



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

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For agendas visit [www.seabrooktx.gov/agendas](http://www.seabrooktx.gov/agendas)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, DECEMBER 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. PRESENTATIONS**

**2.1** Presentation by Seabrook LLC., seeking an incentive to assist with Commercial Facade Improvements at 2622 NASA Parkway. *Javad Azimpoor, Seabrook Retail, LLC*

**2.2** Chairman Paul Dunphey to present a token of appreciation to Gary Bell for 11 years of service to the Seabrook Economic Development Corporation.

**2.3** Chairman Paul Dunphey to present a token of appreciation to Kevin Ferguson for 7 years of service to the Seabrook Economic Development Corporation.

**3. Recess for Appreciation Reception**

**4. 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 Economic Development Corporation will reconvene into open session to allow for possible action on the agenda items listed under "Executive Session".

## **6. NEW BUSINESS**

**6.1** Consider and take all appropriate action on a business incentive application filed by Seabrook Retail LLC., to assist with Commercial Facade Improvements at 2622 NASA Parkway, in an amount not to exceed \$55,000.00.

**6.2** Consider and take all appropriate action on nominating the Business-of-the-Year to receive recognition by the Seabrook EDC consisting of but not limited to a one-year membership to the Seabrook Association and the Clear Lake Chamber of Commerce.

**6.3** Consider and discuss the Economic Development Corporation funding irrigation costs for the SH 146 Beautification Project.

**6.4** Consider and take all appropriate action on the appointment of one (1) Economic Development Corporation director to serve on the Stakeholder Committee for the expansion of Bayside Park project.

## **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 November 14, 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, December 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



## Seabrook Economic Development Corporation Incentive Application Review Packet

Applicant: Seabrook Retail LLC  
Application Type: Commercial Facade Improvement  
Review Date: 12/12/2024

Updated: 11/25/2024 3:20 PM  
STATUS: In Review

### INCENTIVE APPLICATION

#### BUSINESS INFORMATION

|                                                                                                 |                                     |
|-------------------------------------------------------------------------------------------------|-------------------------------------|
| Applicant First Name                                                                            | Javad                               |
| Applicant Last Name                                                                             | Azimpoor                            |
| This application is being completed for which of the following?                                 | Existing Business (New to Seabrook) |
| Business Name:                                                                                  | Seabrook Retail LLC                 |
| Business Type                                                                                   | LLC                                 |
| Email Address:                                                                                  | [REDACTED]                          |
| Phone:                                                                                          | [REDACTED]                          |
| Website:                                                                                        | Field not completed.                |
| Social Media:                                                                                   | Field not completed.                |
| Are there any additional business partners?                                                     | Yes                                 |
| Business Partner(s) Name and Contact Information:                                               | [REDACTED]                          |
| Name and Contact Information for Financial Lender(s):                                           | [REDACTED]                          |
| Has this business/firm received business incentives from other government entities in the past? | No                                  |



## Seabrook Economic Development Corporation Incentive Application Review Packet

Street Address

City

Houston

State

TEXAS

Zip

77057

### NEW SEABROOK BUSINESS ADDRESS (if applicable)

Street Address

2622 Nasa Parkway

City

Seabrook

State

TX

Zip

77586

Location of Any Additional Sites in the Houston  
Metropolitan Area?

Field not completed.

Approximate Opening Date:

Field not completed.

Site Will Be:

Field not completed.

Expected Number of Employees at Opening:

Field not completed.

### INCENTIVE REQUEST INFORMATION

Which incentive program are you applying for?

Commercial Façade Incentive

Total Value of Project:

\$68,355.00

Total Incentive Requested:

\$55,000.00



DATE: December 12, 2024

TO: EDC Board

FROM: Gayle Cook, City Manager

RE: BUSINESS OF THE YEAR WINNERS

**Economic Alliance Houston Port Region**

- 2006 – Tookie’s Hamburgers
- 2007 – Marburger’s Sporting Goods
- 2008 – Kroger Company
- 2009 – Bailey’s American Grille
- 2010 – Lakewood Yacht Club Concours Corporation
- 2011 – TASC (Technical Automation Services Company)
- 2012 – Mario’s Flying Pizza
- 2013 – The Seabrook Waffle Company
- 2014 – Donald’s Donuts
- 2015 – Maas Nursery
- 2016 – Neptune Subs
- 2017 – Hampton Inn
- 2018 – Merlion

**Seabrook Economic Development Corporation**

- 2019 – McDonald's
- 2020 – Seabrook House of Flowers
- 2021 – SpringHill Suites Marriott
- 2022 – KIWO
- 2023 – Athena's Corner

# SEDC BUSINESS OF THE YEAR

## 2024 PUBLIC NOMINATIONS

Below is a list of all businesses that have been nominated.

**Able Plumbing**

**Alsphaugh's Boutique**

**Athena's Corner**

**Barge 295**

**Clear Creek Animal Hospital**

**Crown Trophy**

**Duff's Barber Shop**

**Jenuine Treasures**

**Lawns and Sprinklers USA**

**Mario's Pizza**

**Rose's Seafood**

**Seabrook Cheese Co.**

**Seabrook Classic Cafe**

**Slowtwitche Nitch**

**Snap Fitness**

**Straight Up Nutrition**

**Texas Flex Fitness**

**Viola & Agnes**

**Zane's Original**





**MEETING MINUTES  
NOVEMBER 14, 2024**

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION  
MEETING**

The Seabrook Economic Development Corporation of The City of Seabrook met on **Thursday, November 14, 2024**, at **6:01 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) | Chair                  |
| Terry Chapman             | Vice-Chair             |
| Kevin Ferguson            | Treasurer              |
| Gary Bell                 | Member                 |
| Ann Wacker (excused)      | Secretary              |
| Buddy Hammann             | Council Representative |
| Thomas Kolupski           | Mayor                  |

**Also Present Were:**

|               |                          |
|---------------|--------------------------|
| Gayle Cook    | City Manager             |
| Kiarra Bellow | Administrative Assistant |

EDC Vice-Chair Terry Chapman called the meeting to order at 6:01 p.m. and declared that a quorum was present.

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no citizen comments

**2. NEW BUSINESS**

- 2.1 Discuss, consider, and take all appropriate action on funding the Professional Services of Kimley Horn for the Proposed Expansion of Bayside Park (CIP P28) at the Main Street Wastewater Treatment Plant site in amount not to exceed \$ 83,000.00. (SEDC 2024-2026 Strategic Plan, Goal 3: Quality of Life Infrastructure, Strategy 2: Bayside Park Expansion)**

City Manager Gayle Cook gave an overview of the professional services proposal for the expansion of Bayside Park.

---

|              |                                                       |
|--------------|-------------------------------------------------------|
| Motion:      | To Accept Professional Services Proposal as Presented |
| Made By:     | EDC Member Bell                                       |
| Seconded By: | EDC Treasurer Ferguson                                |
| Vote:        | <b>Passed</b> unanimously by all present              |

---

**3. ROUTINE BUSINESS**

- 3.1 Update by Director on Strategic Plan Initiatives, Monthly Reporting and Activities.**

City Manager Gayle Cook reviewed the monthly activity report and provided an update on development activities. (Exhibit A)

**3.2 EDC Financial Report**

City Manager Gayle Cook reviewed the EDC Financial Report for October 2024.

**3.3 Approve minutes from the October 17, 2024, regular EDC meeting.**

---

|              |                                          |
|--------------|------------------------------------------|
| Motion:      | To Approve                               |
| Made By:     | EDC Treasurer Ferguson                   |
| Seconded By: | EDC Member Bell                          |
| Vote:        | <b>Passed</b> unanimously by all present |

---

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

Next regular meeting is scheduled for December 12, 2024.

---

|              |                                          |
|--------------|------------------------------------------|
| Motion:      | To Adjourn                               |
| Made By:     | EDC Member Bell                          |
| Seconded By: | EDC Treasurer Ferguson                   |
| Vote:        | <b>Passed</b> unanimously by all present |

---

Meeting adjourned at 6:20 PM

---

APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

---

Paul Dunphey, EDC Chair

---

Kiarra Bellow,  
EDC Administrative Coordinator



## 2025 Meeting Schedule

|                    |
|--------------------|
| JANUARY 9, 2025    |
| FEBRUARY 13, 2025  |
| MARCH 13, 2025     |
| APRIL 10, 2025     |
| MAY 8, 2025        |
| JUNE 12, 2025      |
| JULY 10, 2025      |
| AUGUST 14, 2025    |
| SEPTEMBER 11, 2025 |
| OCTOBER 9, 2025    |
| NOVEMBER 13, 2025  |
| DECEMBER 11, 2025  |

All regularly scheduled Economic Development Corporation meetings begin at 6:00 PM  
at Seabrook City Hall, 1700 First St., in the Council Chambers.