

AGENDA – MEETING AND PUBLIC HEARING OF THE NASSAU BAY ECONOMIC DEVELOPMENT CORPORATION TO BE HELD ON WEDNESDAY, JANUARY 25, 2023 AT 6:00 PM IN THE COUNCIL CHAMBER, CITY HALL, 1800 SPACE PARK DRIVE, SUITE 200, NASSAU BAY, TEXAS.

Portions of this agenda item may be conducted by videoconference whereby a quorum is present at the regular posted location when the matter arises on the agenda and any member who participates remotely strictly complies with the requirements of Texas Government Code Section 551.127 a-1, including the use of video and audio feed of the remote member's participation in the meeting, which audio and video participation must be broadcast live at the meeting. Failure of the member or the equipment to comply with these requirements shall prohibit the remote member's vote from counting.

(Note: This notice is posted because the Nassau Bay Economic Development Corporation partially consists of a quorum of the City of Nassau Bay City Council. When a quorum of a governmental body gathers and deliberates, there must be a posted agenda. It is unlikely that the entire Council shall attend. This posting is a legal necessity and a precaution. Do not confuse this notice or this meeting with a regular or special meeting of the Nassau Bay City Council.)

The Economic Development Corporation reserves the right to meet in closed session on any of the below items should the need arise and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code. The Economic Development Corporation reserves the right to meet in closed session on any of the below items should the need arise and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

1. CALL TO ORDER AND ROLL CALL OF MEMBERS
2. CITIZENS' REQUEST FOR HEARING BEFORE EDC

The privilege of speaking at this time is limited to the following persons: residents, persons having an ownership interest in property or a business located within the City, or their attorneys.

A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the President and members of the Economic Development Corporation from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Economic Development Corporation, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges and removal from Council Chambers.

3. NEW BUSINESS
 - A. Consider and take action on approval of the December 31, 2022 Financial Statements. ^{Ludanyi}

- B. Consider and take action on approval of orders for payment to reimburse the City for invoices paid on behalf of the EDC. ^{Ludanyi}
 - C. Consider and take action to award Bid No. 2022-03 Demolition of Art Monument Project for the removal of an existing concrete and steel monument located on NASA Parkway. ^{Johnson}
 - D. Discussion, update and review from Marsh Darcy Partners on the redevelopment process and options in the City of Nassau Bay.
4. EXECUTIVE SESSION
- A. Executive Session as authorized by Texas Government Code, Chapter 551, Open Meetings, Subchapter D, Exceptions to Requirement that Meetings be Open.
 - 1. §551.087 Deliberations Regarding Economic Development Negotiations - Discussion of economic development options – Java Owl, 1354 E NASA Pkwy, Nassau Bay, TX 77058.

5. ACTION ITEMS FROM EXECUTIVE SESSION:

- 1. Consider and take action on the approval of a Performance Agreement between the Economic Development Corporation and Java Owl Holdings, LLC d/b/a Java Owl Coffee House 1354 E NASA Pkwy, Nassau Bay, TX 77058, for the expansion of its current facility, as discussed in Executive Session.

6. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the Nassau Bay Economic Development Corporation will provide for reasonable accommodations for disabled persons attending Economic Development Corporation meetings. Requests should be received at least 24 hours prior to the scheduled meeting by contacting Sandra V. Ham, City Secretary, at 281.333.4211 or by fax at 281.333.2301.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Nassau Bay Economic Development Corporation is a true and correct copy of said Notice and that I posted said Notice on the bulletin board in the City Hall, a place convenient and readily accessible to the general public at all times, and said Notice was so posted on **January 20, 2023 by 12:00pm** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.



Sandra V. Ham, City Secretary for
Cindy Harreld-DeWease, EDC Secretary