

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, MARCH 10, 2016 AT 7:00 P.M. IN THE SEABROOK
3 CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA
5 ITEMS LISTED BELOW.

6
7 BOARD MEMBERS PRESENT:

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

15
16 ALSO PRESENT WERE:

17 GAYLE COOK	CITY MANAGER
18 STEVE WEATHERED	CITY/EDC ATTORNEY
19 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
20 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

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

24
25 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

26
27 There were none.

28
29 **2.0 SPECIFIC PUBLIC HEARING**

30
31 **2.1 Proposed EDC project providing funding through EDC sales tax revenue, to assist**
32 **the relocation of the existing municipally owned Public Works facility, in an amount**
33 **not to exceed \$2,500,000.00. This public hearing is held pursuant to Local**
34 **Government Code section 505.159.**

35
36 President Paul Dunphey opened the public hearing for the relocation of the existing
37 municipally owned Public Works facility.

38
39 Having no speakers come forward, Mr. Dunphey closed the public hearing.

40
41 **3.0 PRESENTATIONS**

42
43 **3.1 EDC Director's report on economic development activities for February 2016,**
44 **including the semi-annual report to City Council. (Chavez)**

45 Paul Chavez, Director of Economic Development, gave his reports.
46

47 **4.0 NEW BUSINESS**
48

49 **4.1 Consider and take all appropriate action regarding Burke's Outlet performance**
50 **contract for storefront façade grant. (Chavez)**
51

52 Paul Chavez, Director of Economic Development, noted that the Performance Agreement
53 has been reviewed by legal counsel and also by Burke's Outlet and that they have
54 indicated that all is okay.
55

56 Steve Weathered, City Attorney, stated that EDC will be funding an amount not to
57 exceed \$40,000, conditioned upon final approval by EDC and compliance to city code,
58 including a certificate of occupancy. Mr. Weathered noted on the agreement that Burke's
59 will have at least 15 full or part-time employees, and the project should be substantially
60 completed by June 03, 2016 or earlier.
61

62 Motion was made by Member Brenda Veseleny and seconded by Mayor Royal.
63

64 To approve the Burke's Outlet performance contract for storefront façade grant, in an
65 amount not to exceed \$40,000.
66

67 MOTION CARRIED BY UNANIMOUS CONSENT.
68

69 **4.2 Consider and take all appropriate action regarding a budget amendment for the**
70 **Storefront Façade Grant. (Chavez)**
71

72 Paul Chavez, Director of Economic Development, recommended that although a budget
73 amendment would be appropriate, funds could legally be moved within the accounts, but
74 not exceed the budget item.
75

76 No action was taken on this item.
77

78 **4.3 Consider and take all appropriate action regarding approval of the funding**
79 **agreement between the Seabrook Economic Development Corporation and the City**
80 **of Seabrook, "Agreement Regarding the Construction and Improvement of Public**
81 **Works" as Project of EDC. (Chavez)**
82

83 Mayor Royal pointed out that there was a callable bond and that after 9 months it could
84 be prepaid without penalties.
85

86 Steve Weathered, City Attorney, stated that upon approval of this, it would go to City
87 Council and City Council would have two readings of the Resolution.
88

89 Motion was made by Vice President Terry Chapman and seconded by Member Brenda
90 Veseleny
91

92 To approve the funding agreement between the Seabrook Economic Development
93 Corporation and the City of Seabrook, "Agreement Regarding the Construction and
94 Improvement of Public Works" as Project of EDC.
95

96 MOTION CARRIED BY UNANIMOUS CONSENT.
97

98 **5.0 ROUTINE BUSINESS**
99

100 **5.1 Approve minutes of the February 11, 2016 meeting. (Patel)**
101

102 Motion was made by Mayor Royal and seconded by Vice President Terry Chapman.
103

104 To approve the minutes as written.
105

106 MOTION CARRIED BY UNANIMOUS CONSENT.
107

108 **5.2 Update on SH 146 Expansion**
109

110 Paul Chavez, Director of Economic Development, stated that there were no additional
111 updates at this time. TXDoT is still moving forward by continuing to work with Union
112 Pacific on acquisition of land on the west side of state highway 146.
113

114 **5.3 Establish future meeting dates and agenda items.**
115

116 The next meeting will be April 14.
117

118 Agenda items for consideration:

- 119 • Galveston Bay Foundation re-establishment of a habitat island near The Point
 - 120 • Update on Seabrook Town Center
- 121

122 Upon motion, the meeting was adjourned at 7:31 p.m.
123
124

125 
126 _____
127 Paul Dunphy, President

128 *Terry Chapman, vice president*

129 
130 _____
131 Pat Patel
EDC Administrative Assistant