



SEABROOK ECONOMIC DEVELOPMENT CORPORATION

NOTICE OF MEETING

TUESDAY, JUNE 10, 2025 - 6:00 PM

For city information visit www.seabrooktx.gov
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NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **TUESDAY, JUNE 10, 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 Tomato Group, LLC dba Tookie's Hamburgers seeking an incentive to assist with New Construction & Development Incentive for the build out of a full service restaurant to be located at 222 Shipyard Dr. for an amount not to exceed \$843,106.00 and a Sales Tax Rebate Incentive not to exceed \$75,000.00.

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.

3.2 Section 551.071

Consult with attorney to receive legal advice on legal issues associated with acquisition of real property and potential funding agreement as provided by Section 551.071, Texas Government Code.

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. OLD BUSINESS

5.1 Consider and take all appropriate action on comments from City Council regarding 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 \$ 41,400.00 . *Gayle Cook, City Manager*

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a business incentive application filed by Tomato Group, LLC dba Tookie's Hamburgers, seeking a New Construction & Development Incentive and Sales Tax Rebate Incentive for the build out of a full-service restaurant to be located at 222 Shipyard Dr.

6.2 Discuss, consider, and take all appropriate action on funding an amendment to the Kimley Horn services agreement for the Proposed Expansion of Bayside Park (CIP P28) at the Main Street Wastewater Treatment Plant site in an additional amount of \$ 3,500.00.

6.3 Consider and take all appropriate action on the nomination of one (1) SEDC member to the City Council's Ad Hoc Citywide Signage Committee

7. ROUTINE BUSINESS

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

7.2 Approve minutes from the April 10, 2025, regular EDC meeting.

7.3 Approve minutes from the May 7, 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 Friday, June 6, 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