NOTICE OF MEETING
SEABROOK ECONOMIC DEVELOPMENT CORPORATION
THURSDAY, SEPTEMBER 08, 2016 AT 7:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK WILL MEET ON **THURSDAY, SEPTEMBER 08, 2016 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. 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.

2. **SPECIFIC PUBLIC HEARING**

2.1. Conduct public hearing on the proposed fiscal year 2016/2017 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 505.159

Documents:

NOTICE OF PUBLIC HEARING - EDC BUDGET.PDF

3. **PRESENTATIONS**

3.1. Houston Business Journal presentation. (Chavez)

3.2. EDC Director's report on economic development activities for August 2016. (Chavez)

Documents:

DIRECTORS REPORT.PDF

4. **NEW BUSINESS - The Corporation will discuss, consider, and if appropriate, take action on the items listed below.**

4.1. Consider and take all appropriate action on the fiscal year 2016/2017 EDC budget with amendments approved on August 11, 2016. (Chavez)

Documents:

BUDGET FY 2016-2017.PDF

4.2. Consider and take all appropriate action on nominating the Business-of-the-Year for the Economic Alliance annual meeting. (Chavez)

Documents:

BUSINESS OF THE YEAR.PDF

5. ROUTINE BUSINESS - The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

5.1. Approve minutes of the August 11, 2016 meeting. (Patel)

Documents:

8-11-16 MINUTES.PDF

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) 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, September 05, 2016 at 5:00 p.m. and that it will remain posted until the meeting has ended.

_____

Pat Patel
EDC Administrative Assistant

NOTICE OF PUBLIC HEARING
SEABROOK ECONOMIC DEVELOPMENT CORPORATION
THURSDAY, SEPTEMBER 8, 2016 – 7:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, SEPTEMBER 8, 2016** AT **7:00 P.M.** IN SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS 77586 TO HOLD A PUBLIC HEARING ON THE **PROPOSED FY 2016/17 ECONOMIC DEVELOPMENT CORPORATION BUDGET.** THIS MEETING IS OPEN TO THE PUBLIC AND ANY MEMBER OF THE PUBLIC MAY COMMENT ACCORDING TO THE PROCEDURES OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION. A BUDGET SUMMARY IS INCLUDED BELOW. COPIES OF THE PROPOSED BUDGET ARE AVAILABLE FOR INSPECTION BY THE PUBLIC IN THE OFFICE OF THE ECONOMIC DEVELOPMENT ADMINISTRATOR DURING REGULAR BUSINESS HOURS.

ECONOMIC DEVELOPMENT CORPORATION BUDGET

ESTIMATED BEG. FUND BAL (UNRESERVED)	3,240,929
REVENUES	
TAXES	835,619
OTHER REVENUE	0
INTEREST	3,217
TOTAL REVENUES	838,836
TOTAL FUNDS	4,079,765
EXPENDITURES	
OFFICE SUPPLIES	100
ADVERTISING *(no more than 10% of total revenues)*	82,000
DUES & SUBSCRIPTIONS	1,485
SERVICES	2,430
TRAIL MAINTENANCE	30,000
ENGINEERING / GIS	40,000
LEGAL	36,000
CONSULTING	52,806
TRAINING & CONFERENCE	21,000
MISCELLANEOUS	1,500
ECONOMIC DEVELOPMENT PROJECTS	250,000
ECONOMIC DEVELOPMENT INCENTIVE PROGRAM	750,000
ADMINISTRATIVE SERVICES AGREEMENT	200,000
TOTAL EXPENDITURES	1,467,321
NET REVENUE	-628,485
ESTIMATED ENDING FUND BALANCE	2,612,444
PLUS: RESERVED FUND BALANCE	180,000
TOTAL FUND BALANCE	2,792,444

CERTIFICATE

I certify that this notice was posted on the bulletin board of Seabrook City Hall no later than August 19, 2016 at 5:00 p.m.

Meredith Brant

Meredith Brant
Assistant City Secretary

THE CITY OF SEABROOK TEXAS

DATE: September 08, 2016

TO: EDC Board

FROM: Paul Chavez, EDC Director

RE: Monthly Activities for August

My action items over the past 30 days include:

Week of August 1

- Meeting with David Parker Consulting on hotel feasibility study for Seabrook
- Follow up on the US Census training meeting and Webinar
- Explore the idea of "Certified Sites" in Seabrook for new commercial development purposes
- Meeting with Ayrshire Corporation on Waterfront Project
- Follow up with LeaAnn on news items for newsletter
- Follow up with TXDOT on the workshop for August 17
- Follow up with Outrigger's on their relocation meeting
- Meeting with Coy Davidson on real estate in Seabrook
- Meeting with CenterPoint Energy on building a Seabrook business retention program

Week of August 8

- Meeting with CenterPoint Energy Economic Development Department on the development of a Business retention and Expansion Program
- Meeting with the owner of the building at 1717 Main St.
- Economic Alliance Board Meeting
- Meeting with developer on business project for north side of the city
- Follow up with Texas Marine on their potential site expansion
- Conference Call with Impact Data Sources on economic impact report for potential hotel / conference center project
- Meeting with marketing staff on advertisement development for upcoming tradeshow

Week of August 15

- Pat Patel's six month review
- Tookie's Seafood ribbon cutting ceremony
- Follow up with Economic Alliance on leads for light warehousing / manufacturing
- Follow up with BAHEP on upcoming conferences
- **TXDOT Business Relocation Workshop on Wednesday**
- Meet with marketing team on ads for RedNews and HBJ
- Follow up with HBJ on advertising past schedule, click rates from online ads

- Attend GHP Site Consultant meeting (Vikki Tam of Bain and Company). Site tour of Clear Lake Region to follow.

Week of August 22

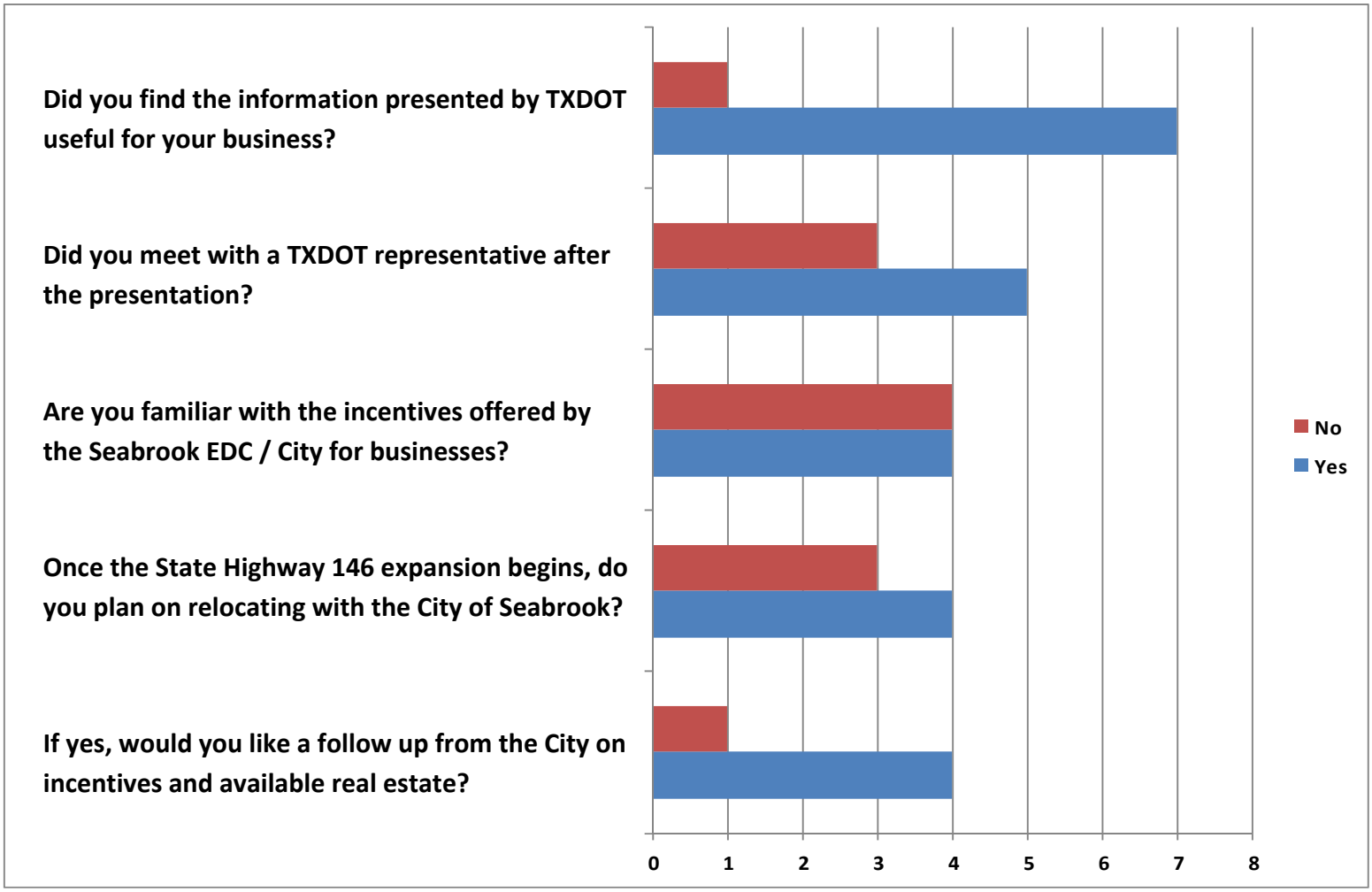
- Review advertising with John-Michael for RedNews during ICSC in Dallas in October
- Review information collected by Pat on grants for parks
- Meeting with Chad Carson from Economic Alliance
- Meeting with International Signature Bistro on their relocation project
- Follow up on questions and information request form the SH146 TXDOT meeting

Week of August 29

- Meeting with Ayrshire Corporation on Respdorph Waterfront Project
- Meeting with Houston Business Journal on their advertising metrics
- Follow up with business prospects
- EDC/City Council Joint Meeting on Tuesday, August 30
- Meeting with Blueline Rental (SH146 business)
- TXDOT Conference Call on Business Relocation Assistance Program
- Meeting with Anderson Advertising about 2017 Buy Local Program
- Houston Economics Club Meeting at the Federal Reserve Bank Downtown
- Finalize design for advertisement in REDNews for ICSC Dallas Tradeshow

Survey for SH146 TXDOT Relocation Workshop

- 32 surveys sent 8/25/16
- 8 responses received as of 8/31/16



If you would not like a follow up from the City, would you like to share your thoughts?

Response 1 : I already had a nice meeting with Paul & company. I really appreciate all the info put together in that folder. I enjoyed that meeting & yalls willingness to help. As it gets closer I may want more info.

Response 2 : We will not be required to move.

Would you like to share any additional thoughts from the presentation?

Response 1 : I was very pleased at the positive info regarding the relocation & re-establishment generous financial help offered by TXDOT.

Response 2 : While the information was helpful, the process is ridiculous. A small business like mine cannot afford to make any expenses necessary and wait and hope to be reimbursed. Further, my TXDOT representative gave me completely opposite information as was provided at the meeting, i.e. I could submit estimates and be paid on the lowest estimate before I actually incur the expenses as I cannot afford to "front" the expenses. He also told me I was "free to move now" without concern for breaching my lease as the State would continue to make my rent payments to my current landlord until the sale of the land/building was finalized. The meeting information verified that was not correct. With such few spaces available now in Seabrook or by the time we actually have to vacate, the timing is so far off, not to mention the new retail centers that are apparently going to be built will not be ready in time and rent for any of those spaces would be double what I pay now. Yes, something has to be done, but this entire ordeal has been mishandled with respect to displaced businesses.

Response 3 : The main thing I have come away with for the past 23 years is that plans are made but nothing comes to fruition. I have asked repeatedly at the meetings if TXDOT had a closing with the Railroad and I am told no. Then I ask what the terms of the deal are and they say they do not know. Then they say that its gonna happen but month after month year after year nothing happens. I am ok with it except as a business owner this back and forth system limits my ability to make capital improvements on parts of my property. It behoves the State to close the deal with the Railroad before they create additional havoc on the business community of Seabrook. Furthermore the lights in Kemah at the rush hours are the culprits of the congestion on Highway 146. 1/3 to 1/2 of the traffic congestion could be eliminated without spending millions and billions of tax payer dollars, as well as casing havoc on the businesses and lives of citizens in both Seabrook and Kemah.

Project Name	Description	Type	Amount	Jobs Created
Project Group	A large tank cleaning depot near the ship channel.	Services	Verifying	
Project Defrost	Proposed construction of a 180k sq ft building that will house convertible freezer/cooler rooms.	Logistics	$19,000,000	90
Project Regulate	Retention of a company in the City of Pasadena. Several sites in the Houston region have been evaluated. The new facility accommodate production for the process management, industrial automation, climate technologies, and appliance and tools industries.	Manu	$23,000,000	30
Project Gator	FDI chemical company to produce the raw plastic materials for Auto, Household materials such as refrigerators, air conditioners, etc.	Petro	Verifying	150
Project Sports Drink	Polymers and resins producer interested in 5 to 10 acres in ship channel area for construction of a facility.	Petro	$150,000,000	150
Project Star	A propylene producer whose products are used in a variety of end uses including paints, building materials and packaging. Is investing $150 million for debottlenecking of the old (or existing) plant purchased in 2014. They are currently not seeking County incentives.	Petro	$150,000,000	150
Project Thurman	Alternative Energy products, bio-energy manufacturing, similar to Biomass but not algae, etc. Considering rehab of an existing facility in Galena Park ETJ.	Petro	$8,000,000	40
Project Violet	Attraction of an elastomer processing facility that is evaluating a site in both Pasadena and La Porte.	Petro	$150,000,000	50
Project Badger	Client is looking to site it's new HQ in Texas. Competing w/ Dallas (primary), Beaumont, & Corpus for deal.	Corporate Relo	-	250
Project Veazey	6 year old tool manufacturer out of NJ looking to est presence in Houston Ship Channel region.	Corporate Relo	$5,000,000	-
Project Eagle	Client has 24.3 acres with ship dock located on Houston Ship Channel. Room to build up to est. 1.7MMBbl of storage capacity. Spurs for up to 28 rail cars.	Logistics	$25,000,000	-
Project Xeta	Client may be looking to create new refrigerated storage facility.	Logistics	$50,000,000	75
Project Indy	Building – 40-50,000 SF Metal Building/Tiltwall.	Logistics	$2,000,000	50

Project Name	Description	Type	Amount	Jobs Created
Project Rodney	Client's goal is to find property in Houston or nearby areas where we could relocate/consolidate our terminal	Logistics	$2,000,000	25
Project Hunter	Client out of Dallas is seeking to put money into a logistics project.	Manu	-	-
Project Pho Phase 1	Phase 1 would be a world-scale ammonia facility with 660-740 ton/year capacity.	Petro	$58,000,000	-
Project Pho Phase 2	Phase 2 is a storage and add 'l capacity component	Petro	$100,000,000	-
Project Penn	Looking to expand existing facility. Competing with site in Pennsylvania.	Petro	$350,000,000	-
Project Yellowfin	Attraction of a petro chem operation	Petro	$181,000,000	69
Project Mag	Waterfront liquid product terminal. Phase 1 is new docks and pipeline.	Petro	$450,000,000	15
			$1,723,000,000	**1144**

Entities Involved	
City of Clear Lake Shores	C
City of Dickinson	D
City of El Lago	E
City of Friendswood	F
City of Houston	H
City of Kemah	K
City of La Porte	LP
City of League City	LC
City of Morgan's Point	MP
City of Nassau Bay	NB
City of Pasadena	P
City of Seabrook	S
City of Taylor Lake Village	T
City of Webster	W
Galveston County	G
Harris County	HC

Project Source	
Ally	A
Broker	B
Consultant	C
Governor's Office	G
Phone/ Website	P
SATOP	O
Staff	S
Tradeshow	T

Target Legend	
A	Aerospace / Aviation
B	Bio / Medical / Health
C	Chemicals / Plastics
D	Defense Related
E	Environmental / Marine Research
H	Hospitality / Hotels / Tourism / Recreation
IT	Information Technology / Communications / Telecom
M	Manufacturing
MN	Miscellaneous
O	Office
R	Retail or Mixed Use
W	Warehousing / Distribution
MX	Mixed Use

BAHEP Lead	Entities Involved	Project Name	Business Type	Source	Began	Jobs	Acreage	Required SF	Target	Status Date	Status
CS	LP	Pink Rose	Manufacturing	A	Jul-16	150	75	n/a	C	7/12/16	BAHEP is assisting with the site search & visit of a chemical company based out of Korea. The project is heavy industrial & requires feedstock available in the Battleground & Bayport Industiral Districts. The company requires rail and access to port facilities.
BM/KM	H	SPED	institutional	A	May-16	15	n/a	20,000	A	5/20/16	This is an academic projects related to the space indusry. Submitted requested information: maps, fire and police response times, cultural venues, hotels, restaurants -- all part of a big proposal! There is competition from other states; we're the only consideration for Texas. The proposal is being turned in late summer; company would like to begin in January 2017.
CS	HC	Agro	Warehouse, Distribution	A	Apr-16	150	30	n/a	W	7/11/16	Prospect is performing due diligence on a site in the Seabrook Industrial District for a 300K sf cold storage facility w/an investment value of $30M. BAHEP is working with the prospect on incentives and other project details.
BC	LC	Riverbend	Retail & Hospitality	B	Apr-16	n/a	60	n/a	MX	5/11/16	Developer is working on a 60-acre tract, looking for a hotelier, entertainment & retail. BAHEP met with hotel consultant in May. Currently, BAHEP is working with development team on due diligence items.
BC	P, LP, H	T Shirt	Production, Warehouse	G	Mar-16	150	n/a	85,000	W	3/30/16	Prospect is in printing production business. $2 million capital investment. Existing 60-85,000 SF is needed in TX major metro area. BAHEP submitted 8 sites.
BC	P	Call Center	Call Center	B	Mar-16	100	n/a	50,000	IT	4/7/16	Prospect wants to be in close range of BW 8. Looking for a training center for 100 people.
BC/DS	F	WP	mixed use	A	Jan-16	n/a	135	n/a	MX	6/20/16	For the land owner, BAHEP provided a list of developers interested in marketing the property and/or developing it. BAHEP recently met with the owners for an update; a developer/commecial broker company has been hired. A meeting is set for July to meet with the city, developer, owners and BAHEP.
BC/CS	LP	LPTC	mixed use	A	Jan-16	n/a	25	n/a	MX	6/23/16	BAHEP met with principals recently for a project update. BAHEP is assisting with due diligence as needed for potential tenants.
DS/JS	H	Peregrine	Manufacturing	G	Oct-15	140	130	800,000	A	8/8/16	Large aerospace company looking at multi-phase development for production of supersonic general aviation jet. Working w/HAS & CoH to market Ellington. Total capital investment over $140 million. First site visit occurred 11/25. We made the short list! Latest site visit was 8/8.
DS	BAHEP	Health	Healthcare	A	Jan-14	N/A	N/A	40,000	B	7/12/16	Letter of intent has been signed for this $30 million deal. Company principals visited Houston mid June to recruit partners interested in serving on their board.
BC	BAHEP	Carry On	Manufacturing	G	Feb-16	50	N/A	50,000	M	7/1/16	Chinese company looking for existing space for a light manufacturing facility near the port of Houston. Investment of $3 to $5 million for equipment. BAHEP submitted one site. Latest news is: This project is still active and based on my conversation with the company last week they have not prepared a short list of sites yet but Texas is still under consideration.
BC	BAHEP	Diego	Manufacturing	A	Jan-15	15	N/A	8,000	B	6/29/16	Several sites were submitted to a medical device manufacturer seeking 8,000 SF to relocate from California. They are also considering CT, TN or FL as well as other Texas cities. Average salary is $50,000; capital investment is $575,000 for FF&E. Space will grow to 30,000 SF and employees to 75. Company exports 40% of its product out of the US. Latest news is that the company is still looking for money.
CS/JS	P	Gruber	Manufacturing	P	Jul-15	N/A	24	N/A	C	6/27/16	German company seeking to locate in Bayport to set up next to company producing EO for feedstock. Company has made offer on a couple sites. Site visit was in November.
BC	BAHEP	Wagon Train	Call Center	G	Feb-16	50	N/A	8,000	IT	6/26/16	RETIRED. Company is looking for a previous call center. $1M investment. BAHEP submitted 2 sites. Latest news: retired. The company decided to locate out of state, but has not informed us of their reasoning behind the decision. However, they were extremely impressed with all of the proposals submitted and may look again at Texas in the future.
CS	BAHEP	Mo	Manufacturing	T	Feb-16	30	10	50,000	M	6/15/16	Chemical processing equipment manufacturer based in Missouri looking for footprint on Texas Gulf coast
CS	LP, P	St. Nick	Manufacturing	C	Nov-15	30	10	50,000	C	6/15/16	Consultant working for foreign chemical company contacted BAHEP looking for 10 acre site to build 50K sf facility for automotive fluids (EG) production. Sites include La Porte and Pasadena. Have asked for update.
BC	BAHEP	Skate	Recreation	A	Sep-14	25	5	10,000	H	6/14/16	Company is still looking at sites for this sports / entertainment venue. Partners have purchased land, possibly to build there, and are working on a site plan.
BC	BAHEP	Zip	Recreational Entertainment	A	Dec-15	N/A	N/A	100,000	R	6/8/16	This sports entertainment company needs to expand ASAP and is looking for existing space that can be retrofitted (like a grocery store). Nothing has panned out yet so we hope to convince the prospect to build.
CS	LP, P	Stanley	Manufacturing	C	Sep-15	100	25	N/A	C	6/1/16	Consultant contacted BAHEP looking for 20 -30 acre site w/rail access and tie-ins to ethylene & propylene.

JS	H	Powerball	Manufacturing	P	Feb-16	150	N/A	25,000	M	3/8/16	Houston company looking to develop solar energy storage, initially in partnership with local university.
BC	BAHEP	Grind	Coffee Café	T	Feb-16	15	N/A	1,000	R	2/18/16	Coffee house is looking for a second location in Bay Area Houston. We have several cities with some great sites for him to consider. He has requested that I call back in a month as he is in the middle of a remodeling project.
CS	BAHEP	Watkins Glen	Manufacturing	G	Apr-15	95	3	20,000	M	12/14/15	Foreign developer is looking for a manufacturing site for electronics production units. Several land sites were submitted.
CS	LP, P, H	Blue Sky	Manufacturing	A	Nov-14	45	20	N/A	M	12/14/15	Asian pipe manufacturer looking to build a pipe processing facility in a heavy industrial zone near a large seaport.
CS/JS	BAHEP	AJ	Manufacturing	B	Jun-15	N/A	2	30,000	M	12/10/15	Broker contacted us looking for an industrial building 15-30K sf w/room for a laydown yard, 2k sf for office.. Crane ready preferred.
BC/CS	NB	Golf Cart	Chemicals	S	Apr-14	10	N/A	5,500	O	12/2/15	Prospect says the project in still in play, but obviously delayed. Just need to get the project approved by new management.
CS/JS	LP, P	Jasmine	Manufacturing	A	Aug-15	50	30	N/A	C	12/1/15	Chemical manufacturing needs 30 acre site w/room to expand, rail access, high energy user, water, LPG.
CS/JS	LP,P	Oryx	Manufacturing	A	Jul-15	N/A	N/A	100,000	M	12/1/15	Miami based company looking to expand in Texas to service central U.S., searching for 60-100K sf facility, prefer rail.
JS/CS	BAHEP	Red Onyx	Manufacturing	G	Jun-15	230	20	200,000	M	9/1/15	Multi national food and beverage packaging company looking for 200-250K of space for production & warehouse.
DS	H	ANA	Manufacturing	G	Feb-15	200	25	220,000	M	8/25/15	This project, originally begun in 2010, is a final assembly manufacturing operation for a new training aircraft for the US Air Force. It replaces the T-38 talon jets. The submittal we sent to them in 2010 was updated and resubmitted. Latest news: We've asked for an update.
DS	H	Spider	Manufacturing	A	Feb-15	200	25	220,000	M	8/25/15	This is a final assembly manufacturing operation for a new training aircraft for the US Air Force. It replaces the T-38 talon jets. We submitted one site. Latest news: We have asked for an update from the military liaison.

2,000 *(jobs)*	654 *(acres)*	2,092,500 *(sq. ft.)*
Total	*30*	

Industries

2	Aerospace / Aviation (A)
2	Bio / Medical / Health (B)
5	Chemicals / Plastics ©
0	Defense Related (D)
0	Environmental / Marine Research (E)
1	Hospitality / Hotels / Tourism / Recreation (H)
2	Information Technology / Communications / Telecom (IT)
10	Manufacturing (M)
0	Miscellaneous (MN)
1	Office (O)
2	Retail (R)
3	Mixed use
2	Warehousing / Distribution (W)

EDC BUDGET FOR FY 2016-2017

ACCOUNT	EXPENSE ACCOUNT TITLE • Expense Detail		
4010	OFFICE SUPPLIES		$100
5010	ADVERTISING *(no greater than 10% of total revenues)*		$82,000
	• Houston Business Journal (12 months - print & online)	44,000	
	• Buy Local Campaign	16,000	
	• Seabrook Event Sponsorship	10,000	
	• Other advertising opportunities	10,000	
	• Promotional items	2,000	
5020	DUES & SUBSCRIPTIONS		$1,485
	• Texas Economic Development Council (TEDC)	500	
	• IEDC membership	405	
	• Archive Social Web Services (for open records reporting)	290	
	• Houston Economics Club	150	
	• International Council of Shopping Centers (ICSC)	100	
	• Annual Bank of America credit card fee	40	
5030	SERVICES		$2,430
	• Website hosting and maintenance	2,000	
	• iContact	400	
	• EDC domains	30	
5182	TRAIL MAINTENANCE		$30,000
5215	ENGINEERING / GIS		$40,000
5220	LEGAL		$36,000
5227	CONSULTING		$52,806
	• Bay Area Houston Economic Partnership (2014-2016)	20,000	
	• Marsh Darcy Partners Consulting Services	18,806	
	• Economic Alliance Houston Port Region (2015-2018)	12,500	
	• Economic Impact Analysis	1,500	
5300	TRAINING & CONFERENCE		$21,000
	• BAHEP table for annual banquet (8 seats)	1,500	
	• BAHEP trip to Washington D.C. (1 person)	2,500	
	• Economic Alliance table for annual banquet (8 seats)	1,000	
	• Economic Alliance trip to Washington, DC (1 person)	2,000	
	• ICSC Annual Conference in Las Vegas	2,500	
	• Keels & Wheels Preview Event	2,000	
	• Meetings, Events and Luncheons	1,000	
	• Seabrook Economic Development Summit	3,500	
	• TEDC Quarterly Conferences	3,500	
	• Training for EDC Board members	1,500	
5465	MISCELLANEOUS (cell phone, bank fees, board items)		$1,500
5617	ECONOMIC DEVELOPMENT PROJECTS		$250,000
5620	ECONOMIC DEVELOPMENT INCENTIVE PROGRAM		$750,000

	TOTAL SERVICES & SUPPLIES	$1,267,321
	TOTAL CAPITAL OUTLAY	$0
	TOTAL EXPENDITURES	$1,267,321
	TOTAL INTERFUND TRANSFERS	
6250	ADMINISTRATIVE SERVICES AGREEMENT	$200,000
	TOTAL	$1,467,321

Expected Total Revenue	**835,619**

Approved by EDC Board: 8/11/2016

2016-2017 Budget Notes for Seabrook EDC

1 – OFFICE SUPPLIES

Office supplies such as postage, business cards, envelopes, etc. This year, the budget ran over due to hiring a new employee and needing furniture for that office.

2016 BUDGET: $100 **2016 TO DATE: $1,478** **2017 BUDGET: $100**

---

2 - ADVERTISING

- Houston Business Journal (12 months - print & online)
- Buy Local Campaign
- Seabrook Event Sponsorship
- Promotional items
- Other advertising opportunities

Houston Business Journal – For 2015-2016 – our campaigned focused on running testimonials by local business owners. For 2016-2017, our strategy will be to continue the testimonials as part of our local business awareness, promoting sites for development in the city – especially upcoming pad sites, available green spaces, and existing retail centers.

2016 BUDGET: $40,000 **2016 FORECAST: $38,283** **2017 BUDGET: $44,000**

Buy Local Campaign – This will be our fourth year with the program. The first year, we had 78 participants. The second and third year, we had 84 participants. The book is mailed to all residents of the city and given away at large events such as Keels & Wheels and Seabrook Lucky Trail.

For this year, Anderson Advertising is rolling out a new feature for the program: An Electronic Directory and Mobile App. This component provides for data collection and tracking reports based on customer usage. This information would be useful not only for justification of the program, but also provide for an additional incentive for businesses locating and expanding in our city. Plus – the coupon management app would remove the management burden off city staff.

2016 BUDGET: $12,000 **2016 TO DATE: $11,948** **2017 BUDGET: $16,000**

Seabrook Event Sponsorship – This item was created to support opportunities for sponsorships of community events that bring visitors from outside of our city. *Note that $10,000 was spent in FY 2014-2015 for Celebration Seabrook.*

2016 BUDGET: $0 **2016 TO DATE: $0** **2017 BUDGET: $10,000**

Promotional items *and* Other advertising opportunities – these items are for publishing public notices of projects and other contingencies.

2016 BUDGET: $3,000 **2016 TO DATE: $2,075** **2017 BUDGET: $12,000**

---

3 – DUES AND SUBSCRIPTIONS

- Texas Economic Development Council (TEDC)
- Houston Economics Club
- International Council of Shopping Centers (ICSC)
- Archive Social Web Services (for open records reporting)
- IEDC Membership
- Annual Bank of America credit card fee

Texas Economic Development Council – This is an independent organization that provides training and career guidance to the economic development professional in Texas. They have their own legislative consultant who provides insight and updates during the legislative session.

2016 BUDGET: $500 **2016 TO DATE: $500** **2017 BUDGET: $500**

The Houston Economics Club – This group meets 10 times a year in downtown Houston and brings together financial experts, business consultants, and business forecasters from around the US. The amount in this item includes membership fee and luncheon fees.

2016 BUDGET: $150 **2016 TO DATE: $150** **2017 BUDGET: $150**

International Council of Shopping Centers – Membership with this organization gives a significant discount to attending the annual ICSC RECON Tradeshow in Las Vegas. Membership also includes access to the ICSC database and subscription to their retail magazine.

2016 BUDGET: $100 **2016 TO DATE: $100** **2017 BUDGET: $100**

International Economic Development Council Membership – The IEDC is an agency that provides training opportunities (both online and at conferences) for the Econ Dev field. They also host Site Selector meetings around Texas and a research database for incentives.

2016 BUDGET: $0 **2016 TO DATE: $405** **2017 BUDGET: $405**

Annual Bank of America credit card fee – Annual credit card usage fee charged by Bank of America.

2016 BUDGET: $0 **2016 TO DATE: $40** **2017 BUDGET: $40**

---

4 – SERVICES

EDC Domains, iContact, Website hosting & maintenance – These are necessary expenses for the Website.

2016 BUDGET: $2,185 **2016 TO DATE: $2,050** **2017 BUDGET: $2,430**

---

5 - TRAIL MAINTENANCE

This item is an annual item that covers the cost of trail maintenance around the City.

2016 BUDGET: $30,000 **2016 FORECAST: $29,275** **2017 BUDGET: $30,000**

---

6 – ENGINEERING / GIS

This item is intended to provide funding for proposals prior to submission, necessary engineering work on existing EDC projects and support for upgrades to the GIS system.

2016 BUDGET: $40,000 **2016 TO DATE: $500** **2017 BUDGET: $40,000**

---

7 – LEGAL

This item is an annual item that covers the cost of legal fees and expenses.

2016 BUDGET: $40,000 **FORECAST: $36,000** **2017 BUDGET: $36,000**

---

8 – CONSULTING

- Bay Area Houston Economic Partnership
- Economic Alliance Houston Port Region
- Marsh Darcy Partners Consulting Services
- Economic Impact Analysis

Bay Area Houston Economic Partnership – This organization provides regional guidance and economic development support with a focus on aerospace, general manufacturing and real estate development. Billed quarterly.

2016 BUDGET: $20,000 **FORECAST: $20,000** **2017 BUDGET: $20,000**

Economic Alliance Houston Port Region - This organization provides regional guidance and economic development support with a focus on specialty chemical, general manufacturing and Port of Houston related issues. Billed annually.

2016 BUDGET: $10,000 **2016 TO DATE: $12,500** **2017 BUDGET: $12,500**

Economic Impact Analysis – We commissioned David Parker Consulting to conduct a Hotel Feasibility Study in 2016. For 2016-2017, I'm recommending we keep a similar amount set aside in case we want to explore another study in the near term.

2016 BUDGET: $0 **2016 TO DATE: $1,500** **2017 BUDGET: $1,500**

Marsh Darcy Partners – The EDC entered into a contract for consulting services with Marsh Darcy Partners in November 2015 for an amount not to exceed $20,000. Marsh Darcy is a state-wide recognized economic development firm and has provided significant guidance on issues related to refining our incentive program, TIRZ, Website review, strategies on The Point and various large projects. To date, we have spent $6,194 with $18,806 remaining. This contract does not expire within a calendar date, only when funds have been depleted.

2016 BUDGET: $20,000 **2016 TO DATE: $6,194** **2017 BUDGET: $18,806**

---

9 – TRAINING AND CONFERENCES

- BAHEP table for annual banquet (8 seats)
- BAHEP trip to Washington D.C. (1 person)
- Economic Alliance table for annual banquet (8 seats)
- Economic Alliance Washington DC Trip (1 person)
- ICSC Annual Conference in Las Vegas
- Keels & Wheels Preview Event
- Meetings, Events and Luncheons
- Seabrook Economic Development Summit
- TEDC Quarterly Conferences
- Training for EDC Board members

BAHEP Table for Annual Banquet – this expense is for the Bay Area Houston Economic Development Council's annual gala. Each table seats 8 people. Spouses are encouraged to attend, but must reimburse the EDC if they attend. The reimbursement amount is estimated at $100/person.

2016 BUDGET: $3,000 2016 TO DATE: $1,200 2017 BUDGET: $1,500

BAHEP Trip to Washington, DC – Once a year, BAHEP coordinates a national campaign to Washington, DC to advocate for the continuation of the aerospace program at full funding. Gary Bell participated in this event for 2016.

2016 BUDGET: $2,500 2016 TO DATE: $2,194 2017 BUDGET: $2,500

Economic Alliance Table for Annual Banquet – this expense is for the Economic Alliance Houston Port Region's annual gala which also serves as the Business of the Year award ceremony. Each table seats 8 people. In the past, the EDC has bought either one or two tables – one for EDC members and one for the employees of the chosen business of the year. Spouses are encouraged to attend, but must reimburse the EDC if they attend. The reimbursement amount is estimated at $100/person.

2016 BUDGET: $1,000 2016 TO DATE: $1,000 2017 BUDGET: $1,000

Economic Alliance Trip to Washington, DC – The Economic Alliance also have an annual Washington, DC trip with a focus on maritime and transportation issues. Paul Dunphey participated in this event for 2016.

2016 BUDGET: $2,500 2016 TO DATE: $1,301 2017 BUDGET: $2,000

ICSC Annual Conference – The International Council of Shopping Centers hosts an annual conference in Las Vegas that brings hundreds of franchises, financial groups, real estate developers and consultants to one place for a three-day conference. This amount includes conference registration, room & board, and promotional efforts.

2016 BUDGET: $2,500 **2016 TO DATE: $2,432** **2017 BUDGET: $2,500**

Keels & Wheels Preview Event – This annual event bring together officials from around the region to network at a preview party during this prestigious event.

2016 BUDGET: $2,000 **2016 TO DATE: $1,468** **2017 BUDGET: $2,000**

Meetings, events, luncheons – This is a general category for meetings I attend.

2016 BUDGET: $1,000 **2016 TO DATE: $755** **2017 BUDGET: $1,000**

Seabrook Economic Development Summit – Originally started off as "The Hamburger Summit", this annual event allows the City to showcase new developments within the community. The last event was

2012-13 Tookie's Hamburger Summit $561.98 October 2012
2013-14 Tookie's Hamburger Summit $633.63 October 2013

2017 BUDGET: $3,500

TEDC Quarterly Conferences – The Texas Economic Development Council hosts their meetings around the state (with one usually in the Houston area).

2016 BUDGET: $3,500 **FORECAST: $2,800** **2017 BUDGET: $3,500**

Training for EDC Board Members – This item can be used by EDC board members to attend training seminars/classes related to the use of sales tax for economic development purposes. This budget item does not include cost for spouse's travel.

2016 BUDGET: $0 **2016 TO DATE: $0** **2017 BUDGET: $1,500**

---

10 – MISCELLANEOUS

This account covers all other expenses related to day to day activities. This includes bank fees, cell phone and other assorted items for the board.

2016 BUDGET: $1,500 **2016 TO DATE: $929** **2017 BUDGET: $1,500**

11 – ECONOMIC DEVELOPMENT PROJECTS

This category includes all <u>designated projects</u> approved by the EDC. These approved projects include:

- Old Seabrook EDC Improvement Project
- Demolition Grant Program
- Storefront Façade Improvement Grant

Old Seabrook EDC Improvement Project – This item was created to allow for funds to be spent on projects to improve the Old Seabrook area for commercial uses.

Demolition Grant Program – This program was recently approved by the EDC board and by city council for implementation. The program is designed to assist property owners with clearing up their properties of derelict structures.

Storefront Façade Improvement Grant – These funds are expected to be used by local business / retail owners for improvement to their storefronts. ***2016 – SPENT: $40,000***

---

12 — ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

This account is used for incentives for business development. This includes, but is not limited to incentives for business relocation off SH146, business retention and expansion in the city, and payment of permits/fees for new business development.

2016 BUDGET: $125,000 **2016 TO DATE: $0** **2017 BUDGET: $750,000**

---

13 – ADMINISTRATIVE SERVICES AGREEMENT

This account covers a portion of the administrative salaries for Paul Chavez, LeaAnn Dearman, and Pat Patel.

2016 BUDGET: $200,000 **FORECAST: $200,000** **2017 BUDGET: $200,000**

---

14 – EXPECTED SALES TAX REVENUE

This figure is estimated by the finance department of the City of Seabrook.

2016 BUDGET: $800,000 **2016 FORECAST: $928,465** **2017 BUDGET: $835,619**

DATE: September 08, 2016

TO: EDC Board

FROM: Paul Chavez, EDC Director

RE: BUSINESS OF THE YEAR

Economic Alliance Houston Port Region

- 2006 – Tookie's Hamburgers
- 2007 – Marburger's Sporting Goods
- 2008 – Kroger Company
- 2009 – Bailey's American Grille
- 2010 – Lakewood Yacht Club Concours Corporation
- 2011 – TASC (Technical Automation Services Company)
- 2012 – Mario's Flying Pizza
- 2013 – The Seabrook Waffle Company
- 2014 – Donald's Donuts
- 2015 – Maas Nursery

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON THURSDAY, AUGUST 11, 2016 AT **6:00 P.M. FOR A WORKSHOP MEETING AND AT THE CONCLUSION OF THAT AGENDA IMMEDIATELY PROCEEDED TO IT'S REGULAR MEETING** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS	SECRETARY
ROBERT LLORENTE (absent)	COUNCIL REPRESENTATIVE
GLENN ROYAL	MAYOR
BRENDA VESELENY	MEMBER

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED (absent)	CITY/EDC ATTORNEY
XOCHYTL GREER	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

WORKSHOP MEETING

President Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

1.1 DISCUSS AND CONSIDER EDC GOALS WORKSHOP FOR FISCAL YEAR 2016-2017

Main goals discussed:

1. Promote Seabrook branding, image, enhancement, communication and key marketing initiatives. This includes:
    - Develop branding campaign with distinct branding and signage for each district within the City: The Point, Old Seabrook, SH146 Corridor, North Seabrook, NASA Parkway/Lakefront.
    - Partner with Public Works & Zoning and City to develop design enhancements to the SH146 corridor to incorporate Seabrook-specific design enhancements.

- Development of entry signage / gateway into City
- Support implementation of the view corridor and boardwalk recommendation as outlined in the Waterfront development Plan and the Comprehensive Master Plan.

2. Focus on the development and promotion of Old Seabrook. This includes:
    - Development of retail corridor along Main Street
    - Explore City infrastructure issues / options for parking and pedestrian traffic
    - Work with Public Works & Zoning on ordinances / zoning
    - Support the application of a Main Street/Livable Centers Grant from H-GAC for Old Seabrook
3. Reviewing and potential expansion of incentives for business development. This includes:
    - Old Seabrook EDC Improvement Project
    - Demolition Grant Program
    - Storefront Façade Improvement Grant
    - Chapter 380 Agreement

Workshop meeting ended at 6:58pm.

REGULAR MEETING

President Paul Dunphey called the meeting to order at 6:58 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 SPECIFIC PUBLIC HEARING

2.1 Conduct public hearing on proposed SEDC project for expenditures of sales tax funds as an incentive to assist the retention, construction and improvement of a hotel owned by Seabrook Hospitality, LP (Hampton Inn) for repayment of building permit fees, not to exceed $40,000. This public hearing is held pursuant to Local Government Code section 505.159

No comments.

3.0 NEW BUSINESS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

3.1 Consider and take all appropriate action on EDC goals for the next fiscal year 2016-2017. (Chavez)

Motion was made by Mayor Glenn Royal and seconded by Vice-President Terry

Chapman.

To accept EDC goals for the next fiscal year 2016-2017.

MOTION CARRIED BY UNANIMOUS CONSENT.

3.2 Consider and take all appropriate action on the budget for fiscal year 2016-2017. (Chavez)

Motion was made by Mayor Glenn Royal and seconded by Vice-President Terry Chapman to approve the budget with the following amendments:

- Raise the Seabrook Economic Development Summit budget item to $3,500.
- Remove the breaking out of items into three projects and keep the item as a whole for Economic Development Projects at $250,000.
- Update the second sentence under the budget notes narrative, Section 12 Economic Development Incentive Program, to read as follows:
  "This includes, but is not limited to incentives for business relocation off SH146, *business retention and expansion in the city*, and payment of permits/fees for new business development."

MOTION CARRIED BY UNANIMOUS CONSENT.

The Board approved the budget for $44,000 on the Houston Business Journal but also requested that EDC Director, Paul Chavez, provide more information and discussion on the Houston Business Journal at the next EDC meeting.

4.0 ROUTINE BUSINESS – The Corporation will discuss, consider, and if appropriate, take action on the items listed below.

4.1 Approve minutes of the July 14, 2016 meeting. (Patel)

Motion was made by Mayor Glenn Royal and seconded by Vice-President Terry Chapman.

To approve the minutes as written.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Update on SH 146 Expansion / Director's Report.

EDC Director, Paul Chavez, included his Director's Report for the Board to review. He also stated that the TxDOT Business RelocationWorkshop will be held August 17, 2016 at 9:30am at the Lakewood Yacht Club. Fliers regarding the workshop have been mailed out to all businesses along SH146. Mr. Chavez has also been setting up meetings with

businesses along SH146 to address any relocation questions and concerns, and to discuss available real estate for sale/lease here in Seabrook.

4.3 Establish future meeting dates and agenda items.

Mr. Paul Dunphey stated that the next joint meeting is scheduled for August 30, 2016 and the next regular EDC meeting is scheduled for September 08, 2016.

Agenda items for consideration:

- Houston Business Journal budget of $44,000
- Nominate Business of the Year for the Economic Alliance annual meeting

Upon motion duly made, the meeting was adjourned at 7:28p.m.

APPROVED ON THE 8TH DAY OF SEPTEMBER, 2016.

_____
Paul Dunphey, President

_____
Pat Patel
EDC Administrative Assistant