



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, MARCH 2, 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, **MARCH 2, 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).**

---

**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. PRESENTATIONS**

**2.1** EDC Director's report on economic development activities for January and February 2023. (Chavez)  
**ATTACHMENT 1:** [Directors report](#)

---

**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".

---

## 5. DISCUSSION

- 5.1 Discussion and possible direction of the revised Incentives Policy previously discussed on January 12, 2023.

ATTACHMENT 2: [Resolution 2023-1 EDC Incentives Policy](#) [Incentive Application 2023](#)

---

## 6. NEW BUSINESS

- 6.1 Consider and take all appropriate action on a six month extension request from WMF Investments "Retail at the Commons" seeking to extend their project completion date from May 18, 2023 to November 18, 2023. (Chavez)

ATTACHMENT 3: [WMF Incentive Agreement](#) [Addendum 2022-1](#) [Addendum 2023-1](#)

- 6.2 Consider and take all appropriate action on the City Council denial of incentive ratification subject to property securing an active lease on a Business Development incentive request for partial reimbursement for the installation of a natural gas line to the Seabrook Marina located at 1900 Seabrook Shipyard, in an amount not to exceed \$8,520. (Chavez)

ATTACHMENT 4: [Seabrook Marina Incentive Application](#) [City Council Minutes 11-15-2022](#)

- 6.3 Consider and take all appropriate action on publication of the Project Notice for Resolution 2023-01/EDC with Public Hearing to be held April 13. (Chavez)

ATTACHMENT 5: [Project Notice](#)

- 6.4 Consider and take all appropriate action on a City Council request to discuss the addition of two alternate members to the Seabrook Economic Development Board. As per statute, only seven (7) members can serve and alternates would serve in a non-voting capacity. (Chavez)

Attachment 6: [City Council Minutes 1-3-2023](#)

---

## 7. ROUTINE BUSINESS

- 7.1 Approve minutes of the revised November 17, 2022 Regular meeting. (Patel)

ATTACHMENT 7: [November 17, 2022 EDC minutes](#)

- 7.2 Approve minutes of the January 12, 2023 Regular meeting. (Patel)

ATTACHMENT 8: [January 12, 2023 EDC minutes](#)

- 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 February 27, 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*

---

Pat Patel,  
EDC Administrative Coordinator