



SEABROOK ECONOMIC DEVELOPMENT CORPORATION
MEETING

The Seabrook Economic Development Corporation of The City of Seabrook met on **Thursday, February 13, 2025**, 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	Chair
Terry Chapman(excused)	Vice-Chair
Summer Sanford	Treasurer
Andrew Croce	Member
Ann Wacker	Secretary
Buddy Hammann	Council Representative
Thomas Kolupski	Mayor

Also Present Were:

Gayle Cook	City Manager
Kiarra Bellow	Administrative Assistant
David Olson	Attorney

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

2.1 Presentation on Bay Area Houston Economic Partnership (BAHEP) by Brian Freedman, President.

BAHEP President, Brian Freedman, gave a presentation on the Bay Area Houston Economic Partnership (BAHEP) and its partnership with the SEDC. (Exhibit A)

3. DISCUSSION

3.1 Discussion on the Old Seabrook Livable Study - Economic Development Implementation.

- Overview of the Livable Center Study and key recommendations
- Discuss initiatives that fall within the scope of the SEDC
- Discuss priorities of short term and long term action items
- Discuss potential funding mechanisms and partnerships

Presentation by Gayle Cook. (See Exhibit B)

3.2 Discussion on City Capital Improvement Program (CIP) and Economic Development Projects.

- Discuss and review of the City's CIP and key projects impacting economic growth

- **Discuss potential SEDC involvement in funding or supporting specific projects**

Presentation by Gayle Cook. (See Exhibit C)

4. NEW BUSINESS

- 4.1 Consider and take all appropriate action on the nomination and appointment of EDC Board Members to serve as liaisons to the Clear Lake Area Chamber of Commerce, Bay Area Houston Economic Partnership (BAHEP), and Economic Alliance Houston Port Region.**

Volunteers were received for these liaison positions. No action was taken.

Clear Lake Area Chamber of Commerce	Andrew Croce
Bay Area Houston Economic Partnership (BAHEP)	Paul Dunphey
Economic Alliance	Summer Sanford

- 4.2 Consider and take all appropriate action on hosting the 2025 Keels and Wheels Yacht Party to be held Friday, May 2, 2025.**

EDC Board Members agreed to continue with this budgeted item for 2025.

5. CLOSED EXECUTIVE SESSION

- 5.1 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.

Chairman Dunphey adjourned the meeting into closed session at 6:43 PM.

- 5.2 Section 551.072**
Conduct a closed executive session to discuss/deliberate the purchase, exchange, lease, or value of real property, including nonmonetary attributes of property to be purchased, as deliberation in open meeting would have detrimental effect of position of the City /EDC in negotiations with third parties, all as provided for under Texas Government Code Section 551.072.

Chairman Dunphey adjourned the meeting into closed session at 6:43 PM.

6. OPEN SESSION

- 6.1 Reconvene Open Session**

Chairman Dunphey reconvened the regular meeting into open session at 6:59 PM.

No actions were taken during executive session.

7. ROUTINE BUSINESS

- 7.1 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. (See Exhibit D)

- 7.2 EDC Financial Report**

No Financial Report was reviewed. The January 2025 report will be provided during the March meeting.

7.3 Approve minutes from the January 9, 2025, regular EDC meeting.

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

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

City Manager, Gayle Cook, reviewed upcoming events.

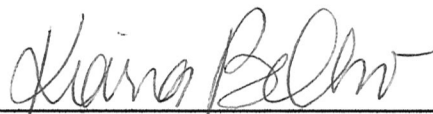
7.5 Establish future meeting dates and agenda items.

Next regular scheduled meeting is March 13, 2025.

Motion:	To Adjourn
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	EDC Member Sanford
Vote:	Passed unanimously by all present

The meeting was adjourned at 7:10 PM.

APPROVED ON THE 13th DAY OF March, 2025.



Kiarra Bellow,
EDC Administrative Coordinator

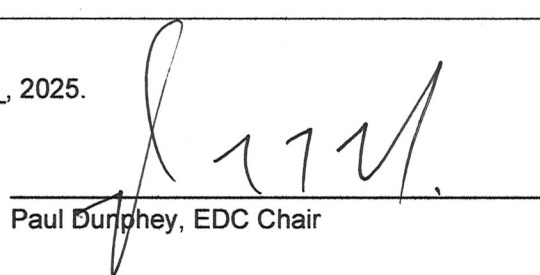

Paul Dungey, EDC Chair

EXHIBIT B & C

Economic Development Corporation

FEBRUARY 13, 2025



CAPITAL IMPROVEMENT
PROJECTS (CIP)
FISCAL YEAR 2025-2030

Item 3.2

Discussion on City Capital Improvement Program (CIP) and Economic Development Projects

- Discuss and review of the City's CIP and key projects impacting economic growth
- Discuss potential SEDC involvement in funding or supporting specific projects

- Funds may be used for all costs associated with infrastructure improvements such as roadways, drainage, utilities, traffic and any other work associated with such improvements
- land, buildings, equipment, facilities, and
- improvements found by the board of directors to be required or suitable for use for public park purposes, including parks and park facilities, open space
- improvements, exhibition facilities, related automobile parking facilities, and
- related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items

Sections 501.103 and 505.152, Local Government Code.



Corp B

Non-Permissible Projects

- Educational facilities including: libraries
- Sewage Systems for the General Public
- Residential City Street Construction or Repair unless for surrounding businesses
- Municipal Building Construction (i.e. City Halls, Fire Stations or Police Stations) unless it enhances development

Capital Improvement Program (CIP)

By its Charter, the City is required to prepare a five year Capital Improvement Plan (CIP) each year . Projects must appear in the CIP in order to be budgeted for in the current and subsequent years . To be included in the CIP, a project must have a useful life of a number of years. Information from the strategies and priorities in the approved Master Plan, the vision statement, Open Space & Trails Master Plan, and other area plans, and input from the Economic Development Corporation, the public as well as various other Boards and Commissions is used to create the CIP

CAPITAL IMPROVEMENT PROJECT SUMMARY											
CIP #	Project #	PROJECT DESCRIPTION	Funding	PREVIOUS	FY25	FY26	PROJECT COST				
							FY27	FY28	FY29		
WATER PROJECTS											
V2		SHIPYARDS WATER SERVICE PHASE 1	DEVELOPER CONTRIBUTION	\$	-	\$	-	-	-	\$	693,820
V3		SHIPYARDS WATER SERVICE PHASE 2	DEVELOPER CONTRIBUTION	\$	-	-	-	-	-	\$	843,060
V9	337	TAYLOR LAKE WATER LINE CROSSING	FUND 28 Complete	\$	2,902,349	-	-	-	-	-	2,902,349
V10	340	RED ACRES SUBDIVISION WATER LINE	ENTERPRISE & IMPACT FEES	\$	763,876	-	-	-	-	-	763,876
V12		PINE GULLY WATER LINE IMPROVEMENTS	FUTURE BOND	\$	-	-	-	-	-	-	1,179,750
V15		REPSDORF WATER TANK REHABILITATION	UNFUNDED	\$	-	-	-	-	-	-	780,313
V16		NASA ROAD INTERCONNECT	FUND 28 GEN	\$	-	-	1,179,750	-	-	-	1,179,750
V21	336	GEON TO RED INTERCONNECT	DEVELOPER CONTRIBUTION	\$	148,436	-	-	-	-	-	148,436
V22	331	COMMERCIAL BLUFF INTERCONNECT	DEVELOPER CONTRIBUTION	\$	242,744	622,938	-	-	-	-	865,682
V23		STARBOARD ROAD WATER	IMPACT FEES	\$	-	-	-	-	-	-	1,066,585
V25		SEA CHANNEL DRIVE WATER AND SANITARY SEWER	IMPACT FEES	\$	-	-	-	-	-	-	1,066,585
V27		SOUTH SH144 WATER LINE IMPROVEMENTS	IMPACT FEES	\$	-	-	-	-	-	-	771,354
V28		EAST NASA PKWY WATER LINE IMPROVEMENTS	IMPACT FEES	\$	-	-	-	-	-	-	242,744
V30		VILLOV DELL DRIVE WATER LINE IMPROVEMENTS	IMPACT FEES	\$	-	-	-	-	-	-	376,629
V31	342	ISLANDER WAY WATER LINE IMPROVEMENTS	IMPACT FEES	\$	-	-	-	-	-	-	254,388
V32		SEASCAPE	IMPACT FEES	\$	-	-	-	-	-	-	436,298
V33		BAYBROOK	IMPACT FEES	\$	-	-	-	-	-	-	321,545
		NASA WATERLINE BORE AT MUD BAYOU	FUND 23	\$	-	-	-	-	-	-	332,061
			FUND 28	\$	234,600	-	-	-	-	-	234,600
TOTAL WATER PROJECTS											
				\$	4,291,985	1,852,778	3,565,920	2,059,470	72,595	4,902,006	16,645,753
WASTEWATER PROJECTS											
VV2		SHIPYARDS SEWER SERVICE PHASE 1	DEVELOPER CONTRIBUTION	\$	-	-	-	-	-	-	1,460,763
VV7		SHIPYARDS SEWER SERVICE PHASE 2	DEVELOPER CONTRIBUTION	\$	-	-	-	-	-	-	682,500
VV9	301	RED BLUFF ROAD SANITARY SEWER EXTENSION	DEVELOPER CONTRIBUTION	\$	-	-	-	-	-	-	640,800
VV14	343	PINE GULLY WASTEWATER TREATMENT PLANT RETROFIT	IMPACT OR SB7	\$	41,852,022	-	-	-	-	-	41,852,022
VV16		LIFT STATION NO. 5 FORCE MAIN IMPROVEMENTS	POTENTIAL GRANT	\$	145,300	-	-	-	-	-	145,300
VV17		PORTABLE 129K V GENERATOR	DEVELOPER CONTRIBUTIONS	\$	36,363	504,200	-	-	-	-	540,563
VV18		EDC WASTEWATERLINE COMMERCIAL ROAD	DEVELOPER CONTRIBUTIONS	\$	-	283,862	-	-	-	-	283,862
VV19		MAIN STREET TREATMENT PLANT DEMOLISH	FUND 29	\$	-	-	-	-	-	-	97,512
VV20		LAKEVIEW DRIVE SANITARY SEWER RELOCATION	DEVELOPER CONTRIBUTIONS	\$	-	-	-	-	-	-	79,108
VV21	343	PINE GULLY LS FORCE MAIN BORE	IMPACT FEES	\$	-	-	-	-	-	-	750,090
VV22		PINE GULLY LS RELOCATION	FUND 29	\$	36,500	230,160	-	-	-	-	266,660
TOTAL WASTEWATER PROJECTS											
				\$	42,070,585	1,678,122	1,397,250	-	-	-	44,165,957
DRAINAGE PROJECTS											
D1		TODVILLE ROAD BRIDGE	HARRIS CO	\$	-	-	-	-	-	-	1,888,024
D5		BAYBROOK SECTION 1 DRAINAGE IMPROVEMENTS	FUND 36 PRIOR BONDS	\$	-	-	-	-	-	-	2,792,493
D6		LOWER PINE GULLY DRAINAGE IMPROVEMENTS	POTENTIAL GRANT	\$	-	-	-	-	-	-	345,000
D10		SURF OAKS DRIVE	FUTURE BONDS	\$	-	-	-	-	-	-	820,500
		BAYWOOD BRIDGE IMPROVEMENTS	FUTURE BONDS	\$	-	-	-	-	-	-	820,500
TOTAL DRAINAGE PROJECTS											
				\$	-	-	-	-	-	-	3,339,300
TOTAL PROJECTS											
				\$	42,070,585	1,678,122	1,397,250	176,619	4,142,673	4,902,006	16,645,753

CAPITAL IMPROVEMENT PROGRAM (CIP)

CIP #	PROJECT DESCRIPTION	Funding
WW17	EDC WASTEWATER LINE COMMERCIAL ROAD	DEVELOPER CONTRIBUTIONS
WW18	EDC WASTEWATERLINE STARBOARD	DEVELOPER CONTRIBUTIONS
WW20	LAKESIDE DRIVE SANITARY SEWER RELOCATION APPROVED INCENTIVE	DEVELOPER CONTRIBUTIONS
S17	ENHANCE AND RECONFIGURE MAIN STREET	EDC & POTENTIAL GRANT
S18	ENHANCE PEDISTRIAN CONNECTIVITY IN OLD SEABROOK	EDC
S20	HARDESTY & MEYER - PRELIMINARY ENGINEERING & DESIGN	EDC
S21	HARDESTY & MEYER - DESIGN	EDC
S23	COMMERCIAL ROAD PORT HOUSTON - SOUTHERN ACCESS ROAD	EDC
FAC20	GATEWAY AND DIRECTIONAL SIGNAGE PROJECT CITY COUNCIL - PENDING	EDC
P26	ENHANCE BAYSIDE PARK IN PROGRESS - EDC FUNDED CONSULTING	POTENTIAL GRANT & EDC

Port Houston

Proposed Red Bluff Road Port Houston announced Southern Access Road

- PROPOSED CONCRETE PAVEMENT (CITY OF SEABROOK)
- PROPOSED CONCRETE PAVEMENT (TXDOT)
- PROPOSED CITY OF SEABROOK RIGHT-OF-WAY
- PROPOSED STORM SEWER IMPROVEMENTS

RED BLUFF ROAD

0+00

PROPOSED IMPROVEMENTS BY TXDOT

PROP 86' ROW

RADIUS = 500'

PROPOSED RED BLUFF ROAD

10+00

15+00

20+00

25+00

30+00

35+00

SH 146

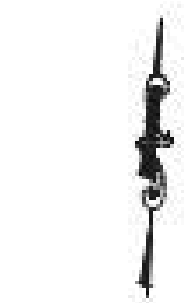
OLD HIGHWAY 146

EXISTING RED BLUFF ROAD

BAYVIEW DRIVE

Office Warehouse District

EXISTING RED BLUFF ROAD



SCALE 1"=100'

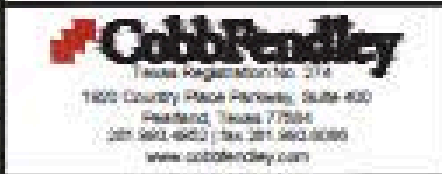


EXHIBIT A
RED BLUFF ROAD
EXTENSION



CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY

BAYVIEW STREET (60' R.O.W.)

RED BLUFF RD (90' R.O.W.)

PROP. STARBOARD SIDE DR (80' R.O.W.)

PROP. OLD HWY 146 (60' R.O.W.)

LANDSCAPE
1.017 ACRES
(44,320 SQ FT)

PROP. ROW DE
5.070 ACRES
(220,841 SQ FT)

TRACT 1
17.500 ACRES
(766,500 SQ FT)

TRACT 2
10.322 ACRES
(448,838 SQ FT)

GAS STATION

EXIST.
LIFT
STATION

1,330 SF
2,300 SF
1,700 SF

7,400 SF

8,807 SF

104,114 SF

9,248 SF

3,565 SF

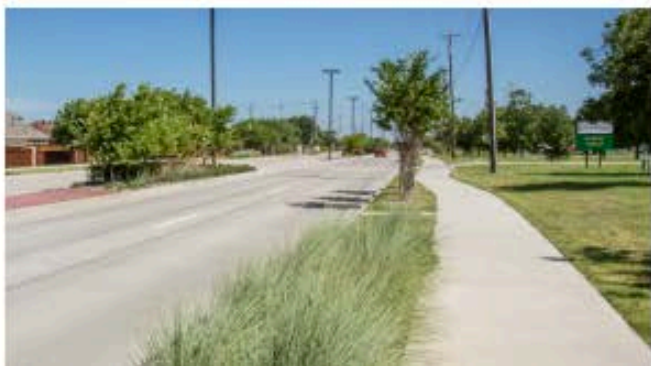
3,100 SF

15,320 SF

CALLING 4.2835 ACRES

TEXAS
14

CIP PROJECTS



S17 Enhance and Reconfigure Main Street (Livable Center Project)

\$ 500,000

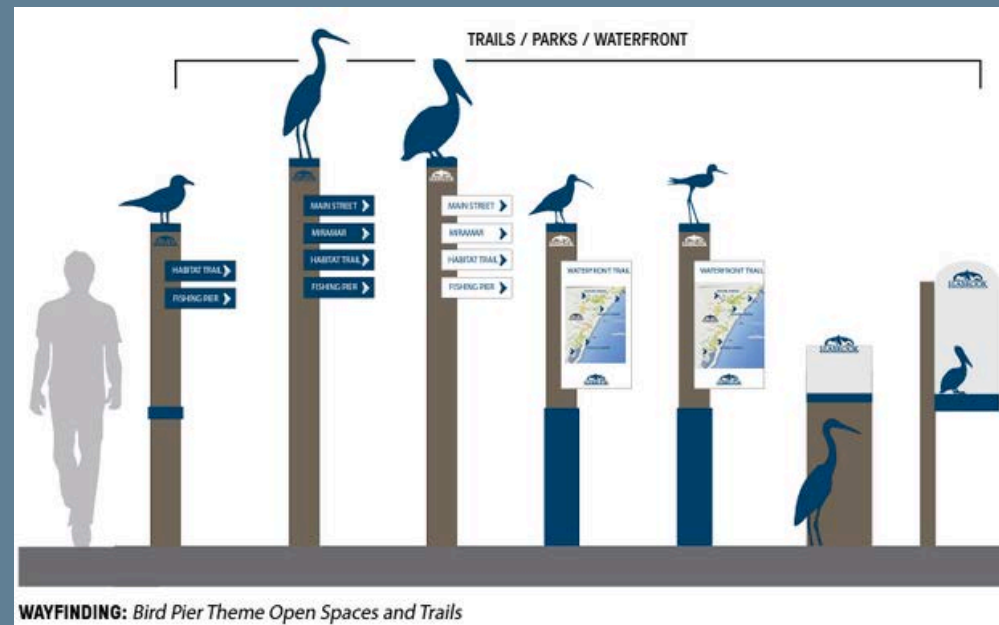
This is Noticed Project for \$1,000,000

- Preliminary Engineer Report
- ~~Drainage Reports~~
- Funding: Proposed EDC Project

Initiation of a PER for Main Street improvements including sidewalks, on street parking, safety elements and placemaking.

FY 2025 BUDGET

CIP PROJECTS



FAC20 Gateway and Directional Signage

\$ 500,000

(Total \$1,155,000)

- Gateway Signage
- Directional Signage
- Wayfinding Signage
- Park Signage

FY2025 BUDGET

Funding: Approved Professional Services Agreement with Kimley Horn in an amount not to exceed \$93,000.00 and look for reducing scope and costs

Council: Pending

CIP PROJECTS

P26 Enhance Bayside Park (Livable Center Study)

\$ 211,000



H Bayside Park Enhancements

Recommended enhancements to Bayside Park include a boardwalk with fishing piers and overlooks on the north side of Main Street. A kayak launch should be located on the south side while encouraging fishing and water-viewing on the north side. A public restroom facility should be located near the parking entrance at the festival park. Opportunities for outdoor seating and gathering space, shade trees, enhanced landscaping, amenities for bird-watchers and other local wildlife, and seating exist along with green spaces between the road and the water for the enjoyment of the natural recreation area.



- Recommended enhancements to Bayside Park include a boardwalk and fishing piers and overlooks on the north side of Main Street.
- A public restroom should be located near the parking entrance to Public Space (demolished Wastewater Plant)
- Funding: **Approved Professional Services Agreement with Kimley Horn in an amount not to exceed \$83,000.00**



OLD SEABROOK

Livable Center Study

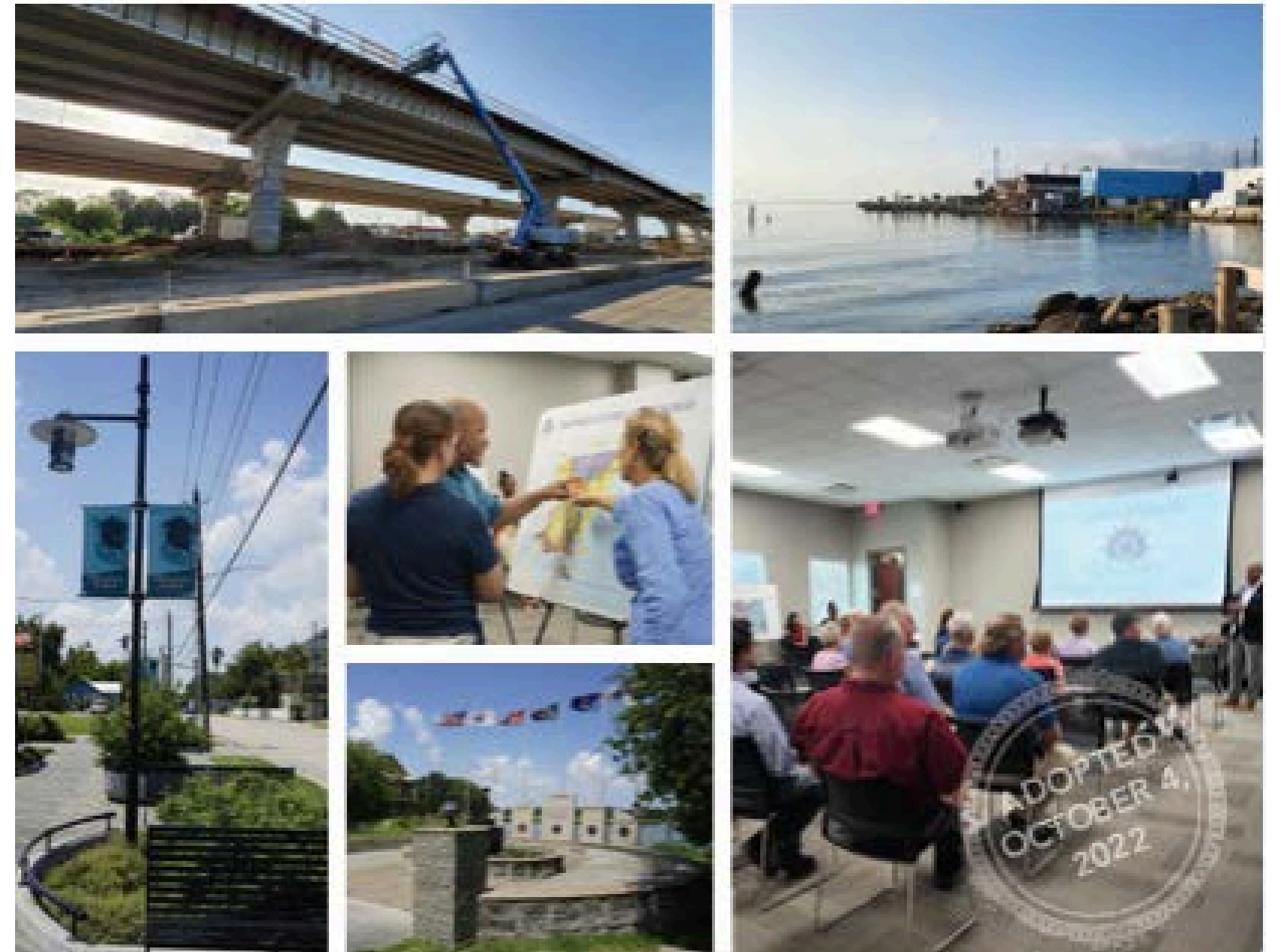
November 2021

OLD SEABROOK LIVABLE CENTER STUDY

[illegible]

COMPREHENSIVE MASTER PLAN

CHARTING THE COURSE
**2040 COMPREHENSIVE
MASTER PLAN UPDATE**
CITY OF SEASBROOK, TEXAS



★ your city ★ your future ★

Future Land Use - SH 146 Corridor District

2.35 Create branding standards to establish a consistent theme for the corridor.

PRE-PROJECT CHECKLIST

STATUS

1

Designate Champion or Implementing Entity

Agency: City

Department: Community Development

Person: Director of Community Development

2

Identify Most Likely Funding Sources

General Fund Budget

Capital Improvements Plan (CIP)

Economic Development Corporation

Hotel Occupancy Tax

Grants

Transportation Funding

Special District Financing

Public Private Partnerships

Economic Development Incentives

Corporate, Philanthropic Sponsors

COMPREHENSIVE MASTER PLAN

Future Land Use SH 146	2.35 Create branding standards to establish a consistent theme for the corridor.
Future Land Use - Mixed Use/Lakefront District	2.8 Expand the boundaries of the existing Waterfront Activity Zoning District (WAD) to encompass the entire Mixed Use/Lakefront District with Clear Lake frontage and the frontage on both sides of NASA Parkway including special architectural and landscape standards.
Future Land Use - Red Bluff District	2.40 Facilitate the development of retail and commercial along the SH 146 Corridor and more resident-focused commercial and services along Red Bluff Road by providing incentives and ensuring the zoning regulations align with the desired uses for the district.
Future Land Use - Office Warehouse District	2.47 Establish a district brand for the new office warehouse area that incorporates branding elements through gateways and other signage throughout the district.
Future Land Use - Old Seabrook District	2.18 Revise the existing OS Old Seabrook zoning category – a) revise the description to include nautical and seaside character elements; b) add microbreweries, wine bars, and theaters by Conditional Use Permit; c) restrict new single family uses on Main Street to Conditional Use Permit; and d) revise maximum height and use restrictions.
Future Land Use - Old Seabrook District	2.49 Update the zoning regulations to allow for outdoor dining areas along sidewalks, food trucks, and other temporary uses to activate community spaces as recommended by the Old Seabrook Livable Center Study.

COMPREHENSIVE MASTER PLAN

Image, Branding and Marketing	4.2 Implement the branding strategy as determined in the Master Landscaping and Branding Plan.
Image, Branding and Marketing	4.5 Identify human and capital resources that will champion the programming and execution of special events focused on entertainment for local residents and the nearby community.
Economic Development General	5.16 Research and implement a city-wide façade improvement incentive program to encourage consistent branding and enhancements above the city’s standards.
Economic Development General	5.7 Evaluate the use of a TIRZ to fund the public infrastructure that will support the preferred non-residential uses.
Economic Development General	5.17 Evaluate the use of a TIRZ to fund the public infrastructure that will support the preferred higher quality warehousing, logistics, and offices.
Economic Development General	5.13 Establish a 380 reimbursement program to support development and redevelopment to meet the desired architectural standards for the overall district and for the Main Street overlay in particular.
Economic Development General	5.18 Evaluate the creation of a Tax Increment Reinvestment Zone (TIRZ) for the Old Seabrook District to fund identified infrastructure improvements.
Economic Development General	5.19 Evaluate the creation of a Public Improvement District (PID) for the Old Seabrook District to fund identified infrastructure improvements.
Economic Development General	5.20 Evaluate the creation of drainage impact fees for the Old Seabrook District to fund identified drainage improvements.

5617	ECONOMIC DEVELOPMENT PROJECTS		1,000,000	46.03%
	• CIP Projects			
	Livable Center Projects (Project Notice Old Seabrook \$1,000,000)	500,000		
	Gateway, Wayfinding, Pedestrian and Park Municipal Sign	500,000		
	(Project Notice Old Seabrook includes signage)			
5620	ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS		665,406	30.63%
	Active Project 2017 - Merlion (Sales Tax Reim \$40K)	7,156		
	Active Project 2022 - Fay&Fay (Seabrook Shipyard) \$8250 gas line	8,250		
	Active Project 2023 - The Edge (Towne Center) \$397,974.48 line reloc	0		
	Active Project 2023 - Margaritaville (Seabrook Plaza) \$550,000 drainage/ \$2M TOTAL	550,000	.	
	New Incentives	100,000		
TOTAL EXPENDITURES			1,861,621	

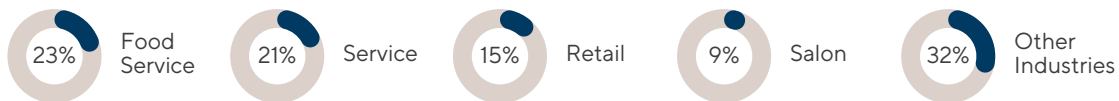
Thank you

MONTHLY ACTIVITY REPORT

Period: Jan 9, 2025 - Feb 13, 2025

Active Businesses 259	Properties For Sale 30	Total Period Activities 356	Active Projects 11
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TOP BUSINESS INDUSTRIES



DEVELOPMENTS

Miramar Shopping Center (2000 Bayport Blvd) - Parking Lot and Lighting Upgrades in Process.

The Edge at Seabrook Town Center - Phase I Permitting In Progress Plat Recording Process

Car Wash (2710 E. Nasa Pkwy) - In Permitting

Margarita Jones (1818 Nasa Pkwy) - In Construction / Renovation

Soulfreak Holdings (1409 Main Street) - Communication Resumed / Looking at New Location

COMMERCIAL VALUATIONS

(For existing structure additions or remodels)

<u>Period</u>	<u># of Additions</u>	<u>Total Valuation</u>
December 2024	3	\$170,703.00
January 2025	2	\$188,703.00
YTD Fiscal 24-25	10	\$842,906.00

PERIOD INSIGHTS

Business Retention Activities

Emails - **352**

Development Activities

Development Meetings - **6**

Development Outreach - **1**

(Bacren Event)

Upcoming

Seabrook is Open Campaign (FireFox)

Channel 2 Airing

Business Incentive Program Activities

1 Active Incentive Applications

11 Incentive Inquires

Approved Projects FY 24-25

Seabrook Retail - **\$50,000**

Bayside Park Expansion - **\$83,000**

Miramar Shopping Center - **\$300,000**

Margarita Jones - **\$200,000**

Soulfreak Holdings - **\$15,000 (Pending New Location)**

Gateway, Wayfinding, Directional Signage - **\$93,000 (NTE)**

Old Seabrook District

*NTE =Not to Exceed



JANUARY 2025 NEWSLETTER

Sent

348

Open Rate

62.3%

Click Rate

9.4%

Opens

205

Clicks

31

Sent

348

Did Not Open

124

Bounces

19

Unsubscribed

0

Successful Deliveries

329

Spam Reports

0

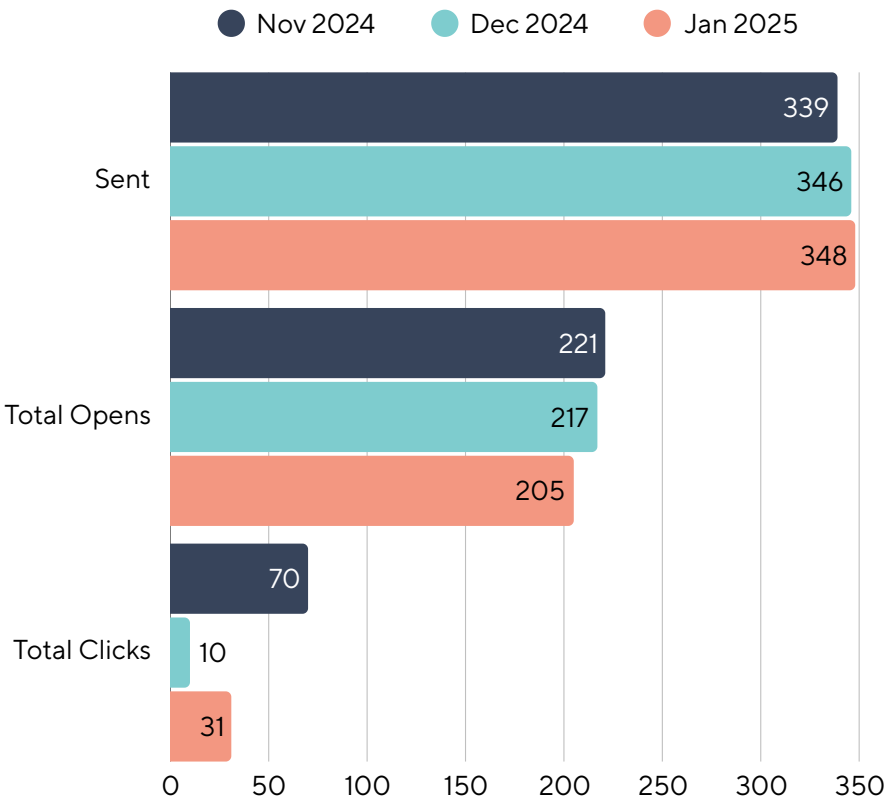
Desktop Open Percentage

89.9%

Mobile Open Percentage

10.1%

NEWSLETTER PERFORMANCE ANALYTICS





Items Sent to Council Report

Period: As of February 13, 2025

EDC Meeting	Description	Council Meeting	Status
10/17/2024	Incentive - MJones Seabrook Operating LLC	1/21/2025	Approved
12/12/2024	Incentive - Seabrook Retail LLC	2/18/2025	



SEDC Projects Report

Period: As of February 13, 2025

INCENTIVE AGREEMENTS

Name	Status	Amount Approved	Remaining Balance
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
Miramar Shopping Center	Active	\$300,000	In Construction
MJones Seabrook Operating LLC	Active	\$200,000	In Construction
Seabrook Retail LLC	Approved	\$50,000	Pending Start
Soulfreak Holdings	Approved	\$15,000	Looking at New Location

OTHER PROJECTS

Seabrook Pals (Mini-Murals)	Active	\$1,000	\$800
Bayside Park Design	Active	\$83,000	\$83,000
SH 146 Beautification Project (Irrigation)	Pending		
Gateway, Wayfinding, and Park Signage	Pending	\$93,000	