

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, MARCH 2, 2023 AT 6:00 P.M.** AT SEABROOK CITY
3 HALL TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE
4 AGENDA ITEMS LISTED BELOW.

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6 **BOARD MEMBERS PRESENT:**

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|-----------------------------------|------------------------|
| 7 PAUL R. DUNPHEY | CHAIR |
| 8 TERRY CHAPMAN (exc. absence) | VICE-CHAIR |
| 9 KEVIN FERGUSON | TREASURER |
| 10 GARY BELL | MEMBER |
| 11 ANN WACKER | MEMBER |
| 12 BUDDY HAMMANN | COUNCIL REPRESENTATIVE |
| 13 THOMAS KOLUPSKI (exc. absence) | MAYOR |

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15
16 **ALSO PRESENT WERE:**

- | | |
|----------------|-------------------------------------|
| 17 GAYLE COOK | CITY MANAGER |
| 18 PAUL CHAVEZ | DIRECTOR OF ECONOMIC
DEVELOPMENT |
| 19 PAT PATEL | ADMIN COORDINATOR |

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

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25 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

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27 *There were no public comments.*
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30 **2. PRESENTATIONS**

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32 **2.1 EDC Director’s report on economic development activities for January and
33 February 2023.**

34
35 Director Paul Chavez presented the monthly activities for January and February
36 2023.
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38
39 **3. CLOSED EXECUTIVE SESSION**

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41 **3.1 Section 551.087**
42 **Conduct a closed executive session to discuss/deliberate potential financial**
43 **incentive(s) and financial information received from a business prospect**
44 **that the City/EDC seeks to have locate, stay, or expand for which the City is**
45 **conducting economic development negotiations, as provided by Texas**
46 **Government Code Section 551.087.**

47
48 *The EDC Board went into Closed Executive Session at 6:08 p.m.*
49
50
51

52 **4. OPEN SESSION**

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55 **4.1 The EDC Board will reconvene in open session to allow for possible action on**
56 **the agenda items listed above under "Executive Session".**

57
58 *The board reconvened at 7:10p.m.*

59
60 *No action was taken in Executive Session.*

61
62
63 **5. DISCUSSION**

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65 **5.1 Discussion and possible direction of the revised Incentives Policy previously**
66 **discussed on January 12, 2023.**

67
68 *EDC Director Paul Chavez explained to the board that this was the updated and*
69 *revised Incentives Policy and Application. Input that was received from the last*
70 *meeting was put into the revised policy. The City Attorney recommends that the*
71 *Board have the discussion first, and then have a project notice for the Resolution at*
72 *agenda item 6.3 below so that multiple projects would fall underneath the policy and*
73 *there would be no need to send out re-notices.*

74
75 *No further discussion by EDC Board.*

76
77
78 **6. NEW BUSINESS**

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80 **6.1 Consider and take all appropriate action on a six month extension request**
81 **from WMF Investments "Retail at the Commons" seeking to extend their**
82 **project completion date from May 18, 2023 to November 18, 2023.**

83
84 *Applicant is seeking an additional six months as a precautionary measure for project*
85 *completion.*

86
87 *Motion made by Gary Bell and seconded by Kevin Ferguson.*

88
89 *To approve Addendum 2023-1 for project extension until November 18, 2023.*

90
91 MOTION CARRIED BY UNANIMOUS CONSENT

92
93 **6.2 Consider and take all appropriate action on the City Council denial of**
94 **incentive ratification subject to property securing an active lease on a**
95 **Business Development incentive request for partial reimbursement for the**
96 **installation of a natural gas line to the Seabrook Marina located at 1900**
97 **Seabrook Shipyard, in an amount not to exceed \$8,520.**

98
99 *EDC Director explained to the board that previously after EDC approved this*
100 *incentive, although City Council denied it because the board wished to add on an*
101 *active lease to the site. Council would like to consider adding language to add an*
102 *active lease should be in place before a reimbursement takes place.*

103

104 *Board Member Buddy Hammann stated that there was not an active tenant that had*
105 *signed a lease. Although the Marina had a prospect in place, the lease was not*
106 *signed when it came time for City Council approval of the incentive.*

107
108 *Mr. Chavez stated that CenterPoint has not installed the gas line yet. EDC Board*
109 *members agreed that they should do what Council wants.*

110
111 *Motion made by Gary Bell and seconded by Ann Wacker.*

112
113 *To modify incentive agreement to include lease requirements as specified.*

114
115 MOTION CARRIED BY UNANIMOUS CONSENT

116
117 **6.3 Consider and take all appropriate action on publication of the Project Notice**
118 **for Resolution 2023-01/EDC with Public Hearing to be held April 13.**

119
120 *Motion made by Kevin Ferguson and seconded by Gary Bell.*

121
122 *To approve publication of Project Notice as written.*

123
124 MOTION CARRIED BY UNANIMOUS CONSENT

125
126 **6.4 Consider and take all appropriate action on a City Council request to discuss**
127 **the addition of two alternate members to the Seabrook Economic**
128 **Development Board. As per statute, only seven (7) members can serve and**
129 **alternates would serve in a non-voting capacity.**

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131 *EDC Director Paul Chavez explained to the Board that City Council has asked all*
132 *boards on the suggestion of having alternate members.*

133
134 *Buddy Hammann explained that each board could have one or more alternate*
135 *members. Although this person would not have a vote and would not be counted as*
136 *a quorum. When an opening would come up there is no guarantee that person*
137 *would be the one chosen for replacement. The EDC ByLaws would have to be*
138 *changed.*

139
140 *The City Attorney stated that EDC is only allowed to have seven members as per*
141 *statute. If there were alternates on the EDC Board they would not be able to replace*
142 *an absent board member. They would really just be a citizen that participates in the*
143 *succession plan.*

144
145 *EDC Board members agreed that this would not work for EDC:*

- 146 • *It would be a thank-less position without being able to make decisions. It*
147 *would be hard to find people to fill these positions.*
- 148 • *EDC discusses very sensitive information and it would be hard to have an*
149 *alternate. They would not participate in Executive Session.*
- 150 • *There is no guarantee that the alternate would be elected to the Board.*
- 151 • *If the alternate has no voting capacity, why would they spend their time here.*
- 152 • *This would be a great training position, but not practical.*
- 153 • *Hard time finding somebody. Don't want to waste people's time. It would be*
154 *unfair to tell someone to just come and listen but their input would not*
155 *matter.*

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157 *No Action Needed.*

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7. ROUTINE BUSINESS

7.1 Approve minutes of the revised November 17, 2022 regular meeting.

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

7.2 Approve minutes of the January 12, 2023 regular meeting.

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve as presented.


MOTION CARRIED BY UNANIMOUS CONSENT

7.3 Establish future meeting dates and agenda items.

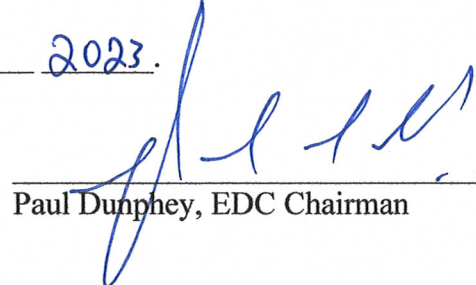
Next meeting: April 13, 2023 at 6:00 p.m.

Upon motion duly made, the meeting was adjourned at 7:30 p.m.

APPROVED ON THE 13th DAY OF April 2023.



Pat Patel,
EDC Administrative Coordinator


Paul Dunphey, EDC Chairman
