SEABROOK

MEETING MINUTES
MARCH 13, 2025

SEABROOK ECONOMIC DEVELOPMENT CORPORATION MEETING

Chairman Paul Dunphey called the Seabrook Economic Development Corporation to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Thom Kolupski, Buddy Hammann, Paul Dunphey, Terry Chapman, Ann Wacker, Andrew Croce, and Summer Sanford. Also present were City Manager Gayle Cook, City Attorney David Olson, and Board Secretary Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

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 gave a brief presentation on the incentive request for Midnite Slice LLC.

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

This item was tabled for a later date.

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.

Chairman Dunphey adjourned the meeting into closed session at 6:03 PM.

4. OPEN SESSION

4.1 Reconvene Open Session

Chairman Dunphey reconvened the regular meeting into open session at 6:48 PM.

No action was taken during closed 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.

A motion was made to approve an incentive in the amount of $26,842.50 to Midnite Slice LLC to assist with the construction and renovation of business capacity at 1605 Main Street, to be payable upon project completion and final city approval and sign-off.

Motion:	To Approve
Made By:	EDC Secretary Wacker
Seconded By:	EDC Vice-President Chapman
Vote:	**Passed** unanimously by all present

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.**

Discussion on the background and history of changes in SEDC's administrative services.

No action was taken.

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.**

This item was tabled for a later date.

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***

Ann Wacker and Buddy Hammann gave an update on the progress of the Stakeholder Group.

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.**

Members discussed current incentive payout processes and background of the incentive policy.

6.3 **Discuss outreach programs and progress updates.**

Board discussed and agreed to add partnership event updates to the monthly meeting agenda.

6.4 **Discussion on current projects and opportunities for grant writing programs.**

The board discussed the grant process for the EDC and how it aligns with the Administrative Services Agreement with the City.

6.5 Discussion on the Main Street improvements and the Old Seabrook Livable Center Study recommendations.

Discussion on the Food Trucks for Old Seabrook and update on progress from Stakeholder Liaisons.

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

Discussion on current EDC Bylaws and reporting periods, which include two reports yearly, a bi-annual and annual report. The bi-annual report is scheduled to be presented to City Council in April and the annual report will be presented following the close of the fiscal year.

7. ROUTINE BUSINESS

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

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

7.2 EDC Financial Report

Finance Director Michael Gibbs presented the Jan. 2025 and Feb 2025 (Exhibit B) EDC financial reports along with a Multi-Year Financial Overview (Exhibit C).

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

Motion:	To Approve
Made By:	EDC Secretary Wacker
Seconded By:	EDC Member Sanford
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.

Discussion on upcoming events. (Exhibit D)

7.5 Establish future meeting dates and agenda items.

Next regular scheduled meeting is April 10, 2025.

Motion:	To Adjourn
Made By:	EDC Member Sanford
Seconded By:	EDC Secretary Wacker

Vote: **Passed** unanimously by all present

The meeting was adjourned at 8:03 PM.

APPROVED ON THE 10th DAY OF April, 2025.

Kiarra Bellow
Kiarra Bellow,
EDC Administrative Coordinator

Paul Dunphey, EDC Chair /Terry Chapman Vice-Chair

Cvfg`gr ?

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

MONTHLY ACTIVITY REPORT

Period: Mar 14, 2025 - April 9, 2025

Active Businesses	Properties For Sale	Total Period Activities	Active Projects
258	**16**	**335**	**11**
	Sources: Crexi, Loopnet		

TOP BUSINESS INDUSTRIES

23% Food Service

21% Service

15% Retail

9% Salon

32% Other Industries

DEVELOPMENTS

Miramar Shopping Center (2000 Bayport Blvd) - Nearing Completion

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

Car Wash (2710 E. Nasa Pkwy) - In Plan Review

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

Quiet Warehouse (5815 Old Hwy 146) - Ending Design Phase and Preparing to Submit for Permits

World Class Freezer Facility (Old Hwy 146) - Preparing for Permitting

COMMERCIAL VALUATIONS

(For existing structure additions or remodels)

Period	# of Additions	Total Valuation
Feb 2025	1	$200,000.00
YTD Fiscal 24-25	**11**	**$1,042,906.00**

PERIOD INSIGHTS

Business Retention Activities

Emails - **327**

Development Activities

Development Meetings - **7**
Development Outreach - **1**
Houston Life Segment

Business Incentive Program Activities (YTD)

4 Active Incentive Applications
12 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 Amendment)**
Gateway, Wayfinding, Directional Signage **- $93,000 (NTE)**
Old Seabrook District

*NTE =Not to Exceed

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

SEDC PROJECTS REPORT

Period: As of April 9, 2025

ACTIVE AGREEMENTS

Active	Date of Agreement	Term Length	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type
Y	1/9/2025	1/9/2035	na	MJones Seabrook Operating LLC	$200,000	$200,000	Business reconstruction/renovations	Incentive
Y	11/25/2024	11/25/2034	na	Miramar Beltline GP, LLC	$300,000	$300,000	Parking Lot and Lighting Improvements	Incentive
Y	10/17/2023	10/17/2033	2023-15	Seabrook Plaza One, LLC Agreement	$2,000,000.00	$2,000,000	Drainage system, hotel, conference ctr & restaurant space	Incentive
Y	7/18/2023	7/18/2033	2023-09	The Edge (Seabrook Town Centre Partners LLC)	$397,947.48	$397,947.48	Sanitary sewer relocation	Incentive
Y	5/2/2023	5/2/2027	na	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	$8,520.00	$8,520	Reimbursement of natural gas line installation	Incentive
Y	5/2/2017	5/2/2017 - 5/2/2027	2017-07	Merlion Thai Restaurant	$40,000 (tax rebate)	$4,324.14	Reimburse impact fees $33,252.50 and EDC tax paid $40,000 or 10 yrs, whichever comes first	Incentive
Y	Pending	Pending	na	Soulfreak Holdings	$15,000	$15,000		
Y	5/15/2018	na	2018-06	SH 146 Design/Improvement Project Agreement	$1,000,000.00	$0	Aesthetic improvements & design costs for SH146 - Total Paid $1,023,880.15	Quality of Life
Y	Pending	Pending	pending	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	$127,370.80	$127,370.80	7 year lease, parking, floating dock, and landscaping	Incentive
Y	6/20/2017	na	2017-11	"Old Seabrook" Acquisition of Real Property	$750,000	$68,194		Quality of Life
Y	8/1/2023	10/1/2023 - 9/30/2026	na	BAHEP	$20,000			Partnership
Y	7/24/2024	10/1/2024 - 09/30/2025	na	Clear Lake Area Chamber of Commerce	$10,000			Partnership
Y	8/12/2021	7/1/2024 - 6/30/2027	na	Economic Alliance Port Region	$15,000			Partnership
				TOTALS	**$4,883,838**	**$3,117,032**		

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

ITEMS SENT TO COUNCIL REPORT

Period: As of April 9, 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	Approved

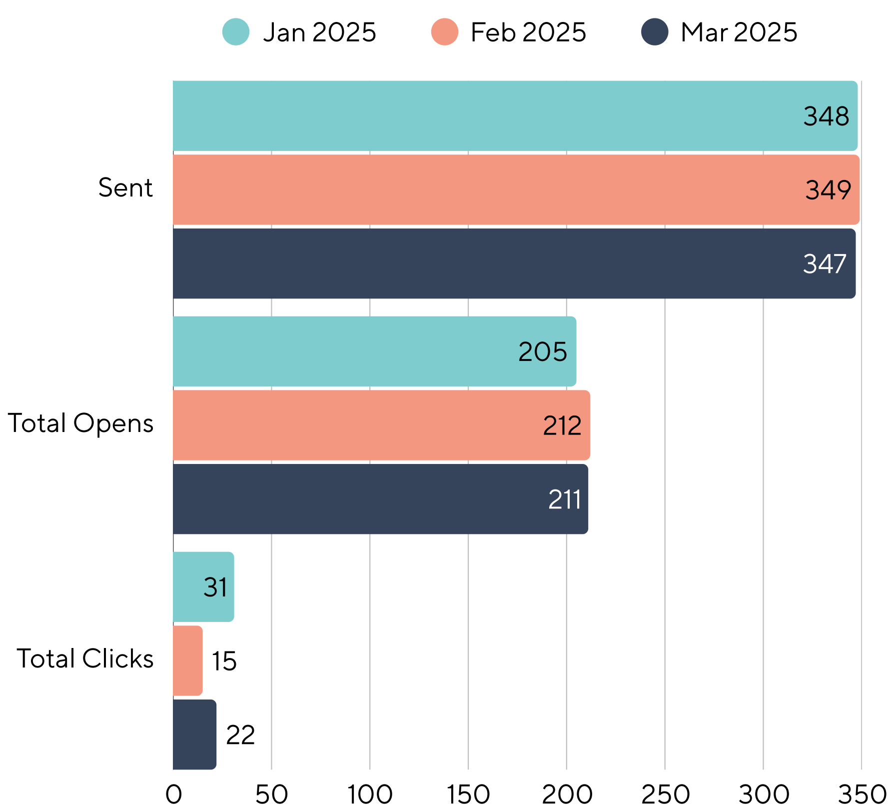
ON THE SCENE IN SEABROOK

MARCH 2025 NEWSLETTER

Sent	Open Rate	Click Rate
347	64.7%	6.7%

Opens	211	Clicks	22
Sent	347	Did Not Open	115
Bounces	21	Unsubscribed	0
Successful Deliveries	326	Spam Reports	0
Desktop Open Percentage	89.6%	Mobile Open Percentage	10.4%

NEWSLETTER PERFOMANCE ANALYTICS



WEBSITE AND SOCIAL PERFORMANCE REPORT

Period: MARCH 2025

EDC WEBSITE ANALYTICS

TOTAL USERS	PAGE VIEWS	EVENT COUNT
259	**458**	**1,470**

EDC SOCIAL MEDIA ANALYTICS

FACEBOOK	MONTH	YTD
Posts	7	16
Total Followers	118	
New Follows	23	115
Views	13,945	50,464
Reach	4,443	9,303
Interactions	504	1,063
Link Clicks	162	893
Visits	405	1,390

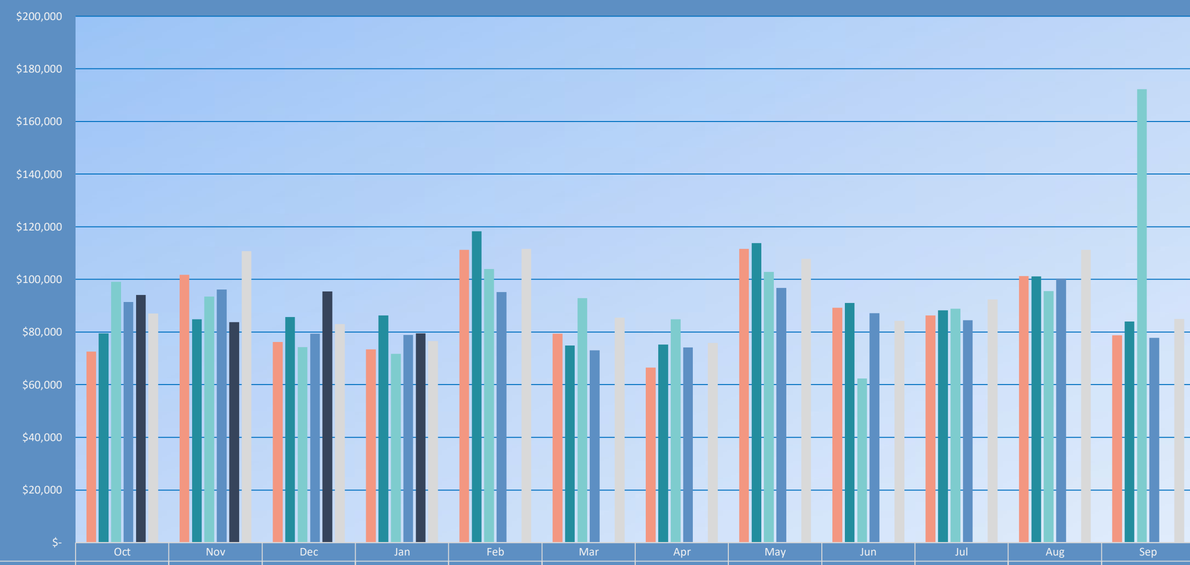
LINKEDIN	MONTH	YTD
Posts	5	15
Total Followers	117	
New Follows	6	18
Impressions	738	1,609
Reactions	4	17
Comments	1	3
Page Views	18	48
Unique Visitors	6	24
Reposts	0	1

CITY OF SEABROOK
SEDC - MONTHLY REPORT
January 31, 2024

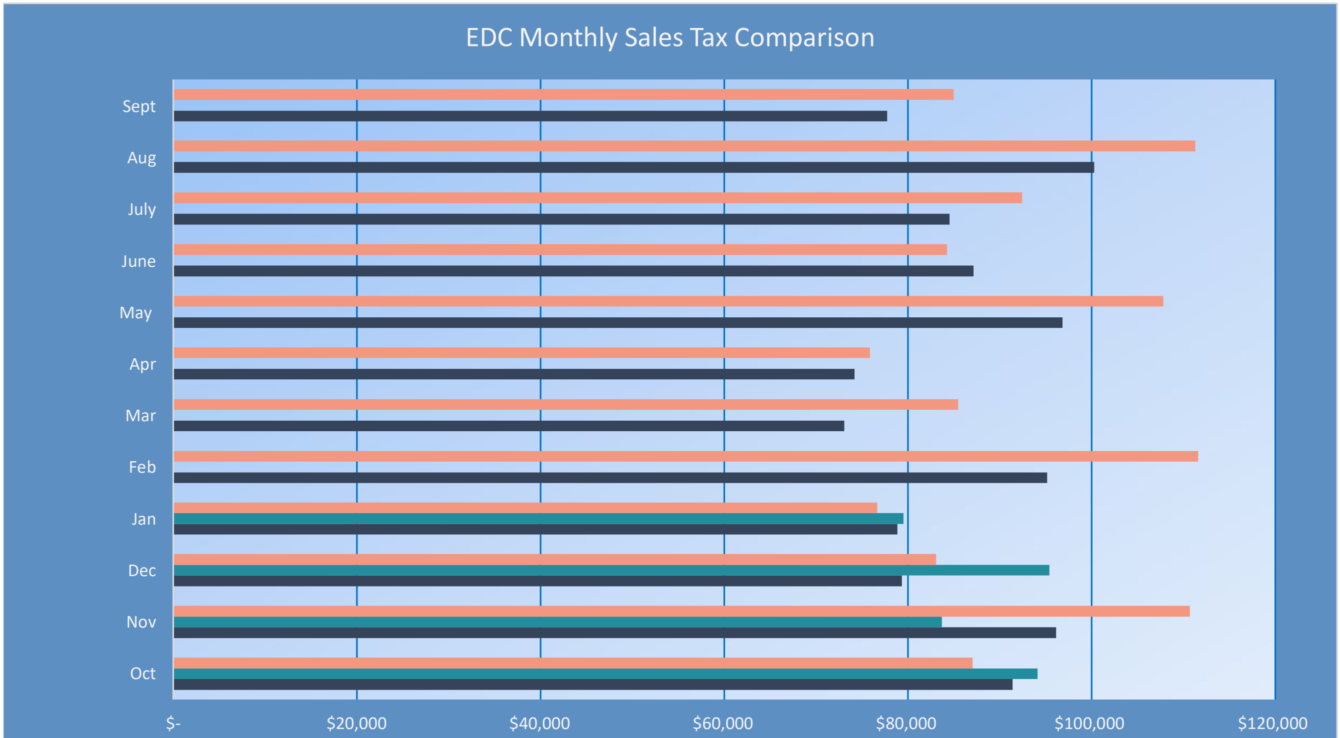
Exhibit B

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD FAV/(UNFAV) VARIANCE	SEDC	ACTUAL	BUDGET	ACT VS BUD FAV/(UNFAV) VARIANCE
			REVENUES			
1,108,663	1,111,171	(2,508)	Sales Tax	349,475	357,450	(7,975)
0	0	0	Grant Proceeds	0	0	0
196,815	186,290	10,525	Interest Income	74,589	63,661	10,928
1,256	1,200	56	Other Revenue	0	3	(3)
0	0	0	Loan Repayment	0	0	0
1,306,735	1,298,661	8,074	Total Revenues	424,064	421,115	2,949
			EXPENDITURES			
0	0	0	Personnel Services	0	0	0
490	500	10	Materials & Supplies	28	150	123
1,422,025	1,861,621	439,596	Services	65,625	158,253	92,629
310,690	310,690	(0)	Transfers Out	103,563	103,563	(0)
1,733,204	2,172,811	439,607	Total Expenditures	169,216	261,967	92,751
			FUND BALANCE			
4,139,771	4,139,771	0	Beginning Balance Estimate	4,139,771	4,139,771	0
(426,470)	(874,150)	447,680	Change in Fund Balance	254,848	159,148	95,701
3,713,301	3,265,621	447,680	Ending Balance	4,394,619	4,298,919	95,701

EDC Annual Sales Tax Comparison by Month



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Actual 2020/21	$72,554	$101,776	$76,184	$73,421	$111,225	$79,405	$66,507	$111,614	$89,183	$86,354	$101,315	$78,791
Actual 2021/22	$79,491	$84,795	$85,737	$86,254	$118,316	$74,874	$75,225	$113,742	$91,016	$88,294	$101,093	$84,059
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
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	$77,754
Actual 2024/25	$94,118	$83,700	$95,395	$79,520	$-	$-	$-	$-	$-	$-	$-	$-
Budget 2024/25	$87,058	$110,704	$83,056	$76,632	$111,603	$85,470	$75,875	$107,827	$84,233	$92,446	$111,288	$84,979



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
Budget 2023/24	$87,058	$110,704	$83,056	$76,632	$111,603	$85,470	$75,875	$107,827	$84,233	$92,446	$111,288	$84,979
Actual 2023/24	$94,118	$83,700	$95,395	$79,520	$-	$-	$-	$-	$-	$-	$-	$-
Actual 2022/23	$91,395	$96,149	$79,363	$78,840	$95,165	$73,080	$74,186	$96,812	$87,142	$84,527	$100,275	$77,754

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

	EDC Sales Tax						
	2023/24 Actual	2024/25 Actual	2024/25 Budget	Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
October	91,395	94,118	87,058	2,723	2.98%	7,060	8.11%
November	96,149	83,700	110,704	(12,449)	-12.95%	(27,004)	-24.39%
December	79,363	95,395	83,056	16,031	20.20%	12,339	14.86%
January	78,840	79,520	76,632	679	0.86%	2,888	3.77%
February	95,165	-	111,603	-	0.00%	-	0.00%
March	73,080	-	85,470	-	0.00%	-	0.00%
April	74,186	-	75,875	-	0.00%	-	0.00%
May	96,812	-	107,827	-	0.00%	-	0.00%
June	87,142	-	84,233	-	0.00%	-	0.00%
July	87,142	-	92,446	-	0.00%	-	0.00%
August	100,275	-	111,288	-	0.00%	-	0.00%
September	77,754	-	84,979	-	0.00%	-	0.00%
Totals	**345,747**	**352,733**	**357,450**	**6,985**	**2.02%**	**(4,717)**	**-1.32%**

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CITY OF SEABROOK
SEDC - MONTHLY REPORT
February 28, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD FAV/(UNFAV) VARIANCE	SEDC	ACTUAL	BUDGET	ACT VS BUD FAV/(UNFAV) VARIANCE
			REVENUES			
1,108,663	1,111,171	(2,508)	Sales Tax	466,545	469,053	(2,508)
0	0	0	Grant Proceeds	0	0	0
196,815	186,290	10,525	Interest Income	90,429	79,903	10,525
1,256	1,200	56	Other Revenue	60	4	56
0	0	0	Loan Repayment	0	0	0
1,306,735	1,298,661	8,074	Total Revenues	557,033	548,960	8,074
			EXPENDITURES			
0	0	0	Personnel Services	0	0	0
490	500	10	Materials & Supplies	152	163	10
1,422,025	1,861,621	439,596	Services	75,053	212,613	137,560
310,690	310,690	(0)	Transfers Out	129,454	129,454	(0)
1,733,204	2,172,811	439,607	Total Expenditures	204,659	342,230	137,570
			FUND BALANCE			
4,139,771	4,139,771	0	Beginning Balance Estimate	4,139,771	4,139,771	0
(426,470)	(874,150)	447,680	Change in Fund Balance	352,374	206,730	145,644
3,713,301	3,265,621	447,680	Ending Balance	4,492,145	4,346,501	145,644

CITY OF SEABROOK
MULTI-YEAR FINANCIAL OVERVIEW
EDC

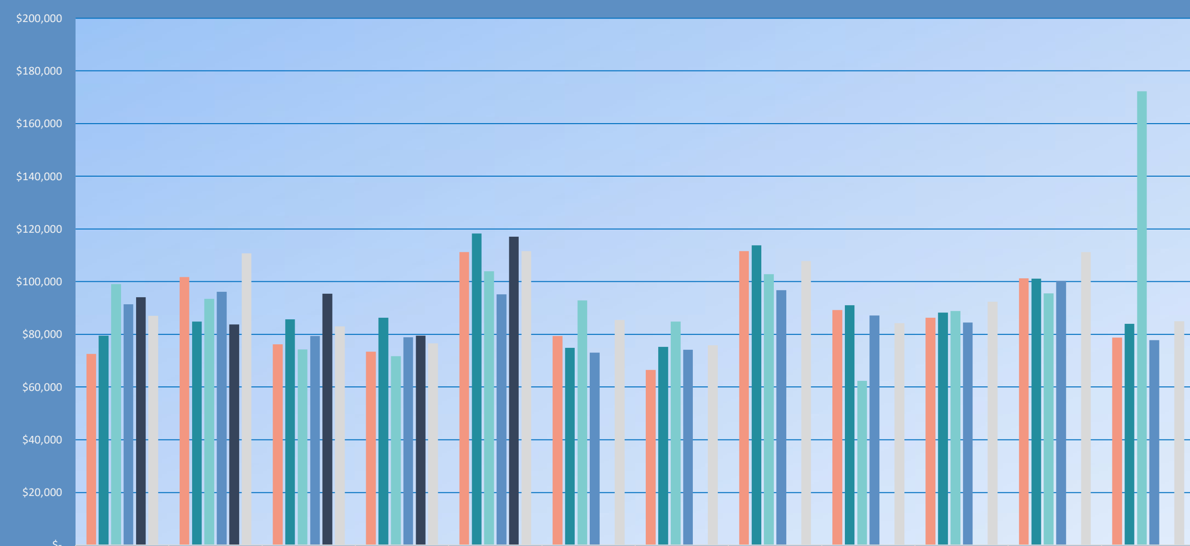
	FOR FISCAL YEAR ENDING SEPTEMBER 30,									
		ACTUALS		BUDGET	FORECAST	BUDGET		PROJECTED		
EDC	**2022**	**2023**	**2024**	**2025**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
SALES TAX	$ 1,091,546	$ 1,198,321	$ 1,090,226	$ 1,111,171	$ 1,108,663	$ 1,153,010	$ 1,187,600	$ 1,318,228	$ 1,357,775	$ 1,454,883
GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	22,372	156,180	218,343	186,290	196,290	189,138	176,090	107,770	82,941	121,435
OTHER INCOME	240	557	2,195	1,200	1,256	1,200	1,700	1,800	1,900	2,000
TRANSERS IN	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	**$ 1,114,158**	**$ 1,355,058**	**$ 1,310,765**	**$ 1,298,661**	**$ 1,306,209**	**$ 1,343,347**	**$ 1,365,390**	**$ 1,427,797**	**$ 1,442,615**	**$ 1,578,318**
PERSONNEL SERVICES	0	0	0	0	0	0	0	0	0	0
MATERIALS & SUPPLIES	232	2,229	1,518	500	490	500	515	530	546	563
SERVICES	274,707	269,669	211,327	1,861,621	1,422,025	1,241,087	2,313,184	1,656,026	213,237	220,700
CAPITAL OUTLAY	13,868	0	0	0	0	0	0	0	0	0
TRANSFERS OUT	471,381	482,809	305,459	310,690	310,690	312,069	311,753	314,198	316,547	318,801
TOTAL EXPENSES	**$ 760,189**	**$ 754,707**	**$ 518,304**	**$ 2,172,811**	**$ 1,733,205**	**$ 1,553,656**	**$ 2,625,452**	**$ 1,970,754**	**$ 530,330**	**$ 540,064**
BEGINNING BAL-UNRESTR	2,883,277	3,237,247	3,837,598	4,630,059	4,630,059	4,203,064	3,992,755	2,732,693	2,189,737	3,102,022
CHANGE IN FUND BALANCE	353,970	600,352	792,461	(874,150)	(426,996)	(210,308)	(1,260,062)	(542,957)	912,285	1,038,254
ENDING BAL-UNRESTR	**$ 3,237,247**	**$ 3,837,598**	**$ 4,630,059**	**$ 3,755,909**	**$ 4,203,064**	**$ 3,992,755**	**$ 2,732,693**	**$ 2,189,737**	**$ 3,102,022**	**$ 4,140,276**
Emergency Reserve	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
FUND BALANCES-RESTR.	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
TOTAL EDC FUND BALANCE	3,417,246.67	4,017,598.2	4,810,059	3,935,909	4,383,064	4,172,755	2,912,693	2,369,737	3,282,022	4,320,276

	2025	2026	2027	2028	2029	2030	**2031
Base Services	196215	200139	203083	206026	213237	219634	
Debt Obligation	196945	198324	194596	195869	197035	198094	194047
Transfer Admin Service	113745	113745	117157	118329	119512	120707	121914
Total Transfer	310690	312069	311753	314198	316547	318801	315961

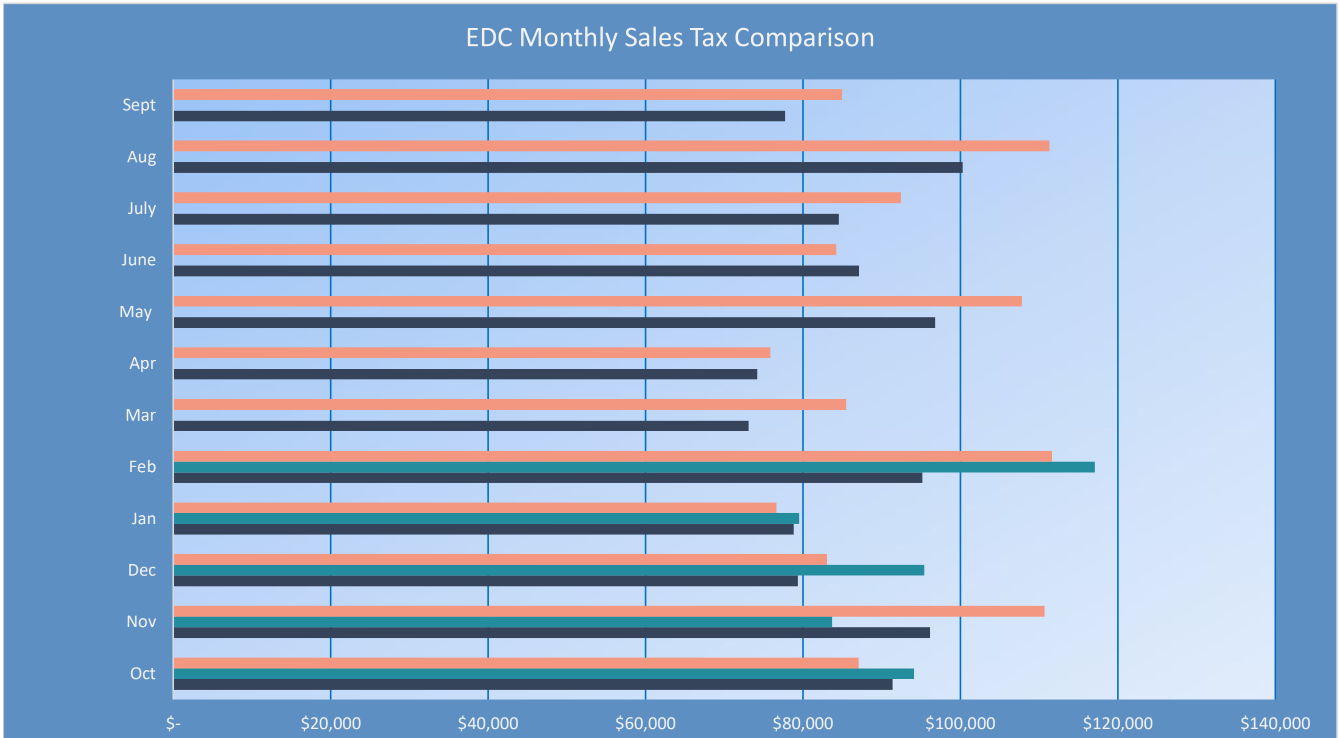
** Debt payment matures FY31

The Edge	397,947	2026
Merlion	10,696	**2025**
Includes $550,000 Plaza	550,000	2026
Includes $1,450,000 Plaza	1,450,000	2028
Fay& Fay	8,520	**2025**
Miramar	300,000	**2025**
Mjones	200,000	**2025**
Seabrook Retail	50,000	**2025**
Soulfreak Holdings	60,000	**2025**
Seabrook Pals Mini Mural	1,000	**2025**
Bayside design	83,000	**2025**
SH146		
Gateway	93,000	2026
CIP		
Main Street Engineering	512594	**2025**
Main Street Construction	2110101	2027

EDC Annual Sales Tax Comparison by Month



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Actual 2020/21	$72,554	$101,776	$76,184	$73,421	$111,225	$79,405	$66,507	$111,614	$89,183	$86,354	$101,315	$78,791
Actual 2021/22	$79,491	$84,795	$85,737	$86,254	$118,316	$74,874	$75,225	$113,742	$91,016	$88,294	$101,093	$84,059
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
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	$77,754
Actual 2024/25	$94,118	$83,700	$95,395	$79,520	$117,070	$-	$-	$-	$-	$-	$-	$-
Budget 2024/25	$87,058	$110,704	$83,056	$76,632	$111,603	$85,470	$75,875	$107,827	$84,233	$92,446	$111,288	$84,979



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
Budget 2023/24	$87,058	$110,704	$83,056	$76,632	$111,603	$85,470	$75,875	$107,827	$84,233	$92,446	$111,288	$84,979
Actual 2023/24	$94,118	$83,700	$95,395	$79,520	$117,070	$-	$-	$-	$-	$-	$-	$-
Actual 2022/23	$91,395	$96,149	$79,363	$78,840	$95,165	$73,080	$74,186	$96,812	$87,142	$84,527	$100,275	$77,754

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

	EDC Sales Tax				% Actual	Current Year	% Current
	2023/24	2024/25	2024/25	Actual to	to Prior	Actual to	Year to
	Actual	Actual	Budget	Prior Year	Year	Budget	Budget
October	91,395	94,118	87,058	2,723	2.98%	7,060	8.11%
November	96,149	83,700	110,704	(12,449)	-12.95%	(27,004)	-24.39%
December	79,363	95,395	83,056	16,031	20.20%	12,339	14.86%
January	78,840	79,520	76,632	679	0.86%	2,888	3.77%
February	95,165	117,070	111,603	21,905	23.02%	5,467	4.90%
March	73,080	-	85,470	-	0.00%	-	0.00%
April	74,186	-	75,875	-	0.00%	-	0.00%
May	96,812	-	107,827	-	0.00%	-	0.00%
June	87,142	-	84,233	-	0.00%	-	0.00%
July	87,142	-	92,446	-	0.00%	-	0.00%
August	100,275	-	111,288	-	0.00%	-	0.00%
September	77,754	-	84,979	-	0.00%	-	0.00%
Totals	**440,912**	**469,803**	**469,053**	**28,890**	**6.55%**	**750**	**0.16%**

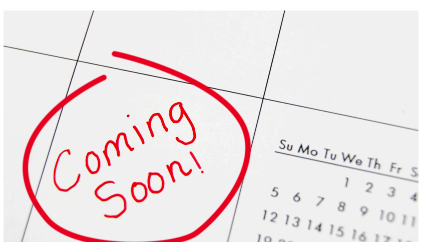
Exhibit D

UPCOMING EVENTS

Partner Events

EVENT: BAHEP | General Membership Meeting
Date: 3/27/2025
Time: 11 AM
Attendees: Summer Sanford

EVENT: BAHEP | General Membership Meeting
Date: 4/3/2025
Time: 4 PM
Attendees:



EVENT: CLCC | General Membership Luncheon
Date: 4/30/2025
Time: 11 AM
Attendees: