
57 Motion made by Gary Bell and seconded by Terry Chapman.

58
59 To approve Addendum 2020-01 for request for extension until March 1, 2020.

60
61 MOTION CARRIED BY UNANIMOUS CONSENT

62
63 **3.2 Consider and take all appropriate action on nominating a board member to attend**
64 **the annual Economic Alliance Port Region Advocacy trip to Washington D.C. on**
65 **March 30 thru April 2, 2020 and nominating a board member to attend the annual**
66 **BAHEP Citizens for Space Exploration trip to Washington D.C. on May 18 thru**
67 **May 21, 2020.**

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69 To nominate Gary Bell for the Economic Alliance trip March 30 thru April 2.

70
71 To nominate Paul Dunphey for the BAHEP trip May 18 thru May 21, 2020.

72
73
74 **4. ROUTINE BUSINESS**

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76 **4.1 Approve minutes of the December 12, 2019 regular EDC meeting.**

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78 Motion made by Terry Chapman and seconded by Kevin Ferguson.

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80 To approve the minutes as presented.

81
82 MOTION CARRIED BY UNANIMOUS CONSENT

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84 **4.2 Update on SH 146 expansion.**

- 85
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 - 87 • Channel closed for one or more days for bridge construction
 - 88 • SH146.com calendar for more traffic updates
 - 89 • Traffic shifting late February or March

90 **4.3 Establish future meeting dates and agenda items.**

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92 Next meeting scheduled for Thursday, February 13, 2020.

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94 Upon motion duly made, the meeting was adjourned at 7:36 p.m.

95 APPROVED ON THE 13th DAY OF FEBRUARY 2020.

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Paul Dunphey, EDC Chairman

100 Pat Patel,

101 EDC Administrative Assistant