

Public Works Director Brian Craig presented the bid.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on an amendment for additional items to the Public Safety Fund - City Fiscal Year Ending September 30, 2025 budget to approve a request for \$14,838.00 to install a generator stepdown transfer and purchase (2) SCBA (self-contained breathing apparatus).**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

- 5.2 Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-10, Amendment No. 2 Amending the Fiscal Year Budget 2024-25.**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Hefner
Vote:	Passed unanimously by all present

6. OLD BUSINESS

- 6.1 Consider and take all appropriate action on the approval of a License Agreement between the City of Seabrook and Texas Markets for use of property at 1209 Main Street for a period of 6 months for once every two weeks.**
City Manager Gayle Cook presented the agreement.

Motion:	To Approve
Made By:	At-Large Position 6 Machol
Seconded By:	At-Large Position 1 Rasco
Vote:	Passed unanimously by all present

7. DISCUSSION

- 7.1 Discussion regarding the current condition of the Seabrook Fire Station at 1850 East Meyer, Seabrook, Texas, and potential solutions for improvement.**
Councilmember Machol presented the item. He stated the building interior needed improvement and the air conditioning unit needed repair, along with the roof and generator. Mayor Kolupski stated there was already a plan in place for repairs which

would begin along with the construction of the new EMS building. City Manager Cook stated there was already a grant approved to replace the generator.

7.2 Discussion regarding the Seabrook Economic Development Corporation (SEDC) Incentive Programs, Past Agreements, Return on Investments (ROI)/Performance Requirements, and Financial Outcomes

Councilmember Machol asked the Seabrook Economic Development Corporation Chair Paul Dunphy for clarification of his past statement regarding loss of hundreds of thousands of dollars. Chairman Dunphey stated that prior to changing the policy requiring performance-based renovations, the Economic Development Corporation lost money, however this policy changed over 23 years ago. Councilmember Machol thanked him for the clarification.

8. EXECUTIVE SESSION

Mayor Kolupski adjourned into Executive Session at 6:42 pm.

8.1 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.

- *Seabrook Plaza One*

9. OPEN SESSION

Mayor Kolupski reconvened into Open Session at 7:04 pm and stated no action was taken.

10. ROUTINE BUSINESS

10.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

City Manager Gayle Cook presented the update. See attachment B.

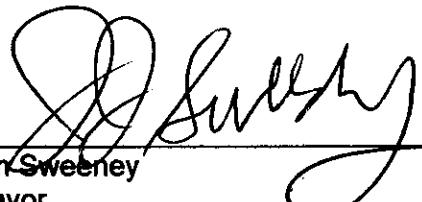
10.2 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next meeting was scheduled for May 13, 2025 at 6:00 pm.

There being no further business, Mayor Kolupski adjourned the meeting at 7:08 pm.

Signature Page:

APPROVED:



Jim Sweeney
Mayor

DATE: 5/20/2025

ATTEST:



Rachel Lewis, TRMC
City Secretary

SEABROOK ECONOMIC DEVELOPMENT CORPORATION

MID-YEAR REPORT

PRESENTED TO CITY COUNCIL
MAY 6, 2025





CHRIS GARCIA, OWNER
SEABROOK SNAP FITNESS
2024 BUSINESS OF THE YEAR

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LETTER FROM OUR BOARD PRESIDENT

This past year was a year that can be described many ways – but truly, on behalf of the Board of Directors at the Seabrook Economic Development Council (SEDC), thank you for your support of the SEDC and for your work to make a more economically vibrant community.

At the Seabrook Economic Development Corporation (SEDC), we believe in continuous progress and forward momentum. Every challenge presents an opportunity, and every investment in our community strengthens the foundation for long-term growth. Our approach to economic development is rooted in strategic action, collaboration, and a commitment to ensuring that Seabrook remains a thriving hub for businesses, residents, and visitors alike.

This mid-year report in accordance with the most recently adopted SEDC bylaws, provides a snapshot of the initiatives and partnerships that have shaped our efforts over the past six months. From supporting local entrepreneurs to enhancing our business environment, the SEDC remains dedicated to fostering innovation, sustainability, and economic vitality. Seabrook's unique coastal economy, rich with opportunity, continues to evolve, and we are proud to be at the forefront of that transformation.

The board went through a formal process in mid 2024 of initiating a SEDC Strategic Plan 2024-2026. Within these pages, you will find an overview of the accomplishments, challenges, long term issues and first six (6) month recap of expenditures.

The achievements reflect not only the vision of our Board of Directors but also the invaluable role you—our City Council—play in shaping Seabrook's future for everyone.

On behalf of the SEDC Board of Directors, thank you for your continued commitment. Together, we're not just moving forward—we're setting sail toward a stronger future.



Paul Dunphey, President
Seabrook Economic Development Corporation



FINANCIAL REPORT

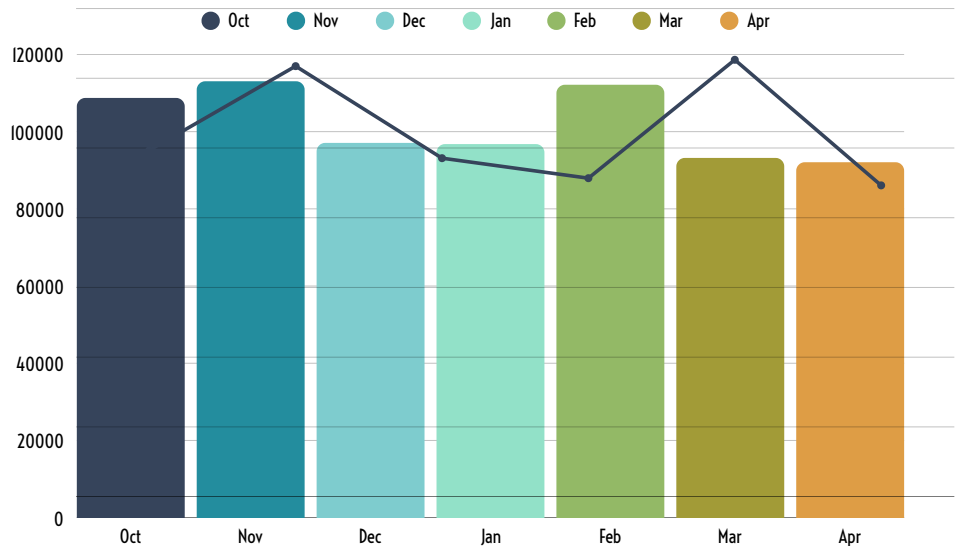
As the Economic Development Corporation for Seabrook, we take our mission to create a vibrant economy that serves the population of City of Seabrook seriously. That's why the SEDC is continuously innovating to find new avenues to strengthen and diversify our local economy.

We cannot emphasize enough the significant impacts that the TxDOT SH 146 Expansion project has taken on our city, but not only has this economy survived it has thrived. With year over year increases in sales tax all the way throughout the expansion and COVID.

INCOME

Budgeted Revenues for the FY 2024-2025 have majority of months for the first half of the fiscal met forecasted figures.

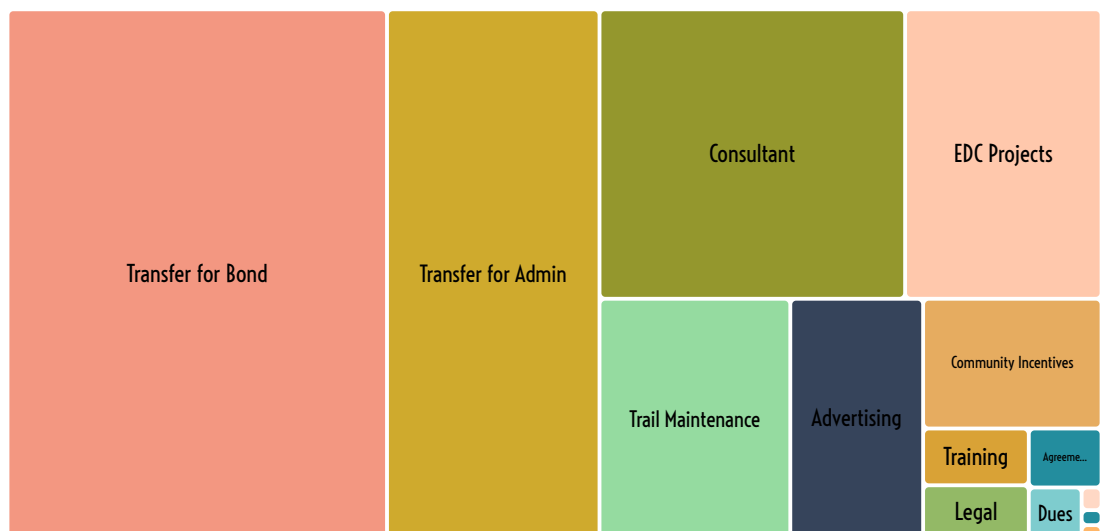
\$ 713,068

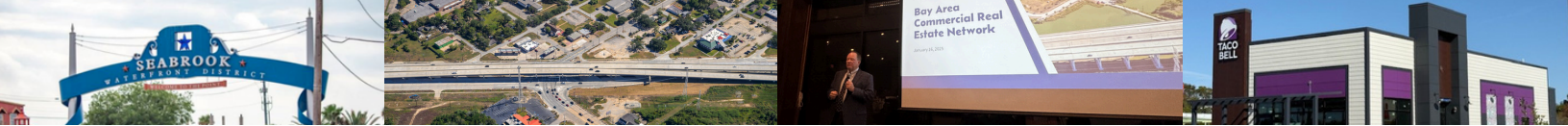


EXPENSES

Actual Expenses to Forecast to date through April 2025, reflect just under \$84,276.

\$ 321,200





SHORT TERM CHALLENGES

CHALLENGE: CREATING MORE PROSPECTS

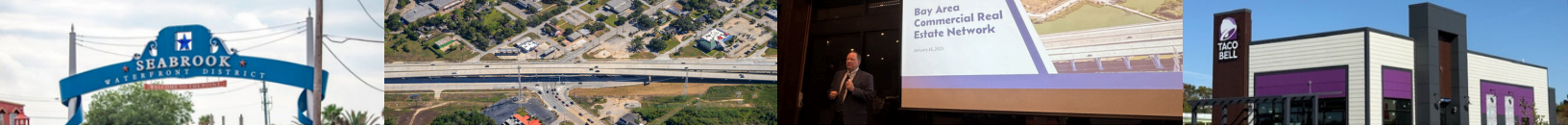
Recommendation: While the ongoing efforts of local brokers and real estate professionals are a resource to our community, the board will shift focus in SEDC staff to dedicate more time to building up the pool of prospectives that fit the 3 target sectors and the appropriate zoning.

CHALLENGE: LACK OF AVAILABLE BUILDINGS SHOVEL READY

Recommendation: Because Seabrook does not have office or warehouse space available, it creates issues where SEDC cannot submit a response for many of the RFIs received from partners looking to recruit. Moving forward, the corporation could resolve to target new buildouts to create this opportunity.

CHALLENGE: DIFFICULT PARCEL COMBINATIONS ALONG CORRIDOR

Recommendation: Post SH 146 Expansion, the City had dozens of parcels that were split with the right of way acquisition from TxDOT. A number of parcels are not by themselves buildable without purchasing and combining parcels. In the future, marketing and incentives could be improved to highlight opportunity and incentive for difficult but prime areas.



LONG TERM CHALLENGES

CHALLENGE: OLD SEABROOK INFRASTRUCTURE

Recommendation: Maintain strong collaboration with City Council, the Planning and Zoning Commission, and key district stakeholders to prioritize high-cost, high-impact improvements, while actively pursuing grant opportunities to maximize funding and leverage resources.

CHALLENGE: RED BLUFF DISTRICT AND SH 146 MAIN DISTRICT

Recommendation: Continue to actively support the development of the city's northern area by providing strategic recommendations to City Council that align with the Comprehensive Master Plan and prioritize the highest and best land uses. Given ongoing infrastructure changes within the districts, the Board of Directors should remain closely involved in future projects, ensuring a presence in discussions where incentives may be warranted.

CHALLENGE: LIMITED DEVELOPMENT CAPACITY IN A FULLY BUILT-OUT CITY

Recommendation: As the city nears build-out and available land for new development becomes increasingly scarce, it is important to strategically guide long-term planning and the use of SEDC incentives to ensure sustainable fiscal benefits for the city.

PERIOD ACCOMPLISHMENTS



BUSINESS DEVELOPMENT INCENTIVES

Reviewed and approved funding for six projects totaling over \$650,000, including restaurant renovations, façade improvements, and small-business capacity builds.



INFRASTRUCTURE

Executed professional-services agreements for gateway and wayfinding signage (\$93,000) and Bayside Park expansion schematic design (\$83,000).



DISTRICT PLANNING

Completed schematic options for the Old Seabrook Livable Center study and convened two stakeholder workshops to refine redevelopment recommendations.



MARKETING

Launched the “Seabrook Is Open” campaign with targeted advertising including a Houston Life feature with our President and Mayor.



COMMUNICATION

Rolled out the EDC newsletter with strong consistent engagement. Launched the SEDC Facebook Page to increase communication with developers, brokers and citizens.



BUSINESS RETENTION & EXPANSION

Rolled out the Business Anniversary Celebration program to honor longtime local businesses and conducted ribbon-cutting ceremonies for new ventures.



EDC INITIATIVES

BUSINESS ANNIVERSARY PROGRAM

This is a new EDC initiative aimed at celebrating local milestones, the program honored two businesses—Alspaugh's and Jenuine Treasures—this period.



GROUNDBREAKINGS & RIBBON CUTTINGS

The EDC reinitiated the ribbon cutting initiative in 2024 and hosted one ribbon-cutting ceremony this period for Taco Bell in January to welcome new investment and generate community interest, supported by local media announcements.



BUSINESS OF THE YEAR

This annual program is aimed to recognize and honor local businesses that demonstrate outstanding contributions to the economic development and vitality of the City of Seabrook. Snap Fitness was awarded the 2024 Business of the Year honor in January 2025.

SEABROOK PALS - MINI-MURAL PROGRAM

Launched in late 2024, this small-business-driven public-art initiative enhances Seabrook's cultural vibrancy by promoting storefronts through pelican-themed mini-murals. Two installations at Rose's Seafood and Seabrook Waffle Co. have been completed to date.



Midnite Slice

MARGARITA JONES \$200,000.00

A new redevelopment of the previous Hooters site at the corner of SH 146 and NASA Parkway. A Tex-Mex restaurant concept that is using the existing shell and doing a remodel inside out.



BARGE 295 \$30,000 REBATE \$50,000 DEVELOPMENT

The project is a combination of rehab post-storm and expansion. With a complete upgrade to amenities, seating and restroom facilities, the business will be making a strong reopening.

MIRAMAR SHOPPING CENTER \$300,000 RETAIL REDEVELOPMENT

Utilizing the goal of retail redevelopment in the city, this project and applicant visioned an upgrade to an existing retail center giving the front parking area new surfaces, new lighting, better drainage and added landscaping.



SEABROOK RETAIL \$50,000

Seabrook Retail Center on NASA Parkway is an applicant that sought the Retail Redevelopment incentive program and was awarded \$50,000 for a facade improvement of the center. A very dated center that lost most tenants has finalized agreement, submitted plans and are awaiting the start of the project.



MIDNITE SLICE \$ 26,842.50

Midnite Slice applied and received assistance for parking lot improvements to the site located along Main Street.

SEABROOK ECONOMIC DEVELOPMENT CORPORATION IS PROUD TO BE A MEMBER OF





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(281) 291-5729



City Manager Report to City Council 5-6-2025

Boards and Commissions:

- The Open Space and Trails Committee met on May 1st
 - Design & Installation Project for Trailhead Signage
- EDC will be meeting tomorrow Wednesday, May 7th
 - Soulfreak Applicant
 - Annual Review of Incentive Policy
- The Planning and Zoning Commission is scheduled to meet on May 22nd
 - Public Hearing for a Final Plat in Edgewater Townhomes

CIP Projects:

- **W16 Old SH 146 Waterline Interconnect:** Water Test failed and will be trying again this week. The estimated completion date for this project is May of 2025.
- **W31 Seascape Waterlines:** Two crews are currently working and have installed now approximately 6,000 LF of 8" PVC waterline to date. The estimated completion date for this project is August of 2025.
- **WW16 Portable 125kW Generators:** Purchase Order has been sent to Aviate; currently awaiting delivery schedule.
- **FAC33 Fire Station Generator: PO**
- **WW22 Pine Gully Forcemain Bore** – in progress and working on a proposal to add LS replacement and relocation
- **EMS Expansion Request for Proposals (RFP):** The pre-bid conference was held with a good showing of contractors. The bid opening for this project is 5/15/2025.
- **Sidewalk Project:** This project is a General Fund item and replacement is well underway with completion in Lake Cove and a total completion of over 8,312 sf
- **Restrooms : Brummerhop and Wildlife:** The one stall restroom has been moved from Brummerhop to Wildlife Park. Both site have pad site work being completed and we expect the restroom to be delivered soon.

TX-DOT Transportation Projects:

- Next week meeting with new Director of TxDOT