



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, MARCH 10, 2022 AT 6:00 P.M.**

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For SH updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON THURSDAY, **MARCH 10, 2022 AT 6:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 1700 1<sup>ST</sup> STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR [CITYSEC@SEABROOKTX.GOV](mailto:CITYSEC@SEABROOKTX.GOV) FOR FURTHER INFORMATION.

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDACENTER](http://WWW.SEABROOKTX.GOV/AGENDACENTER).**

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**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank you.*

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**2. PRESENTATIONS**

- 2.1** EDC Director's report on economic development activities for January & February 2022. (Chavez)  
**ATTACHMENT 1:** [Directors report](#) EDC Semi-Annual Report [EDC Website Metrics 2021](#)
- 2.2** Presentation by Transwestern Development Company (Chavez)

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**3. EXECUTIVE SESSION**

**3.1 Section 551.087**

Discuss or deliberate the offer of a financial incentive for a business prospect, and commercial/financial information that the SEDC has received from a business prospect, that it seeks to have locate, stay, or expand in or near the City, and for which the SEDC is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

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**4. OPEN SESSION**

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

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## 5. NEW BUSINESS

**5.1** Consider and take all appropriate action on a Business Development Incentive Application filed by Transwestern Development Company, to be located at 5803 Old Highway 146, seeking an incentive to assist the retention, and new construction/improvements towards the Bayport 146 Distribution Center project, in an amount not to exceed \$200,000. (Chavez)

**ATTACHMENT 2:** [Transwestern Incentive Application](#)

**5.2** Consider and take all appropriate action on funding by EDC for the Comprehensive Master Plan consultant, to facilitate the promotion of new or expanded business development in an amount not to exceed \$115,000 and recommendation for city staff to prepare public hearing notice. (Landis)

**ATTACHMENT 3:** [Presentation](#) [Comp Master Plan Scope of Services](#)

**5.3** Consider and take all appropriate action on nominating an EDC Board Member to attend the *virtual* BAHEP Space Exploration trip to Washington D.C. on May 16 thru 18, 2022. (Chavez)

Consider and take all appropriate action on nominating an EDC Board Member to attend the Economic Alliance Advocacy trip to Washington D.C. on April 26 thru 29, 2022. (Chavez)

**ATTACHMENT 4:** [Annual D.C. Trip](#)

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## 6. ROUTINE BUSINESS

**6.1** Approve minutes of the December 9, 2021 Regular meeting. (Patel)

**ATTACHMENT 5:** [December 9, 2021 EDC minutes](#)

**6.2** Approve minutes of the January 31, 2022 EDC Workshop meeting. (Patel)

**ATTACHMENT 6:** [January 31, 2022 EDC minutes](#)

**6.3** Status update of City projects.

**ATTACHMENT 7:** City projects

**6.4** Establish future meeting dates and agenda items.

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THE EDC BOARD RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

## CERTIFICATE

I certify that this notice was placed on the bulletin board at Seabrook City Hall on or before Monday, March 7, 2022 at 5:00 p.m. and that it will remain posted until the meeting has ended.

*Pat Patel*

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Pat Patel,  
EDC Administrative Coordinator