

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON THURSDAY, JULY 14, 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.

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7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 GARY BELL (absent)	TREASURER
11 ERNIE DAVIS	SECRETARY
12 ROBERT LLORENTE (absent)	COUNCIL REPRESENTATIVE
13 GLENN ROYAL (absent)	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 quorum was
23 present.

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25 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

26
27 There were none.

28
29 **2.0 PRESENTATIONS**

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

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33 SEDC Director, Paul Chavez, gave his report on economic development activities.

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35 **2.2 Communications Director's report on activities for the H1 2016. (Dearman)**

36
37 Communications Director, LeaAnn Dearman, gave her report on activities for the H1
38 2016.

39
40 **2.3 SkiTeam VIP, LLC presentation for proposal to sell 3 building lots total with
41 frontage on Meyer Road-ROW and Williams Street-ROW for \$200,000.00 to the
42 City of Seabrook/Seabrook EDC. (Chavez)**

43
44 Mr. Mark Caldwell presented the proposal to sell 3 lots with frontage on Meyer Road-
45 ROW and Williams Street-ROW for the purpose of additional public parking in Old
46 Seabrook. Lots A, B and 2 totaling approximately 27,269 square feet. Lot A for 11,107

47 square feet for \$75,000. Lot B for 10,651 square feet for \$75,000 Lot 2 for 5,551 square
48 feet for \$50,000. The property is proposed for construction of a 93 space, public parking
49 lot to enhance pedestrian access to businesses within the Old Seabrook District.
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51 **3.0 EXECUTIVE SESSION**

52 At 7:33p.m., President Dunphey stated that the EDC Board would now hold a closed
53 executive session pursuant to the provisions of the Open Meetings Act, Chapter 551,
54 Government Code and Vernon's Texas Codes Annotated, in accordance with the
55 authority contained in one or more of the following sections: Section 551.071,
56 Consultation with Attorney; Section 551.072, Real Property; Section 551.073,
57 Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section
58 551.076, Security Devices; and Section 551.087, Economic Development.
59

60 **551.071**

61 **3.1 Pursuant to Section 551.071 of Texas Government Code, consult with attorney to**
62 **obtain legal advice in relation to legal issues associated with potential property**
63 **acquisition.**
64

65 **551.072**

66 **3.2 Pursuant to Section 551.072 of Texas Government Code, hold executive session to**
67 **discuss the purchase, exchange, lease, or value of real property as deliberation in an**
68 **open meeting would have a detrimental effect on the position of the EDC/City in**
69 **negotiations with a third person.**
70

71 **3.0 OPEN SESSION**

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73 At 8:24p.m., President Paul Dunphey reconvened the meeting.
74

75 No action was taken in executive session.
76

77 **5.0 NEW BUSINESS**

78
79 **5.1 Consider and take all appropriate action on SkiTeam VIP, LLC proposal to sell 3**
80 **building lots total with frontage on Meyer Road-ROW and Williams Street-ROW**
81 **for \$200,000.00 to the City of Seabrook/Seabrook EDC. (Chavez)**
82

83 Motion was made by Secretary Ernie Davis and seconded by Vice-President Terry
84 Chapman.
85

86 To postpone the item for consideration at a later date.
87

88 MOTION CARRIED BY UNANIMOUS CONSENT.
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90 **5.2 Consider and take all appropriate action for the approval /execution of a contract**
91 **with Colliers Appelt Womack, Inc., (DBA "Colliers International") for real estate**
92 **broker services for the Seabrook/ EDC. (Chavez)**

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No motion was made.

5.3 Consider and take all appropriate action on the proposed project notice for the incentives for Seabrook Hospitality, LP. and schedule public hearing. (Chavez)

Motion was made by Secretary Ernie Davis and seconded by Vice-President Terry Chapman.

To have staff proceed with making public notice for this project as stated, and schedule a public hearing on August 11, 2016.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.4 Consider and take all appropriate action on the proposed Economic Development Agreement between the SEDC and Seabrook Hospitality, LP (Hampton Inn), for expenditures of SEDC sales tax funds as an incentive to assist the retention, construction, and improvement of a hotel owned by Seabrook Hospitality, LP. This Agreement is subject to public hearing and approval by City Council. (Chavez)

Motion was made by Secretary Ernie Davis and seconded by EDC Member Brenda Veseleny.

To approve the proposed Economic Development Agreement between the SEDC and Seabrook Hospitality, LP (Hampton Inn) as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.5 Consider and take all appropriate action on the election of officers of the Seabrook EDC Board for 2016/2017. (Chavez)

Motion was made by Secretary Ernie Davis and seconded by Vice-President Terry Chapman.

President Paul Dunphey asked if anyone on the EDC Board wanted to change their position or opt for a different position. No changes were requested.

To approve board member officer assignments remain consistent with current assignments for the next year.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.6 Consider and take all appropriate action on discussing EDC goals for the next fiscal year, and/or setting a workshop date. (Chavez)

139 Motion was made by Vice-President Terry Chapman and seconded by Secretary Ernie
140 Davis.

141
142 To discuss the EDC goals at the next EDC meeting in August.

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144 MOTION CARRIED BY UNANIMOUS CONSENT.

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146 **5.7 Consider and take all appropriate action on the budget for fiscal year 2016-2017.**
147 **(Chavez)**

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149 Motion was made by Vice-President Terry Chapman and seconded by Secretary Ernie
150 Davis.

151
152 To discuss the budget at the next EDC meeting in August.

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154 MOTION CARRIED BY UNANIMOUS CONSENT.

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156 **6.0 ROUTINE BUSINESS – The Corporation will discuss, consider, and if appropriate,**
157 **take action on the items listed below.**

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159 **6.1 Approve minutes of the June 09, 2016 meeting. (Patel)**

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161 Motion was made by Vice-President Terry Chapman and seconded by EDC Member
162 Brenda Veseleny.

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164 To approve the minutes as written.

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166 MOTION CARRIED BY UNANIMOUS CONSENT.

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168 **6.2 Update on SH 146 Expansion.**

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170 SEDC Director Paul Chavez stated that TxDOT is still on target with the start of
171 construction for Fall 2018, and that TxDOT is still working on negotiations with Union
172 Pacific. Mr. Chavez stated that he has asked TxDOT for a business relocation seminar to
173 address business relocation concerns, and to host the proposed seminar at the next
174 Business Morning Brew here in Seabrook.

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176 **6.3 Establish future meeting dates and agenda items.**

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178 Mr. Paul Dunphey stated that the next meeting is scheduled for August 11, 2016.

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 - Budget for fiscal year 2016-2017
 - EDC goals for next fiscal year

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183 Upon motion duly made, the meeting was adjourned at 8:39p.m.

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185 APPROVED ON THE 11TH DAY OF AUGUST, 2016.
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Pat Patel
Pat Patel
EDC Administrative Assistant

Paul Dunphey
Paul Dunphey, President