

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, JANUARY 14, 2021** AT 6:00 P.M. VIA
3 TELECONFERENCE TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH
4 RESPECT TO THE AGENDA ITEMS LISTED BELOW.

5
6 BOARD MEMBERS PRESENT:

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

14
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

20
21 EDC Vice-Chairman Terry Chapman called the meeting to order at 6:00 p.m. and declared that a
22 quorum was present.

23
24 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

25
26 There were no public comments.
27

28
29 **2. PRESENTATIONS**

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31 **2.1 EDC Director’s report on economic development activities for November &**
32 **December 2020.**

33
34 EDC Director Paul Chavez gave his monthly report on economic development
35 activities for the months of November and December.
36

37
38
39 **3. NEW BUSINESS**

40
41 **3.1 Consider and take all appropriate action on proposed Addendum 2020-2,**
42 **granting an additional extension to KIWO on relocating their emulsion**
43 **manufacturing operations to the City of Seabrook on or before December 1,**
44 **2021.**

45
46 Motion made by Kevin Ferguson and seconded by Gary Bell.

47
48 To approve Addendum 2020-2 granting the additional extension to KIWO on
49 relocating their emulsion manufacturing operations to the City of Seabrook on or
50 before December 1, 2021.

51
52 **MOTION CARRIED BY UNANIMOUS CONSENT**

53 **3.2 Consider and take all appropriate action on a letter of support for two**
 54 **projects to be considered by the Harris County Precinct 2 Partnership**
 55 **Projects program. The two potential projects for consideration have an**
 56 **estimated combined cost of \$2,095,000 – of which the EDC portion would be**
 57 **50% (\$1,047,500). This is an unbudgeted item.**
 58

59 EDC Director Paul Chavez explained to the board that at this time the request is for a
 60 letter of support in submitting an application for these two projects: (1) for the
 61 Commercial Road Old SH146/Red Bluff project and (2) for the Taylor Lake Kayak
 62 Launch project.
 63

64 The EDC Board discussed both projects as follows:
 65

- 66 • Commercial Road Old SH146/Red Bluff Project
 - 67 - This would be a concrete road that would provide access to the properties
 - 68 on the north side of Pine Gully.
 - 69 - The road would end at the pond at this time, and possibilities for
 - 70 extension would be either at the Port or have it tied back to Red Bluff
 - 71 - It would help alleviate truck traffic to access the industrial zoned area –
 - 72 since Red Bluff Road is strictly residential access
 - 73 - The project would expand economic development opportunities for the
 - 74 City of Seabrook in the North District and support growth
 - 75 - Area would serve the Port of Houston and surrounding industrial sites
 - 76 - With the expansion of Red Bluff, this project would align with the
 - 77 expansion allowing safe access to the North District of Seabrook
 - 78 - City of Seabrook has the 86’ of Right-of-Way from TXDoT Old SH 146 to a
 - 79 point 2,500 feet to the east
 - 80 - Operation and maintenance of the road and drainage would be the
 - 81 responsibility of the City of Seabrook
 - 82 - Construction would not start until late next year
 - 83 - Total cost if EDC were to approve at 50% would be at \$997,500
- 84 • Taylor Lake Kayak Launch Project
 - 85 - This project is to add a kayak boat launch to Taylor Lake at Red Bluff
 - 86 Road - area located along Red Bluff Road and Boardwalk Blvd. under the
 - 87 new bridge
 - 88 - Project would consist of security fencing, decomposed granite parking,
 - 89 lighting and a float-able kayak launch. Additional amenities could be
 - 90 added at an additional cost
 - 91 - Would allow community access to areas of public water that currently
 - 92 have no access
 - 93 - Limited parking would be a potential issue – possible overflow concerns
 - 94 - Currently the City has 50% of proposed \$100,000 project cost.
 - 95 - Additional cost does not include concrete parking and minor aesthetics
 - 96
 - 97

98 Motion made by Gary Bell and seconded by Ernie Davis.
 99

100 To approve a letter of support for the Commercial Road Old SH146/Red Bluff project.
 101

102 **MOTION CARRIED BY UNANIMOUS CONSENT**
 103

104
 105
 106

107 **4. ROUTINE BUSINESS**

108
109 **4.1 Approve minutes of the November 12, 2020 teleconference JOINT meeting.**

110
111 Motion made by Kevin Ferguson and seconded by Gary Bell.

112
113 To approve the minutes as presented.

114
115 MOTION CARRIED BY UNANIMOUS CONSENT

116
117 **4.2 Approve minutes of the November 12, 2020 teleconference Regular EDC**
118 **meeting.**

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

121
122 To approve the minutes as presented.

123
124 MOTION CARRIED BY UNANIMOUS CONSENT

125
126 **4.3 Update on SH 146 expansion.**

127
128 Paul Chavez gave a brief report.

129
130 **4.4 Establish future meeting dates and agenda items.**

131
132 Next EDC Meeting on Thursday, February 11th.

133
134

135 Upon motion duly made, the meeting was adjourned at 6:55 p.m.

136
137 APPROVED ON THE 11th DAY OF MARCH 2021 .

138
139 *Paul Dunphey*

140
141 _____
Paul Dunphey, EDC Chairman

142 *Pratikesha Patel* _____

143 Pat Patel,
EDC Administrative Assistant