



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
NOTICE OF REGULAR MEETING  
THURSDAY, SEPTEMBER 14, 2023 AT 6:00 P.M.**

For EDC information visit <https://www.seabrooktx.gov/463/SEDC>  
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, **SEPTEMBER 14, 2023 AT 6:00 PM IN SEABROOK PUBLIC WORKS FACILITY**, 1100 RED BLUFF ROAD, 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. SPECIFIC PUBLIC HEARING**

**2.1** Conduct public hearing on the proposed fiscal year 2023-2024 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 515.159.

**ATTACHMENT 1:** [Public Hearing Notice](#)

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### **3. PRESENTATIONS**

**3.1** Recognition of the Economic Development Director, Paul M. Chavez for 12 years of dedicated service to the City of Seabrook Economic Development Corporation. (Dunphey / Cook)

**3.2** Presentation by Economic Alliance Houston Port Region. (Chad Burke)

**ATTACHMENT 2:** [Annual Report 2023](#)

**3.3** EDC Director's report on economic development activities for August 2023. (Chavez)

**ATTACHMENT 3:** [Directors report](#)

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#### 4. CLOSED EXECUTIVE SESSION

##### 4.1 Section 551.087

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

#### 5. OPEN SESSION

- 5.1 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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#### 6. NEW BUSINESS

- 6.1 Consider and take all appropriate action on a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and Seabrook Plaza One, LP., to be located south of the 3500 Block of NASA Parkway in an amount not to exceed \$2,000,000. (Chavez / Cook)

ATTACHMENT 4:

[Incentive Application](#)

[2023 Impact](#)

[Seabrook Plaza](#)

[Seabrook Plaza One Incentive Agreement](#)

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#### 7. ROUTINE BUSINESS

- 7.1 Approve minutes of the August 10, 2023 Regular EDC Meeting. (Patel)

ATTACHMENT 5: [August 10, 2023 EDC minutes](#)

- 7.2 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 posted on the City of Seabrook website, [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter), pursuant to Texas Government Code Sec. 551.043(b)(1)-(3), on or before July 10, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended. Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

*Pat Patel*

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Pat Patel,  
EDC Administrative Coordinator