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4 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
5 SEABROOK MET ON THURSDAY, JANUARY 14, 2016 AT 7:00 P.M. IN THE  
6 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,  
7 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO  
8 THE AGENDA ITEMS LISTED BELOW.  
9

10 BOARD MEMBERS PRESENT:

11 PAUL R. DUNPHEY	PRESIDENT
12 TERRY CHAPMAN	VICE-PRESIDENT
13 GARY BELL	TREASURER
14 ERNIE DAVIS (exc. abs.)	SECRETARY
15 O.J. MILLER	COUNCIL REPRESENTATIVE
16 GLENN ROYAL (exc. abs.)	MAYOR
17 BRENDA VESELENY	MEMBER

18  
19 ALSO PRESENT WERE:

20 GAYLE COOK	CITY MANAGER
21 STEVE WEATHERED	CITY/EDC ATTORNEY
22 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
23 MEREDITH BRANT	ASST. CITY SECRETARY

24  
25 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was  
26 present.  
27

28 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

29  
30 There were none.  
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32 **2.0 PRESENTATIONS**

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34 **2.1 EDC Director's report on economic development activities for December 2015.**  
35 **(Chavez)**  
36

37 Mr. Chavez gave his report.  
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45 **3.0 NEW BUSINESS**

46

47 **3.1 Consider and take all appropriate action regarding the agreement between the City**  
48 **of Seabrook and EDC to provide financing for removal of the water tank.**

49

50 Gayle Cook explained the revised schedule for actions to be taken and stated that City  
51 Council recently took action to publish the notice of intent to move forward with the  
52 issuance of certificates of obligation. This would be a revenue based bond with the city  
53 funding, doing all the paperwork and publications. Ms. Cook gave two agreement options  
54 based on previous comments of the EDC board. The city did decide on a private sale that  
55 will have no penalties for pre-payments.

56

57 For clarification, President Dunphey reiterated the options considered by the EDC board  
58 at the last meeting. One option would be for EDC to pay \$500,000 up front, financing  
59 the rest. The other option would have EDC paying the whole amount of \$2,500,000.

60

61 Ms. Veseleny expressed concern for loss of tax base due to the impact of SH 146  
62 expansion.

63

64 Ms. Cook stated that it would not be detrimental as the impact would only be a half a  
65 percent. The current reserve fund balance is \$3,000,000.

66

67 President Dunphey proposed that since reserves remain intact, borrow the full amount,  
68 get through the SH 146 expansion and potentially, Old Seabrook improvements, then pay  
69 debt down. Given that there are many unknowns, he suggested keeping larger reserves.

70

71 In response to Mr. Bell's inquiry, Ms. Cook stated that the estimated interest rate is a  
72 little over 3 percent, but the reality is as little as 2.3 percent.

73

74 City Attorney Weathered confirmed the legality of the project.

75

76 Motion was made by Mr. Bell and seconded by Mr. Chapman

77

78 To approve the \$2,500,000 loan to incentivize this project.

79

80 MOTION CARRIED BY UNANIMOUS CONSENT.

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89 **3.2 Consider and take all appropriate action regarding approval of project notice for**  
90 **the water tank removal financing.**

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92 Motion was made by Mr. Chapman and seconded by Ms. Veseleny  
93  
94 To approve project notice to include the amount of \$2,500,000 with obligation to pay  
95 principal and interest.  
96

97 MOTION CARRIED BY UNANIMOUS CONSENT.  
98

99 **3.3 Consider and take all appropriate action regarding revision/update to EDC Bylaws**  
100 **for expenditure of funds, "General Duties of Board", Section 4.05c.**

101  
102 Mr. Chavez explained that updating the bylaws by adding Item 3 will enable EDC to fund  
103 any projects as allowed by law.  
104

105 Mr. Weathered recommended revision of the bylaws for the purpose of statutory  
106 authorization.  
107

108 Motion was made by Mr. Chapman and seconded by Mr. Bell  
109

110 To approve revision of the EDC Bylaws as written.  
111

112 MOTION CARRIED BY UNANIMOUS CONSENT  
113

114 **4.0 ROUTINE BUSINESS**

115  
116 **4.1 Approve minutes of the December 9, 2015 meeting. (Brant)**

117  
118 Motion was made by Mr. Chapman and seconded by Mr. Bell  
119

120 To approve the minutes as written.  
121

122 MOTION CARRIED BY UNANIMOUS CONSENT.  
123

124 **4.2 Update on SH 146 Expansion**

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126 Mr. Chavez gave an overview of the estimated timeline for the project.  
127

128 **4.3 Establish future meeting dates and agenda items.**

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130 The next scheduled meeting is February 11.  
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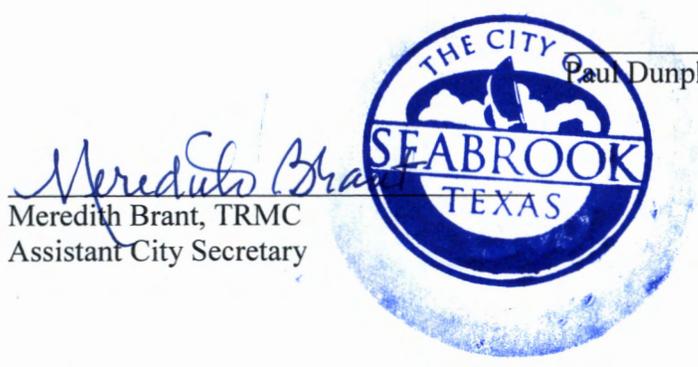
132 Mr. Bell suggested that area real estate costs should be looked at for comparison.

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Ms. Cook stated that Mr. Chavez is creating worksheets which include the process and business information and comparisons to determine incentives. Mr. Chavez will get with the Finance Department for property and sales tax stats.

At the next meeting there will also be an update on Town Center.

Upon motion, the meeting was adjourned at 8:12 p.m.



*Meredith Brant*  
Meredith Brant, TRMC  
Assistant City Secretary

*Paul Dunphey*  
Paul Dunphey, President