



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, MARCH 13, 2025 - 6:00 PM**

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, MARCH 13, 2025 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 Midnite Slice LLC, seeking an incentive to assist with Small Business Development for construction or renovation to enhance business capacity at Midnite Slice at 1605 Main Street. *Sibbian Roe, Midnite Slice*

2.2 Presentation by Soulfreak for an amended incentive application for improvements and revised location of 1305 Main Street for a coffee shop.

3. EXECUTIVE SESSION

3.1 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.

4. OPEN SESSION

4.1 The Economic Development Corporation will reconvene into open session to allow

for possible action on the agenda items listed under "Executive Session".

5. NEW BUSINESS

5.1 Consider and take all appropriate action on a business incentive application filed by Midnite Slice LLC, to assist with Small Business Development at 1605 Main Street, in an amount not to exceed \$53,685.00 and authorize the Director to complete incentive agreement with applicant for ratification with City Council.

5.2 Consider and take all appropriate action on key issues related to the SEDC Administrative Services Agreement, any necessary updates to the SEDC's bylaws, and the direction of services provided by the City of Seabrook to support the corporation.

5.3 Consider and take all appropriate action on an amended Business Development Incentive Application filed by Soulfreak Holdings, to be located at 1305 Main Street, seeking an incentive to assist with small business development, for an amount not to exceed \$ 60,000.00.

6. DISCUSSION

6.1 Discussion on the Bayside Park expansion project and the Stakeholder Group progress to include a possible food truck area and restroom facilities. *Ann Wacker and Buddy Hammann*

6.2 Discussion and possible action on the review of the Seabrook Economic Development Corporation's current incentive policy, including an evaluation of existing programs and consideration of potential revisions to enhance effectiveness and alignment with economic development goals.

6.3 Discuss outreach programs and progress updates. *Summer Sanford, EDC Member*

6.4 Discussion on current projects and opportunities for grant writing programs. *Summer Sanford, EDC Member*

6.5 Discussion on the Main Street improvements and the Old Seabrook Livable Center Study recommendations. *Summer Sanford, EDC Member*

6.6 Consider and review the Bi-Annual Report to City Council.

7. ROUTINE BUSINESS

7.1 Update by Director on Strategic Plan, Incentive Inquiry or Application Status Report, and Monthly Reporting and Activities.

7.2 EDC Financial Report

7.3 Approve minutes from the February 13, 2025, regular EDC meeting.

7.4 Review and update on EDC and partnership events to include board member post-event reports, upcoming events, and participation opportunities.

7.5 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, March 10, 2025, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Kiarra Bellow,
EDC Administrative Coordinator