

SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
THURSDAY, JULY 08, 2021 AT 7:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON THURSDAY, JULY 08, 2021 AT 7:00 PM IN THE CITY HALL COUNCIL CHAMBERS, 1700 FIRST 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 AT WWW.SEABROOKTX.GOV/AGENDACENTER TO VIEW AGENDA AND ATTACHMENTS.

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. 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 May and June 2021. (Chavez)

ATTACHMENT 1: [DIRECTORS REPORT](#)

2.2 WMF Investments Inc. presentation on new retail development at "Retail at the Commons". (Bill Friedrichs)

3. EXECUTIVE SESSION

3.1 Section 551.087

Discuss or deliberate the offer of a financial incentive for a business prospect, and commercial/financial information that the SEDC has received from a business prospect, that it seeks to have locate, stay, or expand in or near the City, and for which the SEDC 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. NEW BUSINESS

5.1 Consider and take all appropriate action on incentive application for reimbursement of permit fees and impact fees in an amount not to exceed \$64,162.75, filed by WMF Investments Inc. seeking EDC sales tax funds as an incentive to assist the retention, and new construction/improvements for a new retail center "Retail at the Commons", at 3300 Bayport Blvd. (Chavez)

ATTACHMENT 2: [INCENTIVE APPLICATION](#)

5.2 Discussion, consideration, and possible action on Special Counsel Engagement Letter for legal services provided from Denton Navarro Rocha Bernal & Zech, P.C. This is not a budgeted item. (Chavez)

ATTACHMENT 3: [SPECIAL ENGAGEMENT LETTER](#)

5.3 Consider and take all appropriate action on changing the normal start time for regular EDC meetings to 6:00 p.m. (Chavez)

6. ROUTINE BUSINESS

6.1 Approve minutes of the May 13, 2021 teleconference Regular EDC meeting. (Patel)

ATTACHMENT 4: [MAY 13, 2021 EDC MINUTES](#)

6.2 Update on SH 146 expansion.

ATTACHMENT 5: SH 146 update

6.3 Update on Livable Centers Study.

6.4 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, July

5, 2021 at 5:00 p.m. and that it will remain posted until the meeting has ended.

/s/ Pat Patel

Pat Patel

EDC Administrative Assistant