

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **MONDAY, MAY 4, 2020** AT 4:00 P.M. VIA TELECONFERENCE
3 TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE
4 AGENDA ITEMS LISTED BELOW.

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6 BOARD MEMBERS PRESENT:

7 PAUL R. DUNPHEY	CHAIRMAN
8 TERRY CHAPMAN (exc absence)	VICE-CHAIR
9 KEVIN FERGUSON	TREASURER
10 ERNIE DAVIS	SECRETARY
11 THOMAS KOLUPSKI	MAYOR
12 GARY BELL	MEMBER
13 JEFF LARSON	COUNCIL REPRESENTATIVE

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15 ALSO PRESENT WERE:

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

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21 EDC Chairman Paul Dunphey called the meeting to order at 4:00 p.m. and declared that a
22 quorum 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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31 **2. SPECIFIC PUBLIC HEARINGS**

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33 **2.1 Pursuant to Texas Local Government Code section 505.159, conduct public**
34 **hearing on notice of project of the SEDC relating to the "Seabrook**
35 **Emergency Business Retention Incentive Project" to provide incentives for**
36 **local businesses due to unprecedented economic disruption caused by the**
37 **COVID-19 outbreak.**

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39 EDC Chairman opened the Public Hearing at 4:05 p.m.

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41 Since there were no comments, EDC Chairman closed Public Hearing at 4:05 p.m.

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46 **3. EXECUTIVE SESSION**

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48 Pursuant to Section 551.087 and 551.071 of the Texas Government Code, the
49 Seabrook Economic Development Corporation will meet in closed session to
50 consider commercial or financial information regarding business prospects or
51 projects and associated legal issues. The following subject may be discussed:

52 **3.1 Section 551.087**

53 **Discuss/deliberate potential financial incentive(s) and financial information**
 54 **received from a business prospect that the City/EDC seeks to have locate, stay, or**
 55 **expand for which the City is conducting economic development negotiations, as**
 56 **provided by Texas Government Code Section 551.087.**

57

58 **3.2 Section 551.071**

59 **Consult with attorney to receive legal advice on legal issues associated with**
 60 **potential funding agreement as provided by Section 551.071, Texas Government**
 61 **Code.**

62 The EDC board went into Executive Session at 4:07 p.m.

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64 **4. OPEN SESSION**

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66 **4.1 The EDC Board will reconvene in open session to allow for possible action on**
 67 **the agenda items listed above under "Executive Session,"**

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69 The EDC board reconvened in open session at 5:01 p.m.

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71 No action was taken.

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73 **5. NEW BUSINESS**

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75 **5.1 Consider and take all appropriate action on Seabrook Emergency Business**
 76 **Retention Incentive (SEBRI) application submissions as referenced in the**
 77 **attachment.**

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79 Motion made by Ernie Davis and seconded by Gary Bell.

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81 To approve the SEBRI application submissions as follows:

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Beacon Hill B&B	\$3,500
Holiday Inn Express	\$8,000
Quality Inn	\$8,000
Springhill Suites	\$8,000
Backyard Seabrook	\$5,500
Cabo's	\$8,000
Classic Café	\$8,000

Habeneros Tacos	\$5,500
Hubcap Grill	\$5,500
Iguanas Ranas	\$8,000
Merlion	\$8,000
Midnite Slice	\$5,500
Pier 8	\$5,500
Seabrook Waffle Company	\$5,000
Tookie's Seafood	\$9,000
Wongs Chef	\$5,500
Bay Area Body Shop	\$3,500
Crown Trophy	\$5,500
El Lago Coffee	\$3,500
Good Sense Provisions	\$3,500
Jenuine Treasures	\$3,500
Seabrook House of Flowers	\$5,500
Your Printing Now	\$3,500
AK Wetworks	\$3,500
Bay Area Houston Magazine	\$3,500
GALCO Hearing	\$3,500
Griffin Communications	\$3,500
Jade Construction	\$3,500
Landon Dental	\$3,500
Photojenic	\$3,500
Weigh-Tech	\$3,500
About Face	\$3,500

Lotus Hair, Nail & Massage	\$3,500
Mama Bella Beauty Salon	\$3,500
NASA Hair	\$3,500
Pelican Health & Fitness	\$3,500
Snap Fitness	\$3,500
Vera Bellezza	\$3,500

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MOTION CARRIED BY UNANIMOUS CONSENT

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- 90 **5.2 Consider and take all appropriate action on proposed standard form of**
91 **SEBRI Agreement and authorization for EDC Director to proceed with**
92 **entering into standard SEBRI Agreement with approved applicant(s), on**
93 **terms determined by EDC and subject to approval by City Council.**

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Motion made by Gary Bell and seconded by Kevin Ferguson

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To approve the standard form of SEBRI Agreement as presented and authorization for EDC Director to proceed with entering into standard SEBRI Agreement with approved applicant(s), on terms determined by EDC and subject to approval by City Council.

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MOTION CARRIED BY UNANIMOUS CONSENT

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6. ROUTINE BUSINESS

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- 108 **6.1 Approve minutes of the March 12, 2020 regular EDC meeting. (Patel)**

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Motion made by Kevin Ferguson and seconded by Gary Bell

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To approve the minutes as presented.

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MOTION CARRIED BY UNANIMOUS CONSENT

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- 117 **6.2 Approve minutes of the April 14, 2020 teleconference EDC meeting. (Patel)**

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Motion made by Ernie Davis and seconded by Kevin Ferguson

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To approve the minutes as presented.

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MOTION CARRIED BY UNANIMOUS CONSENT

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126 **6.3 Establish future meeting dates and agenda items.**
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128 To meet on Thursday, May 7th at 4:00 pm via Teleconference.
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131 Upon motion duly made, the meeting was adjourned at 5:12 p.m.

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133 APPROVED ON THE 7th DAY OF MAY 2020.

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Pat Patel

138 Pat Patel,
139 EDC Administrative Assistant

DocuSigned by:

Paul Dunphey

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Paul Dunphey, EDC Chairman