

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING
THURSDAY, AUGUST 09, 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, AUGUST 09, 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 HEARING

2.1 Conduct public hearing on the proposed fiscal year 2018-2019 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 515.159.

ATTACHMENT 1: [PUBLIC HEARING](#)

3. PRESENTATIONS

3.1 EDC Director's report on economic development activities for July 2018. (Chavez)

ATTACHMENT 2: [DIRECTORS REPORT](#)

3.2 Economic Alliance Houston Port Region annual report. (Chad Burke)

ATTACHMENT 3: [ANNUAL REPORT](#)

3.3 WMF Investments Inc. presentation on new retail development at The Shops at the Commons. (Bill Friedrichs)

4. EXECUTIVE SESSION

4.1 551.087

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.

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 the renewal of a three-year contract with The Economic Alliance Houston Port Region for economic development services to the Seabrook Economic Development Corporation starting on October 1, 2018 thru September 30, 2021, in an amount not to exceed \$12,500 per year. (Chavez)

ATTACHMENT 4: [ECONOMIC ALLIANCE CONTRACT](#)

6.2 Consider and take all appropriate action on incentive application for reimbursement of permit fees and impact fees in an amount not to exceed \$64,163.00, 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 at 3300 Bayport Blvd. "The Shops at the Commons". (Chavez)

ATTACHMENT 5: [INCENTIVE APPLICATION](#)

6.3 Consider and take all appropriate action on approval of the Addendum to the Agreement between the Economic Development Corporation and Mario's Pizza, Inc. for reallocation of funding for exterior doors and concrete work in substitution of the dumpster housing funding as well as one additional month extended for project completion date. (Chavez)

ATTACHMENT 6: [ADDENDUM](#)

6.4 Consider and take all appropriate action on the proposed SEDC Resolution 2018-01 "Update and Renewal of the Seabrook Economic Development Corporation (SEDC) Incentives Policy". (Chavez)

ATTACHMENT 7: [RESOLUTION 2018-01](#)

6.5 Consider and take all appropriate action on the final approval of the Seabrook Economic Development Corporation (SEDC) budget for fiscal year 2018-2019. (Chavez)

ATTACHMENT 8: [2018-2019 BUDGET](#)

7. ROUTINE BUSINESS

5.1 Approve minutes of the July 12, 2018 regular EDC meeting. (Patel)

ATTACHMENT 9: [JULY 12, 2018 MINUTES](#)

5.2 Update on SH 146 expansion.

5.3 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, August 06, 2018 at 5:00 p.m. and that it will remain posted until the meeting has ended.

Pat Patel
EDC Administrative Assistant