

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, FEBRUARY 11, 2016 AT 7:00 P.M. IN THE
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO
5 THE AGENDA ITEMS LISTED BELOW.
6

7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 GARY BELL	TREASURER
11 ERNIE DAVIS	SECRETARY
12 O.J. MILLER	COUNCIL REPRESENTATIVE
13 GLENN ROYAL	MAYOR
14 BRENDA VESELENY	MEMBER

15
16 ALSO PRESENT WERE:

17 STEVE WEATHERED	CITY/EDC ATTORNEY
18 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
19 MEREDITH BRANT	ASST. CITY SECRETARY

20
21 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was
22 present.
23

24 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

25
26 There were none.
27

28 **2.0 PRESENTATIONS**

29
30 **2.1 EDC Director's report on economic development activities for January 2016.**
31 **(Chavez)**
32

33 Mr. Chavez gave his report.
34

35 **3.0 EXECUTIVE SESSION**

36 At 7:15 p.m. President Dunphey announced that the EDC Board would hold a closed
37 executive session pursuant to the provisions of the Open Meetings Act, Chapter 551,
38 Government Code and Vernon's Texas Codes Annotated, in accordance with the
39 authority contained in Section 551.087, Economic Development and 551.071, Consult
40 with Attorney.
41

42 **551.087**

43 **3.1 Discuss/deliberate a potential financial incentive and financial information received**
44 **from a business prospect that the City/EDC seeks to have locate, stay, or expand**
45 **for which the City is conducting economic development negotiations, as provided by**
46 **Texas Government Code Section 551.087**

47
48 **551.071**

49 **3.2 Consult with attorney to receive legal advice on legal issues associated with**
50 **providing financial incentives to a business prospect, as provided by Texas**
51 **Government Code Section 551.071.**
52

53 **4.0 OPEN SESSION**

54 At 7:47 p.m., President Dunphey reconvened the EDC Board in open session and
55 announced that Items 3.1 and 3.2 had been discussed, but no action was taken in
56 Executive Session.
57

58 **5.0 NEW BUSINESS**

59
60 **5.1 Consider and take all appropriate action regarding an application for the Storefront**
61 **Façade Grant. (Chavez)**
62

63 Mr. Chavez stated that Burke's Outlet is seeking \$40,000 for a storefront façade grant for
64 its upcoming extensive renovation. He added that the applicant has submitted its budget
65 and drawings and he would recommend participation in this project.
66

67 President Dunphey noted that the applicant is asking for less than ten percent of the
68 overall planned expenditure for this remodel.
69

70 Mr. Chavez noted that the Burke's project is estimated to take two year to completion.
71 Plans have been submitted to the building department and all is looking well from a
72 planning perspective.
73

74 Motion was made by Mr. Davis and seconded by Mr. Bell
75

76 To approve the façade grant application in an amount not to exceed \$40,000, directing
77 staff to outline an agreement payable upon issuance of the certificate of occupancy.
78

79 **MOTION CARRIED BY UNANIMOUS CONSENT.**
80

81 **5.2 Consider and take all appropriate action regarding an update on Seabrook Towne**
82 **Center. (Chavez)**
83

84 Mr. Chavez gave an update showing drawings of the latest design and added that the
85 developers are in regular contact with the city. He gave an overview of the estimated
86 timeline for this project.
87

88 Ms. Veseleny questioned whether there were any lease commitments at this time. Mr.
89 Chavez stated that there were not and added that appraisals for properties along SH146
90 were not expected until the end of May. In response to Mr. Davis's inquiry as to the
91 status of the railroad negotiations, Mayor Royal stated that there is no deal at this time,
92 but great progress has been made and Union Pacific has been identified as a "willing

93 seller” so things are moving forward. Mayor Royal also added that he spoke with Kroger
94 and they are extremely interested and want to stay in Seabrook. He added that today
95 Kroger acquired the Fresh Market chain.
96

97 Ms. Veseleny stated that she would like to see a regular update on this item.
98

99 **5.3 Consider and take all appropriate action regarding the Old Seabrook gateway and**
100 **road improvement plan and consider the pursuit of a “Livable Center” grant from**
101 **H-GAC. (Dunphey)**
102

103 President Dunphey stated that there is an existing Old Seabrook street program proposal
104 which may be possible to pursue in the form of a grant. He added that Ms. Cook had
105 suggested that the Livable Center grant offered by H-GAC be considered for this
106 purpose.
107

108 Motion was made by Mayor Royal and seconded by Councilor Miller
109

110 To pursue a Livable Center Grant as available through H-GAC.
111

112 Ms. Veseleny explained that having a short tenure with the board she was not familiar
113 with the Old Seabrook street and sidewalk plan or the functions of H-GAC.
114

115 Mayor Royal explained the function and purpose of H-GAC (Houston-Galveston Area
116 Council) which is an association of local governments. It has programs for transportation,
117 Main Street revitalization, pedestrian hike and bike paths, and is the recipient of federal
118 grant dollars which facilitate these various programs and studies. He explained that many
119 area cities have long participated in these programs and Seabrook should take advantage
120 of what they have to offer.
121

122 Mr. Chavez directed members to Tab 9 of their binders which has the original plan
123 considered for the streets and sidewalks in Old Seabrook and is a permanent part of the
124 attachments. He explained that the Livable Centers grant brings in experts to study the
125 area. As an example, Mr. Chavez gave an overview of the League City grant which was
126 used for its Main Street Program. He added that funding is available on a case by case
127 basis.
128

129 President Dunphey called for a vote.
130

131 AYES: Dunphey, Bell, Chapman, Davis, Miller, Royal.
132

133 NAYS: None.
134

135 ABSTAIN: Veseleny.
136

137 MOTION CARRIED BY MAJORITY VOTE.
138

139 **6.0 ROUTINE BUSINESS**

140
141 **6.1 Approve minutes of the January 14, 2016 meeting. (Brant)**
142

143 Motion was made by Councilor Miller and seconded by Mayor Royal
144

145 To approve the minutes as written.
146

147 MOTION CARRIED BY UNANIMOUS CONSENT.
148

149 **6.2 Update on SH 146 Expansion.**
150

151 Mr. Davis questioned the status and talks concerning SH 146. Mayor Royal stated that
152 TxDoT is committed to the timeline as presented earlier in the meeting.
153

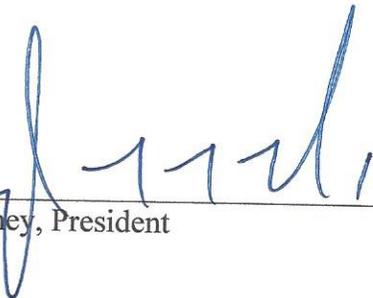
154 **6.3 Establish future meeting dates and agenda items.**
155

156 The next meeting will be March 10.
157

158 Agenda items for consideration:

- 159
 - Review of storefront façade grant application
 - Contract with National Sign Plaza, the current signage company
 - Budget amendment for the transfer of funds to the program for façade grants.
160
161
162

163 Upon motion, the meeting was adjourned at 8:28 p.m.
164
165
166
167



Paul Dunphey, President

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169
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171 
172 Meredith Brant, TRMC
173 Assistant City Secretary
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