



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, SEPTEMBER 12, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, SEPTEMBER 12, 2024 AT 6:00 PM AT SEABROOK CITY HALL**, 1700 FIRST 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.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time the Commission will 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. In accordance with the Open Meetings Act, Commission Members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please state your name and address clearly before making your comments. Thank you.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing on the proposed fiscal year 2024-2025 Economic Development Corporation budget. This public hearing is held pursuant to Local Government Code section 505.159.

3. PRESENTATIONS

3.1 Presentation by Miramar Beltline GP, LLC on an incentive application for updates and improvements to the Miramar Shopping Center.

3.2 Presentation by Soulfreak for an incentive application for improvements to 1409 Main Street for a coffee shop.

3.3 Presentation by Josh Perella to the Economic Development Corporation on the state of Seabrook businesses.

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".

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a Business Development Incentive Application filed by Miramar Beltline GP, LLC, to be located at 2000 Bayport Blvd, seeking an incentive to assist with retail redevelopment, for an amount not to exceed \$100,000.

6.2 Consider and take all appropriate action on a Business Development Incentive Application filed by Soulfreak Holdings, to be located at 1409 2nd Street, seeking an incentive to assist with small business development, for an amount not to exceed \$10,000.

7. ROUTINE BUSINESS

7.1 Update by Director on Strategic Plan Initiatives, Monthly Reporting and Activities.

7.2 EDC Financial Report

7.3 Approve minutes from the August 8, 2024, regular EDC meeting.

7.4 Establish future meeting dates and agenda items.

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.

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 FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Monday, September 9, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
EDC Administrative Coordinator

NOTICE OF PUBLIC HEARING
SEABROOK ECONOMIC DEVELOPMENT CORPORATION
THURSDAY, SEPTEMBER 12, 2024 – 6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, SEPTEMBER 12, 2024 AT 6:00 P.M.** IN SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS 77586 TO HOLD A PUBLIC HEARING ON THE **PROPOSED FY 2024/2025 ECONOMIC DEVELOPMENT CORPORATION BUDGET**. THIS MEETING IS OPEN TO THE PUBLIC AND ANY MEMBER OF THE PUBLIC MAY COMMENT ACCORDING TO THE PROCEDURES OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION. A BUDGET SUMMARY IS INCLUDED BELOW. COPIES OF THE PROPOSED BUDGET ARE AVAILABLE FOR INSPECTION BY THE PUBLIC IN THE OFFICE OF THE FINANCE OFFICER DURING REGULAR BUSINESS HOURS.

ECONOMIC DEVELOPMENT CORPORATION BUDGET

<u>Economic Development Corporation Budget</u>	
Est Beg Bal-Unreserved	4,139,771
Sales Tax	1,111,171
Other	1,200
Interest	186,290
Use of Fund Balance	0
Total Revenues	1,298,660
Total Resources For Operations	5,438,431
<i>Expenditures</i>	
Personnel	0
Supplies	500
Services	1,861,621
Capital Outlay	0
Transfer To Other Funds	310,689
Total Expenditures	2,172,810
Net Revenues	(874,150)
 End Balance-Unreserved	 3,265,621
 Reserved Fund Balance	 180,000
Total Funds	3,445,621

Business Incentive Application

Step 1

Applying for Seabrook business incentives starts with completing this application. Staff will complete an economic impact analysis based on information provided by the applicant.

Then, if the analysis is favorable, the project moves toward a board presentation and review. The application is the official record of the project that is submitted to the Economic Development Corporation (EDC) for review. The entire process can be completed within 45-60 days, depending on when the application is filed and public hearing requirements/posting.

All applicants are encouraged to review the current [Seabrook Economic Development Corporation Incentive Policy](#) before completing this application.

BUSINESS INFORMATION

Applicant First Name	Reagan
----------------------	--------

Applicant Last Name	Vidal
---------------------	-------

This application is being completed for which of the following?	Existing Seabrook Business
---	----------------------------

Business Name:	Miramar Beltline GP, LLC
----------------	--------------------------

Business Type	LLC
---------------	-----

Email Address:	
----------------	--

Phone:	
--------	--

Website:	<i>Field not completed.</i>
----------	-----------------------------

Social Media:	<i>Field not completed.</i>
---------------	-----------------------------

Are there any additional business partners?	No
---	----

Name and Contact
Information for Financial
Lender(s):

Liberty National Bank
629 SW "C" Avenue
Lawton, OK 73501
[REDACTED]

Has this business/firm
received business
incentives from other
government entities in the
past?

No

Step 2

LOCATION/SITE INFORMATION

CURRENT BUSINESS ADDRESS

Street Address 2000 State Hwy 146

City Seabrook

State TX

Zip 77586

NEW SEABROOK BUSINESS ADDRESS (IF APPLICABLE)

Street Address *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip *Field not completed.*

Approximate Opening
Date: 12/31/2024

Site Will Be:	Owned
Current Full Time Employees:	0
Current Part Time Employees:	0
Is this application for an expansion or relocation of an existing Seabrook business?	Yes
Expansion or Relocation?	Relocation
Address of the Expansion/Relocation Site (if applicable):	2000 Bayport Blvd., Seabrook, TX
Reason for Relocation:	TXDOT ROW take and overall site re-configuration will relocate signs and curb cuts
Full Time Employees After Expansion/Relocation:	Estimated QSR1-10, QSR2- 10, Center - 20
Part Time Employees After Expansion/Relocation:	Estimated QSR1-5, QSR2- 5, Center - 25

Step 3

INCENTIVE REQUEST INFORMATION



Please refer to the [SEDC Incentives Policy](#) to review available incentives and additional program information.

IMPORTANT: DO NOT START CONSTRUCTION BEFORE APPLYING FOR INCENTIVES.

If construction has started before an incentive application, it is assumed that the applicant does not need assistance and the application may be denied.

Which incentive program are you applying for?	Retail Redevelopment
---	----------------------

Total Value of Project:	\$1,800,000
-------------------------	-------------

Total Incentive Requested:	\$300,000
----------------------------	-----------

UPLOAD A DETAILED WORKSHEET ON THE PROJECT COSTS AS WELL AS AN OUTLINE OF THE EXPECTED USE OF THE INCENTIVE FUNDS FOR YOUR PROJECT ON THE NEXT PAGE.

Step 4

REQUIRED DOCUMENTS

REQUIRED DOCUMENTS TO ACCOMPANY INCENTIVE APPLICATION

Applications will not be considered unless a completed application and the documents noted below are submitted.

- Sales and Use Tax Report (if applicable)
- Proof of Harris County Tax Payment
- Franchise Tax Certification of Account Status (if applicable)
- Articles of Incorporation from the Secretary of State
- Current Harris County appraisal district report on project site (if applicable)
- Budget for project - including copies of estimates for work and other cost documentation associated with your project.
- Drawings, renderings, photos of your project (not required to be drawn to scale for incentive consideration)

Sales and Use Tax Report	<i>Field not completed.</i>
--------------------------	-----------------------------

Proof of Harris County Tax Payment	blank.docx
------------------------------------	----------------------------

Franchise Tax Certification of Account Status	<i>Field not completed.</i>
---	-----------------------------

Articles of Incorporation from the Secretary of State	blank 1.docx
---	------------------------------

Current Harris County Appraisal District Report on Project Site	<i>Field not completed.</i>
---	-----------------------------

Budget for Project	blank 2.docx
--------------------	------------------------------

Drawings, Renderings, Photos of Your Project	blank 3.docx
--	------------------------------

Email not displaying correctly? [View it in your browser.](#)



Hialeah Dr.



El Mar Lane



SH 146 (looking east)



SH 146 (looking north)

Project No.	2022-002
Drawn By:	MAD
Reviewed By:	JDB
Issue Type:	MASTER LANDSCAPE PLAN
Issue Date:	6/29/2022

REVISIONS:

No.	Date	Description

Interim review documents.
Not for permitting or
construction.
Jeremy D. Blad
Texas RLA No. 2734

June 30, 2022

PROJECT:

MIRAMAR SHOPPING
CENTER
RESTRICTED RESERVE "A"
AMENDING PLAT
F.C. No. 687320
RITSON MORRIS SURVEY,
A-52. HARRIS CO.

2000 N. STATE HWY. 146
SEABROOK, TEXAS

SHEET TITLE:

MASTER LANDSCAPE PLAN

SHEET NUMBER:

MLP-3

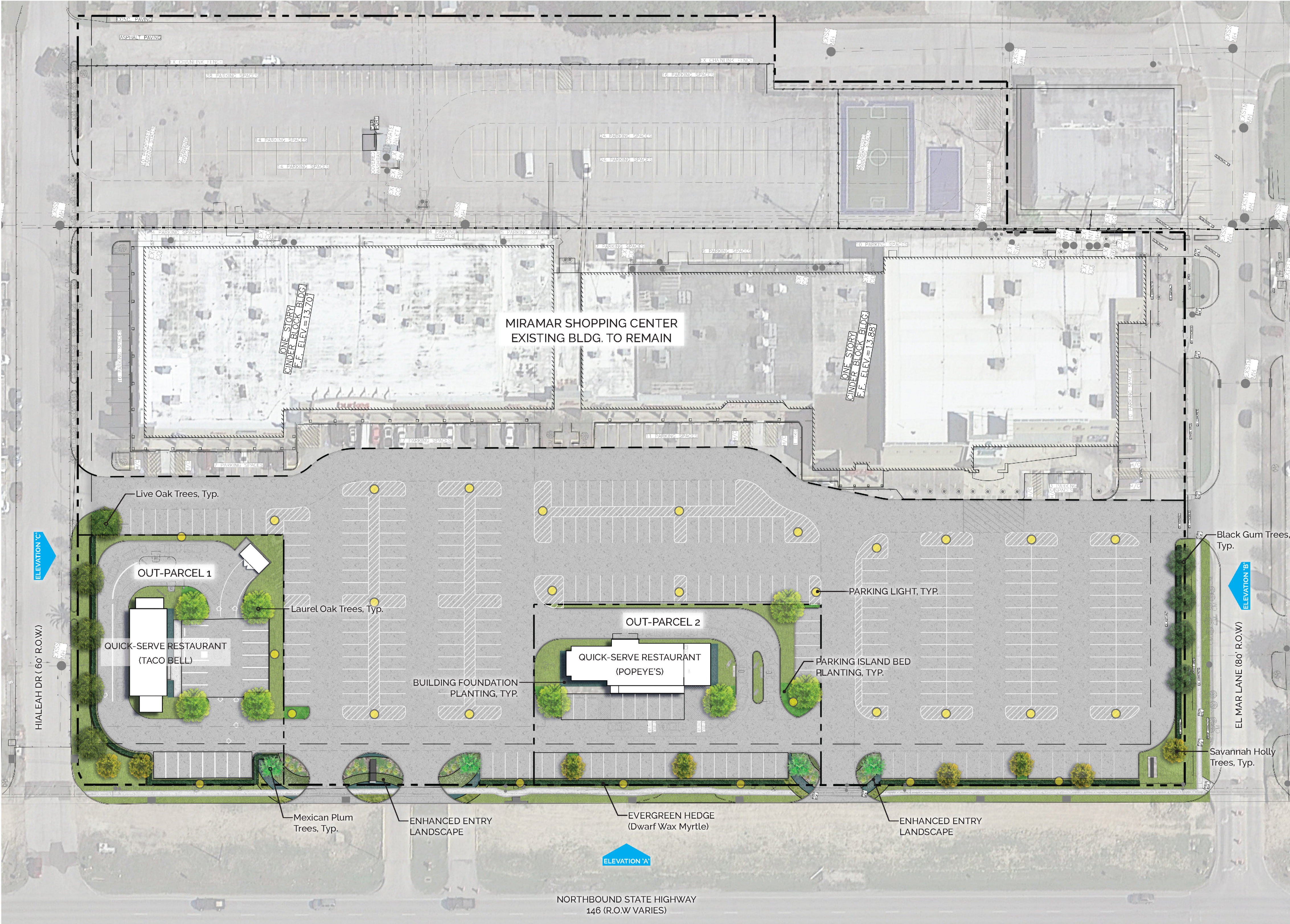
MASTER LANDSCAPE REQUIREMENTS

SHOPPING CENTER LANDSCAPING

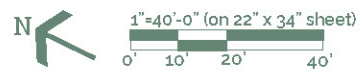
- STREET TREES REQUIRED- ONE 4" CALIPER SHADE TREE PER 60 LF OF PUBLIC STREET FRONTAGE (EXCLUDING DRIVEWAYS). STREET TREES FALLING WITHIN 40' OF OVERHEAD UTILITIES MAY BE LARGE ORNAMENTAL TREES (MIN. 2.5" CAL.) SUBSTITUTED FOR 4" CAL. SHADE TREES.
- ENHANCED ENTRY LANDSCAPING- MINIMUM 4,000 SF OF BED PLANTING LANDSCAPE IS REQUIRED AT DRIVEWAYS ENTERING FROM PRINCIPAL ARTERIAL ROADWAYS. THESE PLANTINGS MAY INCLUDE A VARIETY OF ORNAMENTAL TREES, SHRUBS, PERENNIALS, AND GROUND COVER (TURF GRASS DOES NOT APPLY).

OUT-PARCEL LANDSCAPING

- STREET TREES REQUIRED- ONE 4" CALIPER SHADE TREE PER 70 LF OF PUBLIC STREET FRONTAGE (EXCLUDING DRIVEWAYS). TREES SHALL BE SPACED NO CLOSER THAN 20' AND NO FURTHER THAN 100' APART. STREET TREES FALLING WITHIN 40' OF OVERHEAD UTILITIES MAY BE LARGE ORNAMENTAL TREES (MIN. 2.5" CAL.) SUBSTITUTED FOR 4" CAL. SHADE TREES.
- VEHICULAR SCREENING- A MINIMUM 5' WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG PUBLIC STREET FRONTAGES WITH A 3' TALL, CONTINUOUS EVERGREEN HEDGE BETWEEN PARKING AND STREET.
- PARKING LOT LANDSCAPING- A MINIMUM OF 10% OF GROSS PARKING AREA (PAVED AREAS INCLUDING SPACES AND DRIVES) SHALL BE LANDSCAPED. PARKING LANDSCAPING IS DEFINED AS PARKING ISLANDS AND PLANTED AREAS WITHIN 10' OF THE PARKING PAVEMENT / CURBS.
- PARKING LOTS SHALL BE LANDSCAPED WITH PLANTING ISLANDS AT THE TERMINI OF ALL PARKING ROWS. PLANTING ISLANDS SHALL BE PLACED NO FURTHER THAN 10 PARKING SPACES APART.
- PARKING LOT ISLANDS SHALL BE LANDSCAPED WITH A VARIETY OF TREES, SHRUBS, PERENNIALS, AND GROUND COVER (TURF GRASS DOES NOT APPLY).
- PARKING TREES- PROVIDE ONE 4" CALIPER TREE FOR EVERY 7 PARKING SPACES, PLANTED WITHIN PARKING ISLANDS OR OTHERWISE WITHIN 10' OF A PARKING SPACE.
- BUILDING LANDSCAPING- A MINIMUM OF 35% OF TOTAL BUILDING PERIMETER SHALL BE LANDSCAPED WITH A 4' MIN. WIDTH PLANTING BED CONTAINING SHRUBS, PERENNIALS AND/OR GROUND COVER. IN AREAS WHERE PLANT BEDS ARE NOT PRACTICAL, CONTAINER PLANTINGS SPACED NO FURTHER THAN 8' APART MAY BE PROVIDED.



LANDSCAPE PLAN



Elevation 'B' - view from El Mar Lane



Elevation 'C' - view from Hialeah Drive



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

MIRAMAR BELTLINE GP, LLC
4713 W. LOVERS LN, STE.200
DALLAS, TX 75209

Project No:	2022-002
Drawn By:	MAD
Reviewed By:	JDB
Issue Type:	MASTER LANDSCAPE PLAN
Issue Date:	6/29/2022

REVISIONS:

No.	Date	Description

Interim review documents.
Not for permitting or
construction.
Jeremy D. Blad
Texas RLA No. 2734

June 30, 2022

PROJECT:

MIRAMAR SHOPPING
CENTER
RESTRICTED RESERVE "A"
AMENDING PLAT
F.C. No. 687320
RITSON MORRIS SURVEY,
A-52, HARRIS CO.

2000 N. STATE HWY. 146
SEABROOK, TEXAS

SHEET TITLE:

STREETSCAPE ELEVATIONS
2 OF 2

SHEET NUMBER:

MLP-10

CONSULTANT:

OWNER / CLIENT:

MIRAMAR BELTLINE GP, LLC
4713 W. LOVERS LN, STE.200
DALLAS, TX 75209

Project No:	2022-002
Drawn By:	MAD
Reviewed By:	JDB
Issue Type:	MASTER LANDSCAPE PLAN
Issue Date:	6/29/2022

REVISIONS:

No.	Date	Description

Interim review documents.
Not for permitting or
construction.
Jeremy D. Blad
Texas RLA No. 2734

June 30, 2022

PROJECT:

MIRAMAR SHOPPING
CENTER
RESTRICTED RESERVE "A"
AMENDING PLAT
F.C. No. 687320
RITSON MORRIS SURVEY,
A-52, HARRIS CO.

2000 N. STATE HWY. 146
SEABROOK, TEXAS

SHEET TITLE:

STREETSCAPE ELEVATIONS
1 OF 2

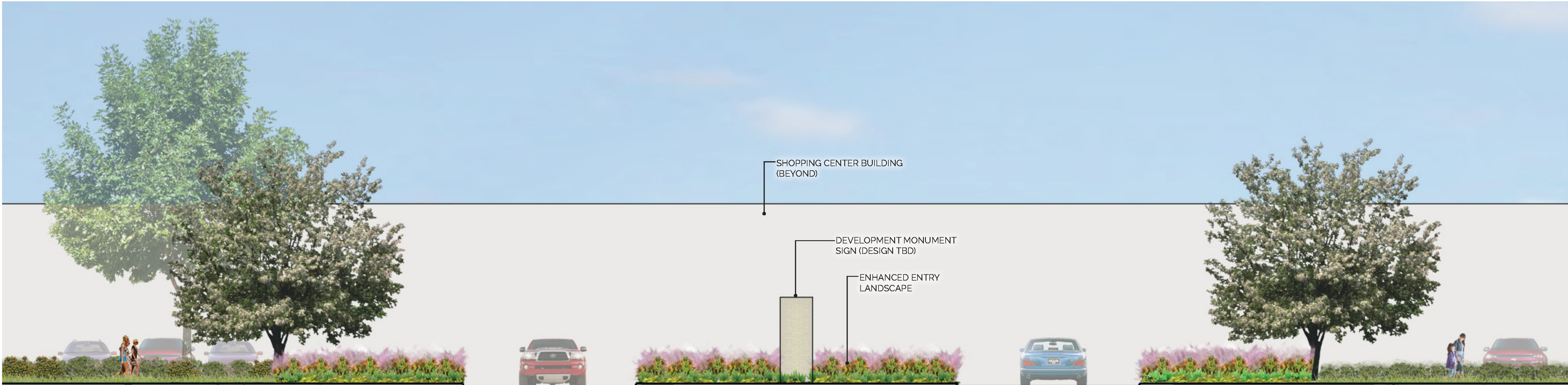
SHEET NUMBER:

MLP-9

Elevation 'A' - view from SH 146



Elevation 'A' Enlargement



AIA® Document G703® - 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

001

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

2020.026-Miramar Parking Lot

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Portable Toilets	800.00	0.00	0.00	0.00	0.00	0.00%	800.00	0.00
	Temp Power	1,000.00	0.00	0.00	0.00	0.00	0.00%	1,000.00	0.00
	Fencing	3,000.00	0.00	0.00	0.00	0.00	0.00%	3,000.00	0.00
	Site Work	36,703.00	0.00	0.00	0.00	0.00	0.00%	36,703.00	0.00
	Storm	51,191.00	0.00	0.00	0.00	0.00	0.00%	51,191.00	0.00
	Sanitary Sewer	31,669.00	0.00	0.00	0.00	0.00	0.00%	31,669.00	0.00
	Water	22,147.00	0.00	0.00	0.00	0.00	0.00%	22,147.00	0.00
	Paving	102,925.00	0.00	0.00	0.00	0.00	0.00%	102,925.00	0.00
	Site Demo	135,925.00	0.00	0.00	0.00	0.00	0.00%	135,925.00	0.00
	Asphalt Paving	330,000.00	0.00	0.00	0.00	0.00	0.00%	330,000.00	0.00
	Pavement Markings	10,000.00	0.00	0.00	0.00	0.00	0.00%	10,000.00	0.00
	Landscaping	53,475.00	0.00	0.00	0.00	0.00	0.00%	53,475.00	0.00
	Irrigation	21,600.00	0.00	0.00	0.00	0.00	0.00%	21,600.00	0.00
	Electrical	120,575.00	0.00	0.00	0.00	0.00	0.00%	120,575.00	0.00
	Contingency	26,548.00	0.00	0.00	0.00	0.00	0.00%	26,548.00	0.00
	Insurance	11,061.00	0.00	0.00	0.00	0.00	0.00%	11,061.00	0.00
	Permit Fee	8,352.00	0.00	0.00	0.00	0.00	0.00%	8,352.00	0.00
	Dumpsters	3,000.00	0.00	0.00	0.00	0.00	0.00%	3,000.00	0.00
	Survey	3,000.00	0.00	0.00	0.00	0.00	0.00%	3,000.00	0.00
	Testing	4,000.00	0.00	0.00	0.00	0.00	0.00%	4,000.00	0.00
	SWPPP	2,000.00	0.00	0.00	0.00	0.00	0.00%	2,000.00	0.00
	Overhead	53,095.00	0.00	0.00	0.00	0.00	0.00%	53,095.00	0.00
	Profit	35,398.50	0.00	0.00	0.00	0.00	0.00%	35,398.50	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

AIA Document G703 - 1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This draft was produced at 12:33:38 on 07/25/2024 under Order No. 2114424903 which expires on 10/06/2024, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

3B9ADA8A

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$1,067,464.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,067,464.50	\$0.00

DRAFT

Miramar Shopping Center









Business Incentive Application

Step 1

Applying for Seabrook business incentives starts with completing this application. Staff will complete an economic impact analysis based on information provided by the applicant.

Then, if the analysis is favorable, the project moves toward a board presentation and review. The application is the official record of the project that is submitted to the Economic Development Corporation (EDC) for review. The entire process can be completed within 45-60 days, depending on when the application is filed and public hearing requirements/posting.

All applicants are encouraged to review the current [Seabrook Economic Development Corporation Incentive Policy](#) before completing this application.

BUSINESS INFORMATION

Applicant First Name	Amy
----------------------	-----

Applicant Last Name	Albro
---------------------	-------

This application is being completed for which of the following?	Existing Business (New to Seabrook)
---	-------------------------------------

Business Name:	Soulfreak Holdings
----------------	--------------------

Business Type	LLC
---------------	-----

Email Address:	
----------------	-------------

Phone:

[REDACTED]

Website:

www.soulfreak.com

Social Media:

@soulfreakcafe

Are there any additional
business partners?

No

Name and Contact
Information for Financial
Lender(s):

Field not completed.

Has this business/firm
received business
incentives from other
government entities in the
past?

No

Step 2

LOCATION/SITE INFORMATION

CURRENT BUSINESS ADDRESS

Street Address

512 2nd Street

City

League City

State

Tx

Zip

77573

NEW SEABROOK BUSINESS ADDRESS (if applicable)

Street Address	1409 2nd Street
----------------	-----------------

City	Seabrook
------	----------

State	Tx
-------	----

Zip	77586
-----	-------

Location of Any Additional Sites in the Houston Metropolitan Area?	<i>Field not completed.</i>
--	-----------------------------

Approximate Opening Date:	11/11/2025
---------------------------	------------

Site Will Be:	Leased
---------------	--------

Expected Number of Employees at Opening:	6
--	---

Step 3

INCENTIVE REQUEST INFORMATION



Please refer to the [SEDC Incentives Policy](#) to review available incentives and additional program information.

Important: Do not start construction before applying for incentives.

If construction has started before an incentive application, it is assumed that the applicant does not need assistance and the application may be denied.

Which incentive program are you applying for?	Small Business Development
---	----------------------------

Total Value of Project:	10,000.00
-------------------------	-----------

Total Incentive Requested:	10,000.00
----------------------------	-----------

Upload a detailed worksheet on the project costs as well as an outline of the expected use of the incentive funds for your project on the next page.

Step 4

REQUIRED DOCUMENTS

PROPOSAL

SOULFREAK SEABROOK CAFE

PROJECT VISION

Name: **Soulfreak Seabrook Cafe & Visitor Center**

Objective: Establish an exceptional cafe setting where patrons can enjoy a latte, participate in art classes, buy local artwork, and learn about Seabrook. Our aim is to foster a sense of community and promote other local enterprises in the vicinity.

PROJECT DESCRIPTION

Turn existing boutique into a cozy coffee/art cafe.

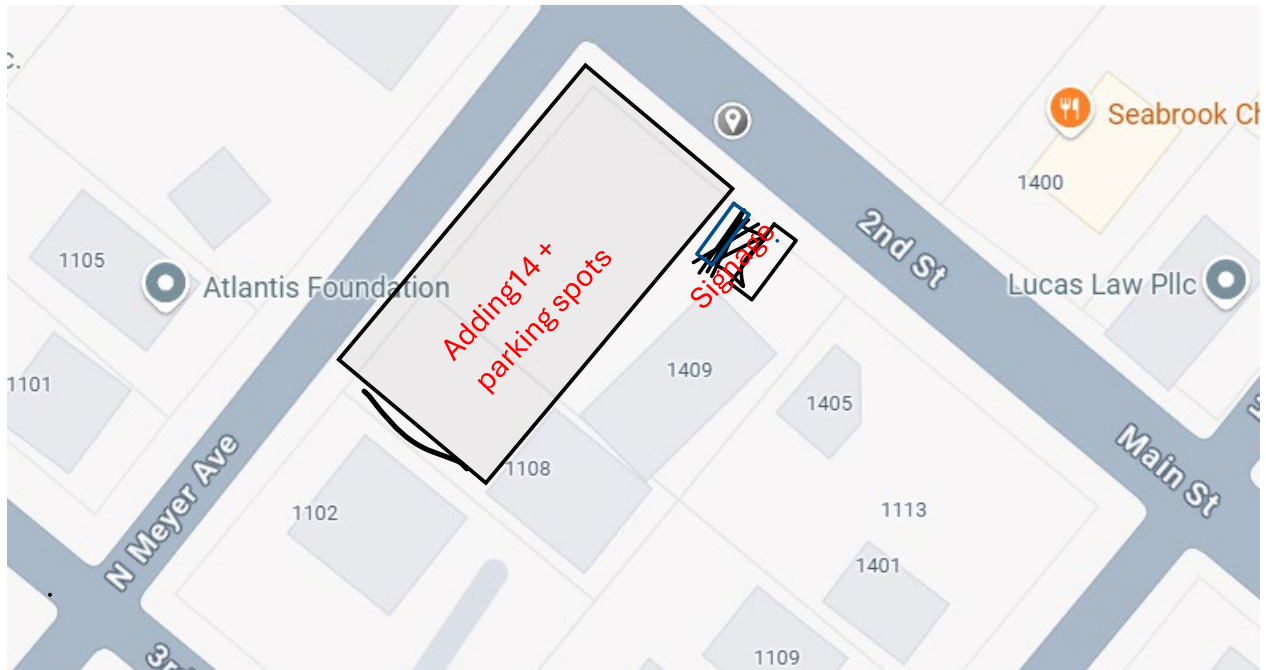
Scope of work includes:

- Adding a commercial kitchen (without greasetrap)
 - Estimated Cost \$10-20k
 - Includes: Adding 3 compartment sink, reverse osmosis water system, backsplash, countertops and shelves.
- Parking and Signage (working with EDC)
 - Estimated Cost \$10
 - Includes: Adding 14 parking spots, signage to front of building and grass wall for neon signage and wall mural.

TIMELINE

- September 2- Meet with EDC
- September 16- Break ground on kitchen
- October 1st- Begin parking and signage,
- October 26th- Soft Opening
- November 2nd- Grand Opening

Prepared by: Amy Albro
September 5, 2024

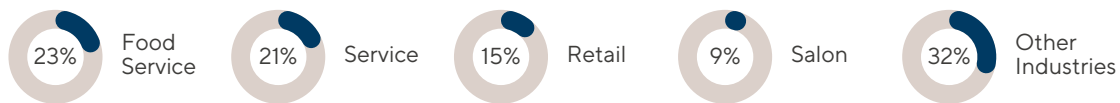


Monthly Activity Report

Period: August 6, 2024 -Sept 6, 2024

Active Businesses 256	Property For Sale 30	Total Period Activities 521	Active Projects 12
--	---------------------------------------	--	-------------------------------------

TOP BUSINESS INDUSTRIES



NEW BUSINESSES

Wellness Bus - 1502 Main Street
(Mobile IV Therapy www.wellnessbus.net)

COMMERCIAL VALUATIONS

(For existing structure additions or remodels)

Additions - \$78,100 (July).

YTD 2024 - \$3,291,400

IN PROCESS:

Taco Bell - In Construction

Miramar Shopping Center - Parking Lot and Lighting Upgrades in permitting.

The Edge - Phase I Permitting In Progress
Plat Recording Process

PERIOD ACTIVITIES

Business Retention Activities

Emails - 513

Project Ads - 255

(Ads for EDC Mini-Mural Project)

Resources - 255

(Resources from Partners)

New Business 3

(New Business Welcome Emails)

Business Meetings - 5

Development Activities

Development Meetings - 3

Phone Calls - 6

PERIOD ACHIEVEMENTS

- ✓ Updates to EDC Website:
 - Added "Developments" Section
 - Added "Seabrook Pals" Mini Mural Page
 - Updated Business of the Year for Nominations
- ✓ Sent BRE Survey to Retail Industry Businesses ^{SP}
- ✓ Established and Began Advertisement for the Mini-Mural Program "Seabrook Pals"

GOALS FOR NEXT PERIOD

- ☐ Send BRE Survey to Service and Marina Industry Businesses ^{SP}
- ☐ Send Social Media Campaign for Business of the Year Nominations.
- ☐ Finalize Broker Event for October 2024. ^{SP}

MINI-MURAL PROJECT "SEABROOK PALS"

First advertisement emails for the Seabrook Pals Mini-Mural project were sent to all Seabrook Businesses on 7/5/2024.



SEABROOK PALS MINI-MURAL PROGRAM

We're thrilled to announce Seabrook Pals, an exciting new initiative by the Seabrook Economic Development Corporation that's bringing vibrant, custom 12-inch pelican mini-murals to our city business fronts. These realistic pelican mini-murals will draw the attention of locals and tourists, putting your business in the spotlight, increasing foot traffic, and making your storefront a memorable landmark in Seabrook.

You'll collaborate directly with renowned artist, Whitney Hayden, to create a painted pelican mini-mural that reflects the personality of your business.



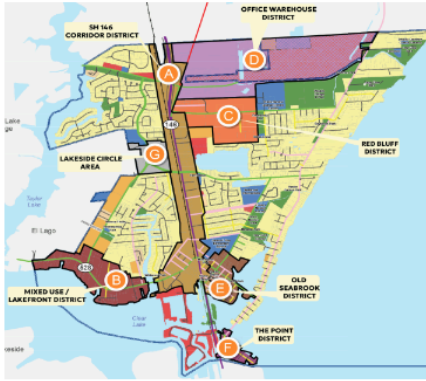
Sample Digital Mock-Up.

BE A PART OF THE FIRST WAVE

The program will roll out in phases, starting with The Point District and Old Seabrook District, followed by SH 146 Corridor District and Red Bluff District, and lastly Lakeside Circle and Lakefront District. **All businesses are encouraged to express their interest now** to secure their spot in this creative and impactful project. Businesses will be selected on a first-come, first-paint basis, so don't wait!

Interested businesses will pay an initial deposit of \$100 to the artist, with the SEDC covering the remaining \$100 cost.

Become a Seabrook Pals Partner



Items Sent to Council Report

Period: As of September 12, 2024

EDC Meeting	Description	Council Meeting	Status
4/17/2024	EDC Strategic Plan for 2024-2026	5/7/20214	Approved
7/18/2024	FY2025 EDC Proposed Budget (Special Fund)	7/23/2024 and 7/31/2024	CC Public Hearing 9/24/2024
8/8/2024	Bylaws Update for Terms	8/20/2024	Approved

SEDC Projects Report

Period: As of September 12, 2024

INCENTIVE AGREEMENTS

Name	Status	Amount Approved	Remaining Balance
Mario's Pizza	Complete	\$109,767.48	\$0
The Edge	Active	\$397,947.48	Pending COFO
Merlion (Tax Rebate)	Active	\$40,000	\$10,695.59
Seabrook Plaza One (Margaritaville)	Active	\$2,000,000	Pending Start
Fay & Fay Properties Gas Line	Active	\$8,520	Pending Start

OTHER PROJECTS

Seabrook Pals (Mini-Murals)	Active	\$1,000	\$1000
SH 146 Design/Improvement Project	Active	\$1,000,000	\$1,000,000

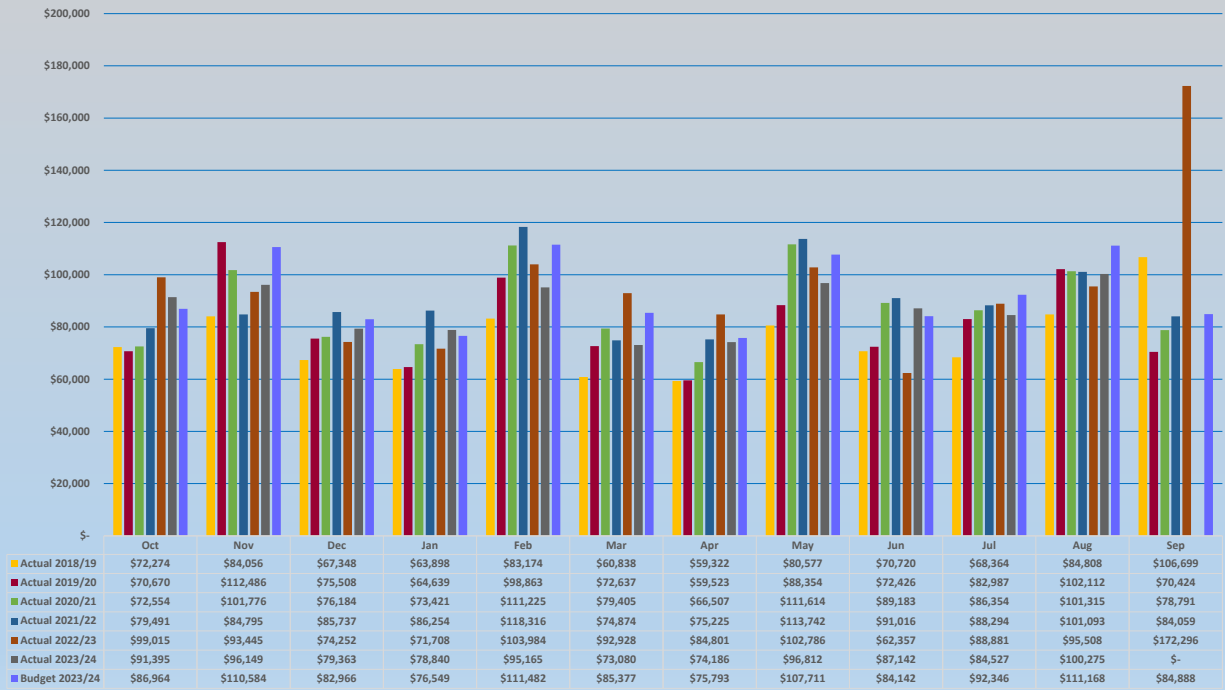
PARTNERSHIPS

Celebration Seabrook	Approved	\$10,000	Processing
Administrative Services Agreement	Approved	\$113,745	Processing
Economic Alliance	Active	\$12,000	\$12,000 (Processing)
BAHEP	Active	\$20,000	\$20,000 (Processing)
Clear Lake Chamber of Commerce	Active	\$10,000	\$10,000

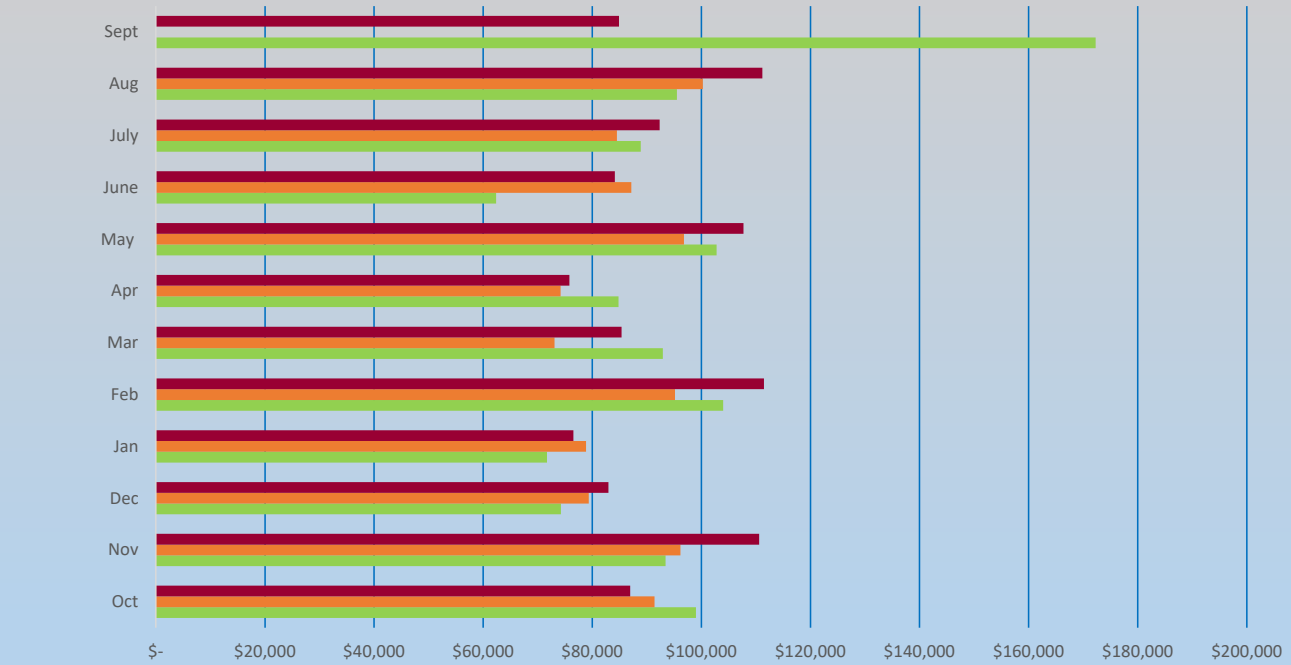
CITY OF SEABROOK
SEDC - MONTHLY REPORT
August 31, 2024

ANNUAL			FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>SEDC</u>	<u>ACTUAL</u>	<u>BUDGET</u>
		FAV/(UNFAV) <u>VARIANCE</u>			
					ACT VS BUD FAV/(UNFAV) <u>VARIANCE</u>
			REVENUES		
1,041,822	1,109,972	(68,150)	Sales Tax	956,935	1,025,084
0	0	0	Grant Proceeds	0	0
171,808	158,519	13,289	Interest Income	161,154	147,865
3,322	1,200	2,122	Other Revenue	2,135	13
0	0	0	Loan Repayment	0	0
1,216,952	1,269,691	(52,739)	Total Revenues	1,120,224	1,172,963
			EXPENDITURES		
0	0	0	Personnel Services	0	0
557	150	(407)	Materials & Supplies	557	150
239,200	703,351	464,151	Services	163,081	649,297
305,459	305,459	0	Transfers Out	280,004	280,004
545,216	1,008,960	463,744	Total Expenditures	443,642	929,451
			FUND BALANCE		
3,152,409	3,152,409	0	Beginning Balance Estimate	3,152,409	3,152,409
671,736	260,731	411,005	Change in Fund Balance	676,582	243,511
3,824,145	3,413,140	411,005	Ending Balance	3,828,990	3,395,920

EDC Annual Sales Tax Comparison by Month



EDC Monthly Sales Tax Comparison



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
■ Budget 2023/24	\$86,964	\$110,584	\$82,966	\$76,549	\$111,482	\$85,377	\$75,793	\$107,711	\$84,142	\$92,346	\$111,168	\$84,888
■ Actual 2023/24	\$91,395	\$96,149	\$79,363	\$78,840	\$95,165	\$73,080	\$74,186	\$96,812	\$87,142	\$84,527	\$100,275	\$-
■ Actual 2022/23	\$99,015	\$93,445	\$74,252	\$71,708	\$103,984	\$92,928	\$84,801	\$102,786	\$62,357	\$88,881	\$95,508	\$172,296

■ Budget 2023/24 ■ Actual 2023/24 ■ Actual 2022/23

EDC Sales Tax				Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2022/23	2023/24	2023/24				
	Actual	Actual	Budget				
October	99,015	91,395	95,161	(7,620)	-7.70%	(3,766)	-3.96%
November	93,445	96,149	92,214	2,704	2.89%	3,935	4.27%
December	74,252	79,363	73,268	5,112	6.88%	6,095	8.32%
January	71,708	78,840	71,339	7,132	9.95%	7,501	10.51%
February	103,984	95,165	119,809	(8,819)	-8.48%	(24,644)	-20.57%
March	92,928	73,080	79,655	(19,848)	-21.36%	(6,575)	-8.25%
April	84,801	74,186	80,804	(10,614)	-12.52%	(6,617)	-8.19%
May	102,786	96,812	111,980	(5,973)	-5.81%	(15,168)	-13.54%
June	62,357	87,142	88,351	24,785	39.75%	(1,209)	-1.37%
July	88,881	87,142	90,614	(1,739)	-1.96%	(3,472)	-3.83%
August	95,508	100,275	108,614	4,768	4.99%	(8,339)	-7.68%
September	172,296	-	84,511	-	0.00%	-	0.00%
Totals	969,663	959,550	1,011,810	(10,113)	-1.04%	(52,260)	-5.16%



**MEETING MINUTES
AUGUST 8, 2024**

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
MEETING**

The Seabrook Economic Development Corporation of The City of Seabrook met on **Thursday, August 8, 2024**, at **6:00 P.M.** At Seabrook City Hall to consider, and if appropriate, take action with respect to the agenda items listed below.

Board Members Present:

Paul R. Dunphey (excused)
Terry Chapman
Kevin Ferguson
Gary Bell
Ann Wacker
Buddy Hammann
Thomas Kolupski

Chair
Vice-Chair
Treasurer
Member
Secretary
Council Representative
Mayor

Also Present Were:

Gayle Cook
Justin Pruitt
Kiarra Bellow

City Manager
City Attorney
Administrative Assistant

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

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

2.1 Presentation by Clear Lake Area Chamber of Commerce.

Presentation by Cindy DeWease explaining the history of the Clear Lake Chamber of Commerce and describing the ongoing partnership with the City of Seabrook EDC.

2.2 Presentation by Economic Alliance Houston Port Region.

Chad Burke presented the annual Economic Alliance Port Region update to the EDC board. See Exhibit A.

2.3 Presentation by Josh Perella to the Economic Development Corporation on the state of Seabrook businesses.

Speaker Josh Perella was not in attendance. Member Buddy Hammann gave a brief overview of his communications with Mr. Perrella regarding the state of Seabrook businesses.

3. NEW BUSINESS

3.1 Consider and take all appropriate action on renewal of the Clear Lake Area Chamber of Commerce contract beginning October 1, 2024 thru September 30, 2025 in an amount not

to exceed \$10,000. This is a budgeted item.

Motion:	To Approve Renewal
Made By:	EDC Member Bell
Seconded By:	EDC Treasurer Ferguson
Vote:	Passed unanimously by all present

- 3.2 Consider and take all appropriate action on the renewal of a three-year contract with The Economic Alliance Houston Port Region for economic development services to the Seabrook Economic Development Corporation starting on October 1, 2024 thru September 30, 2027, in an amount not to exceed \$12,000 per year.**

Motion:	To Approve Renewal
Made By:	EDC Secretary Wacker
Seconded By:	EDC Member Bell
Vote:	Passed unanimously by all present

- 3.3 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2024-2025, in an amount not to exceed \$113,745.00. This is a budgeted item for FY 2024-2025.**

Motion:	To Renew Agreement
Made By:	EDC Member Bell
Seconded By:	EDC Treasurer Ferguson
Vote:	Passed unanimously by all present

- 3.4 Consider and take all appropriate action on proposed amendment to the EDC Bylaws, Article Four, Section 4.02 "Number, Qualifications, and Tenure of Directors", for staggered terms of directors and submittal of Resolution 2024-19 for City Council approval.**

Motion:	To Approve
Made By:	EDC Treasurer Ferguson
Seconded By:	EDC Member Bell
Vote:	Passed unanimously by all present

- 3.5 Consider, discuss and act upon EDC Sales Tax Workshop on November 22, 2024.**

City Manager, Gayle Cook advised members of the upcoming TEDC Sales Tax Training to be held in Houston on November 22, 2024.

No action was taken.

4. DISCUSSION

4.1 Discuss potential dates for a joint meeting with City Council and the Planning and Zoning Commission for updates on all strategic plans related to development in accordance with the SEDC 2024-2026 Strategic Plan, Goal 4, Strategy 2.

City Manager, Gayle Cook discussed potential dates for the joint meeting with City Council and the Planning & Zoning Commission.

5. ROUTINE BUSINESS

5.1 Update by Director on Strategic Plan Initiatives, Monthly Reporting and Activities.

City Manager, Gayle Cook gave a presentation on the current state of strategic plan initiatives, the monthly report, and activities. See Exhibit B.

5.2 EDC Financial Report

City Manager, Gayle Cook presented the July 2024 Financial Report.

5.3 Approve minutes of the July 18, 2024, Regular EDC Meeting.

Motion:	To Approve
Made By:	EDC Member Bell
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present

5.4 Establish future meeting dates and agenda items.

Next regular meeting is scheduled for September 12, 2024.

Motion:	To Adjourn
Made By:	EDC Member Bell
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present

Given no further business, the meeting was adjourned at 6:58 pm.

APPROVED ON THE ____ DAY OF _____, 2024.

Paul Dunphey, EDC Chair

Kiarra Bellow,
EDC Administrative Coordinator