

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, JANUARY 18, 2018 AT 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK WILL MEET ON **THURSDAY, JANUARY 18, 2018 AT 7:00 P.M. AT SEABROOK CITY HALL**, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA 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) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

At this time comments will be taken from 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 the general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, Corporation members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone 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 Fay & Fay Properties, LLP for new waterfront restaurant. SEDC is proposing to expend SEDC sales tax funds as an incentive to assist the retention, relocation, construction and improvement of a new waterfront restaurant by Fay & Fay Properties, LLP, on the north bank of Clear Creek on the previous site of Regatta Inn and Sundance Grill, ("Project"), including funding of certain administrative expenses and other related costs incident to placing the proposed Project into operation. SEDC funding will be pursuant to approved Project plans and conditions imposed in a performance agreement providing a total potential funding by SEDC in an amount not to exceed \$127,370.80 for construction of additional parking, dock, and enhanced landscaping.

**ATTACHMENT 1:** [PUBLIC HEARING FOR FAY & FAY PROPERTIES, LLP](#)

**2.2** Conduct public hearing on notice of project of the SEDC relating to incentives for Mario's Pizza, Inc. for the retention, relocation, construction and improvement of a restaurant owned by Mario's Pizza, Inc. 1304 Bayport Blvd, to be relocated at 2100 E. Nasa Parkway, Seabrook, TX 77586, ("Project"), including funding or certain relocation expenses, reimbursement of specified SEDC tax paid, and other related costs incident to placing the proposed Project into operation at its new location.

**ATTACHMENT 2:** [PUBLIC HEARING FOR MARIO'S PIZZA](#)

### **3. PRESENTATIONS**

**3.1** EDC Director's report on economic development activities for December 2017. (Chavez)

**ATTACHMENT 3:** [DIRECTORS REPORT](#)

### **4. EXECUTIVE SESSION**

#### **4.1 Section 551.071**

Consult with attorney to receive legal advice on legal issues associated with request for financial incentives from business prospect as provided under Texas Government Code 551.071.

#### **4.2 Section 551.087**

Discussion regarding commercial/financial information received from business prospect the City/EDC seeks to have locate, stay, or expand business in City and deliberate offer of incentive to business prospect in closed session as provided under Texas Government Code 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."

### **6. NEW BUSINESS**

**6.1** Consider and take all appropriate action on approval of Economic Development Agreement between the Seabrook Economic Development Corporation and Mario's Pizza seeking EDC sales tax funds as an incentive to assist in the retention, relocation, construction and improvement of a restaurant owned by Mario's Pizza, Inc. 1304 Bayport Blvd, to be relocated at 2100 E. Nasa Parkway, Seabrook, TX 77586, ("Project"), including funding or certain relocation expenses, reimbursement of specified SEDC tax paid, and other related costs incident to placing the proposed Project into operation at its new location.

**ATTACHMENT 4:** [MARIO'S PIZZA AGREEMENT](#)

**6.2** Consider and take all appropriate action on an incentive application filed by BlueLine Rental located at 2626 Bayport Blvd., Seabrook, TX seeking EDC sales tax funds as an incentive for storefront façade improvements, demolition, and structural building modifications estimated to cost at least \$450,000. (Chavez)

**ATTACHMENT 5:** [BLUELINE RENTAL INCENTIVE APPLICATION](#)

**6.3** Consider and take all appropriate action on an incentive application filed by International Signature Bistro located at 3659 Nasa Parkway, Seabrook, TX seeking EDC sales tax funds as an incentive for storefront façade improvements and new building construction/improvements estimated to cost at least \$180,000. (Chavez)

**ATTACHMENT 6:** [SIGNATURE BISTRO INCENTIVE APPLICATION](#)

### **7. ROUTINE BUSINESS**

**7.1** Approve minutes of the December 21, 2017 regular EDC meeting. (Patel)

**ATTACHMENT 8:** [DECEMBER 21, 2017 MINUTES](#)

**7.2** Update on SH146 expansion.

**7.3** 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 placed on the bulletin board at Seabrook City Hall on or before Monday, January 15, 2018 at 5:00 p.m. and that it will remain posted until the meeting has ended.

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Pat Patel  
EDC Administrative Assistant