



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, AUGUST 12, 2021 AT 6:00 P.M.**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
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, **AUGUST 12, 2021 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 July 2021. (Chavez)

**ATTACHMENT 1:** [Directors report](#)

**2.2** Presentation by Clear Lake Area Chamber of Commerce. (Cindy DeWease)

**2.3** Presentation by Economic Alliance Houston Port Region. (Chad Burke)

---

**3. NEW BUSINESS**

**3.1** Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and WMF Investments Inc. for construction of two commercial buildings, to be constructed by WMF Investments Inc., at 3300 Bayport Blvd. for "Retail at the Commons", seeking EDC sales tax funds as an incentive for reimbursement of building permit fees and impact fees in an amount not to exceed \$64,162.75. (Chavez)

**ATTACHMENT 2:** [Incentive Agreement](#) [Application](#)

**3.2** Consider and take all appropriate action on funding by EDC for the Comprehensive Master Plan consultant, to facilitate the promotion of new or expanded business development in an amount not to exceed \$100,000 and recommendation for city staff to prepare public hearing notice. (Landis)

**ATTACHMENT 3:** [Presentation Comp Master Plan](#)

**3.3** Consider and take all appropriate action on funding, either in part or fully, two infrastructure projects as part of the long range Seabrook Capital Improvement Plan. (Chavez)

**ATTACHMENT 4:** [CIP Exhibits](#)

**3.4** 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, 2021 thru September 30, 2024, in an amount not to exceed \$12,000 per year. (Chavez)

**ATTACHMENT 5:** [Seabrook Annual Report 2021](#) [Economic Alliance Contract](#)

**3.5** Consider and take all appropriate action on renewal of the Clear Lake Area Chamber of Commerce contract beginning October 1, 2021 thru September 30, 2022 in an amount not to exceed \$10,000. This is a budgeted item. (Chavez)

**ATTACHMENT 6:** [Clear Lake Chamber Contract](#)

**3.6** Consider and take all appropriate action on the proposed Resolution 2021-01 "Update and Renewal of the Seabrook Economic Development Corporation (SEDC) Incentives Policy". (Chavez)

**ATTACHMENT 7:** [Resolution 2021-01 EDC Incentives Policy](#)

**3.7** Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2021-2022, in an amount not to exceed \$274,105. This is a budgeted item for FY 2021-2022. (Chavez)

**ATTACHMENT 8:** [Administrative Staffing Services Agreement](#)

**3.8** Consider and take all appropriate action on the proposed **EDC BUDGET** for the next fiscal year 2021-2022. (Chavez)

**ATTACHMENT 9:** [EDC Budget FY 2021-2022](#)

**3.9** Consider and take all appropriate action on the election of officers (Chair, Vice-Chair, Secretary, and Treasurer) of the Seabrook EDC Board for the next fiscal year 2021-2022. (Chavez)

**ATTACHMENT 10:** [FY 2020-2021 Officer elections](#)

---

#### **4. ROUTINE BUSINESS**

**4.1** Approve minutes of the July 8, 2021 Regular EDC meeting. (Patel)

**ATTACHMENT 11:** [July 8, 2021 EDC minutes](#)

**4.2** Approve minutes of the June 24, 2021 Joint Meeting. (Lenio)

**ATTACHMENT 12:** [June 24, 2021 Joint Meeting Minutes](#)

**4.3** Status update of City projects.

**ATTACHMENT 13:** [City projects](#)

**4.4** Update on Livable Centers Study.

**4.5** 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 9, 2021 at 5:00 p.m. and that it will remain posted until the meeting has ended.

*Pat Patel*

---

Pat Patel,  
EDC Administrative Assistant