MEETING MINUTES
APRIL 10, 2025

SEABROOK ECONOMIC DEVELOPMENT CORPORATION MEETING

Vice-Chair Terry Chapman 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, Terry Chapman, Ann Wacker, Summer Sanford. Also present were City Manager Gayle Cook, City Attorney Philip Boedeker, and Board Secretary Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

2.1 Presentation by Driver and Rescue LLC (Barge295), seeking three (3) incentives: 1) Economic Development Sales Tax Rebate; 2) Small Business Development Incentive; and 3) Commercial Facade Incentive at 2613 1/2 NASA Parkway.

Patrick Robinson, a representative for Driver and Rescue LLC, gave a presentation on the incentive requests. (See Exhibit A)

2.2 Presentation by "5735 Bayport Plaza LLC" seeking a Commercial Facade Incentive at 5735 SH 146 / Bayport Boulevard.

Ershan Lakhani, partner of 5735 Bayport Plaza LLC, gave a presentation on the incentive request (See Exhibit B)

Vice-Chair Terry Chapman suggested moving section 4- Executive Session and section 5- Open Session up on the agenda. There were no objections from the board.

3. NEW BUSINESS

3.1 Consider and take all appropriate action on Business Development Incentive Applications filed by Driver and Rescue LLC (Barge 295), located at 2613 1/2 NASA Parkway, seeking three (3) incentives: 1) Economic Development Sales Tax Rebate $30,000.00; 2) Small Business Development Incentive $50,000.00; and 3) Commercial Facade Incentive $40,000.00 in an amount not to exceed a total of $120,000.00

A motion was made to approve business development incentives for (1) Sales Tax Rebate in an amount not to exceed $30,000 for a maximum period of 10 years and (2) Small Business development incentive in an amount not $50,000 with performance criteria to include: (1) Certificate of Occucpancy (2) an increase in FTE to 10 (3) proof of capital expenditures of at least $200,000.

Motion:	To Approve
Made By:	EDC Secretary Wacker
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	**Passed** unanimously by all present

3.2 Consider and take all appropriate action on Business Development Incentive Applications filed by "5735 Bayport Plaza LLC", located at 5735 SH 146 / Bayport Boulevard, seeking a Commercial Facade Incentive in an amount not to exceed a total of $ 97,124.00.

A motion was made to provide a business development incentive to 5735 Bayport Plaza LLC for a commercial facade incentive in an amount of $30,000 subject to completion of the facade improvements described in the application.

Motion:	To Approve
Made By:	EDC Secretary Wacker
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	**Passed** unanimously by all present

3.3 Consider and take all appropriate action to increase funding for hiring a Director of Economic Development, budget line item 70-707-6250 General Fund Reimbursement, in an amount not to exceed $60,000.00 for the remainder of FY2025.

Motion:	To Approve
Made By:	EDC Member Sanford
Seconded By:	EDC Secretary Wacker
Vote:	**Passed** with members Hammann, Champan, Wacker and Sanford voting i Mayor Kolupski voting opposed.

4. EXECUTIVE SESSION

4.1 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.

Vice Chair Terry Chapman adjourned the meeting into closed session at 6:19 PM.

5. OPEN SESSION

5.1 Reconvene Open Session

Vice-Chair Chapman reconvened the regular meeting into open session at 7:31 PM.

No actions were taken during executive session.

6. ROUTINE BUSINESS

6.1 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 C)

6.2 EDC Financial Report

City Manager, Gayle Cook reviewed the EDC Financial Report for March 2025. (See Exhibit D)

6.3 Approve minutes from the March 13, 2025, regular EDC meeting.

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

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

Member Sanford gave an update on the Economic Alliance Women's Conference.

Member Wacker gave an update on the BAHEP General Membership Meeting.

Member Hammann gave an update on the activities of the Bayside Park Stakeholders Committee.

6.5 Establish future meeting dates and agenda items.

The next regular scheduled meeting is May 8, 2025.

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

The meeting was adjourned at 7:50 PM.

APPROVED ON THE ____ DAY OF________________, 2025.

____
Paul Dunphey, EDC Chair

____
Kiarra Bellow,
EDC Administrative Coordinator

EXHIBIT A

Barge 295 EDC Incentive Requests
March 2025

Barge 295: Why We Are Important To Our Community

Publications we have been featured in:

- Chron.com 5/29/18 Dana Burke “Clear Lake former Landmark Turtle Club has new life as Barge295”
- Galvnews.com 6/19/18 Laura Elder “Bonus Buzz: Texas Oldest Floating Bar gets a makeover.”
- Texaslife.com 9/16/2020 Vicky Monroe “Seafood with a view, There’s a Floating Seafood Bar and Grill near Houston with great coastal views.”
- 365thingstodoinhouston.com 8/18/22 Brooke Viggiano “Where to Celebrate Sunday Funday in Houston: Around Clear Lake.”
- Lonestar 92.3 5/29/24 Gwen in the Morning “Ever Been to a Boat Bar? Check out this Texas Treat.”
- SecretHouston.com 4/19/24 Colby Smith “Bob Down to Texas only floating bar just outside of Houston.”

CHRON.

GALVESTON COUNTY
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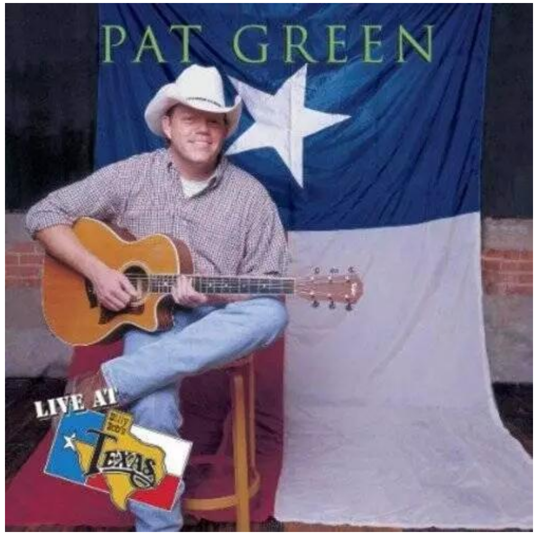
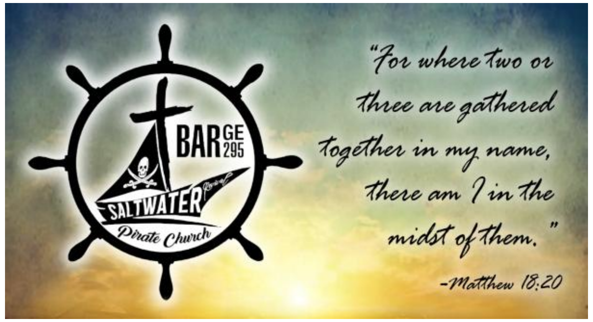
SECRET HOUSTON

Barge 295: Our Events Draw in Visitors From Outside Seabrook

The Barge continues to demonstrate its ability to attract visitors from beyond our community through its Special Events. This influx of outside foot traffic can boost hotel occupancy, grocery sales, gas sales, and other local businesses.

- **Special Events:** Over the past several years, we have hosted 20+ national acts, including but not limited to: Wynonna Judd, Pat Green, William Clark Green, Mickey Gilley, Aaron Watson, Wayne Toups, Joe Nichols, Stoney LaRue, Scotty Alexander, Jake Bush, Big Jordan, Leo Mendoza, Bag of Donuts, and The Spazmatics.
- **Volleyball Opportunities:** We currently host a Monday league and have provided local organizations access to our facility for practices.
- Additionally, there is potential to expand by hosting sand volleyball tournaments.
- Houston's **LOVB inaugural volleyball season** begins in 2025 and will be based in **Fort Bend County**.
- Furthermore, three volleyball academies near Johnson Space Center present a unique opportunity to host events.
- **Maritime Events:** Prior to Hurricane Beryl, our docks could accommodate most pleasure craft in the **Clear Lake area**. We continue to host numerous maritime events, including the **Seabrook Saltwater Derby**.
- **Church Events:** Every Sunday 11 am we host Saltwater Revival Pirate Church





Menu Pre-Hurricane Beryl and Post Re Opening

DAILY BARGE 295 MENU

SEABROOK, TEXAS

APPETIZERS

CHIPS & SALSA & QUESO – $11.95
Fresh fried white corn tortilla with our warm roasted salsa and white cheddar queso.

SOUTHERN STYLE FRIED GREEN TOMATOES – $16.95
Fresh sliced green tomatoes battered in panko, fried to perfection, topped with blackened shrimp and homemade Remoulade sauce.

PILING NACHOS – $16.95
Texas sized nacho plate served with warm tortilla chips topped with white cheddar queso, refried beans, fresh Pico de Gallo along with sour cream and Queso fresco with your choice of protein.
Chicken / Steak / Shrimp or Boudin.

LAKE FRIES – $10
Fresh green beans fried to golden perfection served with homemade Sriracha ranch dip.

BOUDIN BOBBERS – $12
Fresh Boudin balls battered in panko breadcrumbs, fried perfectly, served with a side of ranch and Remoulade.

ROYAL REDS
Fresh ruby red shrimp with a buttery lobster like taste, boiled to perfection, served with garlic butter and cocktail sauce.
.5 pound- Market price - 1 pound- Market price

LADY OF THE ISLAND SHRIMP COCKTAIL – $16
Fresh boiled shrimp tossed in a citrus cocktail sauce, fresh Pico de Gallo, diced avocado served with warm tortilla chips.

SAILOR FRIED CHEESE – $10.95
Beer battered white cheddar cheese curds, fried golden brown, served with marinara and ranch.

WACKY WINGS – 6/$12 12/$18
Seasoned jumbo wings, fried to perfection tossed in your choice of sauce, served with ranch or blue cheese dressing. (Sauces- Buffalo, BBQ, Garlic Parmesan, Sweet Chili, Teriyaki Glaze or Lemon Pepper)

SEABROOK SAMPLER – $22.95
2 Boudin Bobbers, 4 Wacky Wings, Sailor Fried Cheese along with Chips and Salsa served with ranch, remoulade, and marinara.

SOUPS & SALADS

CLASSIC WEDGE SALAD – $10.95
A wedge of iceberg lettuce topped with tomatoes, bacon bits, smoked blue cheese crumbles, sliced red onion, and cracked black pepper served with ranch or blue cheese.

GARDEN SALAD – $8.95
Fresh mixed greens topped with Sliced cucumbers, Shredded carrots, tomatoes, sliced red onion, and cheddar cheese served with your choice of dressing (Ranch, Italian, Blue cheese, or Thousand island)

ADD GRILLED CHICKEN OR SHRIMP TO ANY SALAD

Grilled Chicken $5 Grilled Shrimp $9

GUMBO – cup/$6 bowl/$9

BASKETS

CHICKEN TENDER BASKET – $12.95
Hand breaded chicken tenders served with French fries and ranch.

SHRIMP BASKET – $17.95
Hand battered fried butterflied shrimp, served with homemade hushpuppies and French fries along with Cocktail and Tartar sauce.

FRIED FISH BASKET – $9.99
Hand battered fried fish served with homemade hushpuppies and French fries along with Cocktail and Tartar sauce.

BARGE BAY FRIES w/CHEESE – $10.95

CONSUMING RAW OR UNCOOKED FOOD MAY INCREASE YOUR RISK OF FOOD BORNE ILLNESS!!!

DAILY BARGE 295 MENU

SEABROOK, TEXAS

SANDWICHES & TACOS

(All sandwiches are served with french fries. $2 for tater tots.)

THE HAWAIIAN – $14.95
Grilled chicken breast tossed in a teriyaki glaze, topped with a grilled pineapple ring, pepper jack cheese, lettuce, tomato, and sliced red onion on a toasted jalapeno cheddar bun.

BARGE BURGER – $16.95
Fresh Angus Brisket beef burger grilled to perfection, topped with lettuce, tomato, red onion, and pickles on a toasted jalapeno cheddar bun.

Add cheese- American/ Cheddar/ Pepper Jack/ Smoked Provolone for $1

TEXAS B.L.T. – $13.95
Fresh toasted Texas toast topped with a mound of bacon, lettuce, and tomato.

STARBOARD STREET TACOS – 3 for $15.
Your choice of protein inside a fresh corn or flour tortilla with a Cajun style coleslaw, topped with Pico de Gallo, Queso Fresco and lime wedges. Served with chips and salsa. PROTEIN- Steak/ Chicken/ Shrimp/ Ahi Tuna/ or Fish (Get it Blackened, grilled, or fried)

LAGUNA TACOS – $15
Two fried fish tacos with Cajun style coleslaw topped with Pico de Gallo, Fresh Dill, Queso Fresco, Green Pepper Sauce, and lime wedges. Served with chips and salsa.

PORT-SIDE PHILLY – $16.95
Thinly sliced Angus rib-eye steak served on a fresh baguette topped with caramelized onions and smoked provolone cheese.

PO-MANS SHRIMP PO BOY – $16.95
Cajun dusted popcorn shrimp on a toasted baguette topped with lettuce, tomatoes, and pickles. Drizzled with Cajun remoulade.

QUESADILLA – $14.99
Flour tortilla filled with melted cheese, your choice of protein served with chips and salsa. PROTEIN- Chicken/ Steak/ Shrimp

SEAFOOD

RAW OYSTERS – 6/$11 or 12/$19
Fresh shucked oysters served with cocktail sauce, horseradish, lemon wedges and saline crackers.

SASSY SWAMP OYSTERS – 6/$16.95 or 12/$28.95
Fresh grilled oysters topped with a sriracha tarragon butter, melted smoked white cheddar cheese.
Served with Garlic bread.

CLASSIC CHAR-GRILLED PARMESAN OYSTERS – 6/$16.95 or 12/$28.95
Fresh grilled oysters with an herb garlic butter, topped with fresh shaved Parmesan cheese.

295 OYSTERS – 6/$16.95 or 12/$28.95
Fresh grilled oysters with homemade lemon garlic butter, topped with fresh artichoke hearts, blacken shrimp, and fresh shaved Parmesan.

JUMBO COLD BOIL SHRIMP
.5 Pound $7.99 or 1 pound $15.99

JUMBO COLD BOIL SHRIMP AND OYSTER COMBO
.5 Pound shrimp and 6 raw oysters. $17.99

SNOW CRAB CLUSTER- Market price

DESSERTS

EMOTIONAL SUPPORT COOKIES – $9
Giant 1/3 pound freshly made, gourmet cookies.
Twisted Chocolate Chip has milk and dark chocolate with a sprinkle of sea salt.

EMOTIONAL SUPPORT BROWNIES – $9
Giant, rich fudge brownie with a sprinkle of sea salt.

A la mode available!

Heated with Blue Bell ice cream. Additional $2

BAKED emotional support cookies

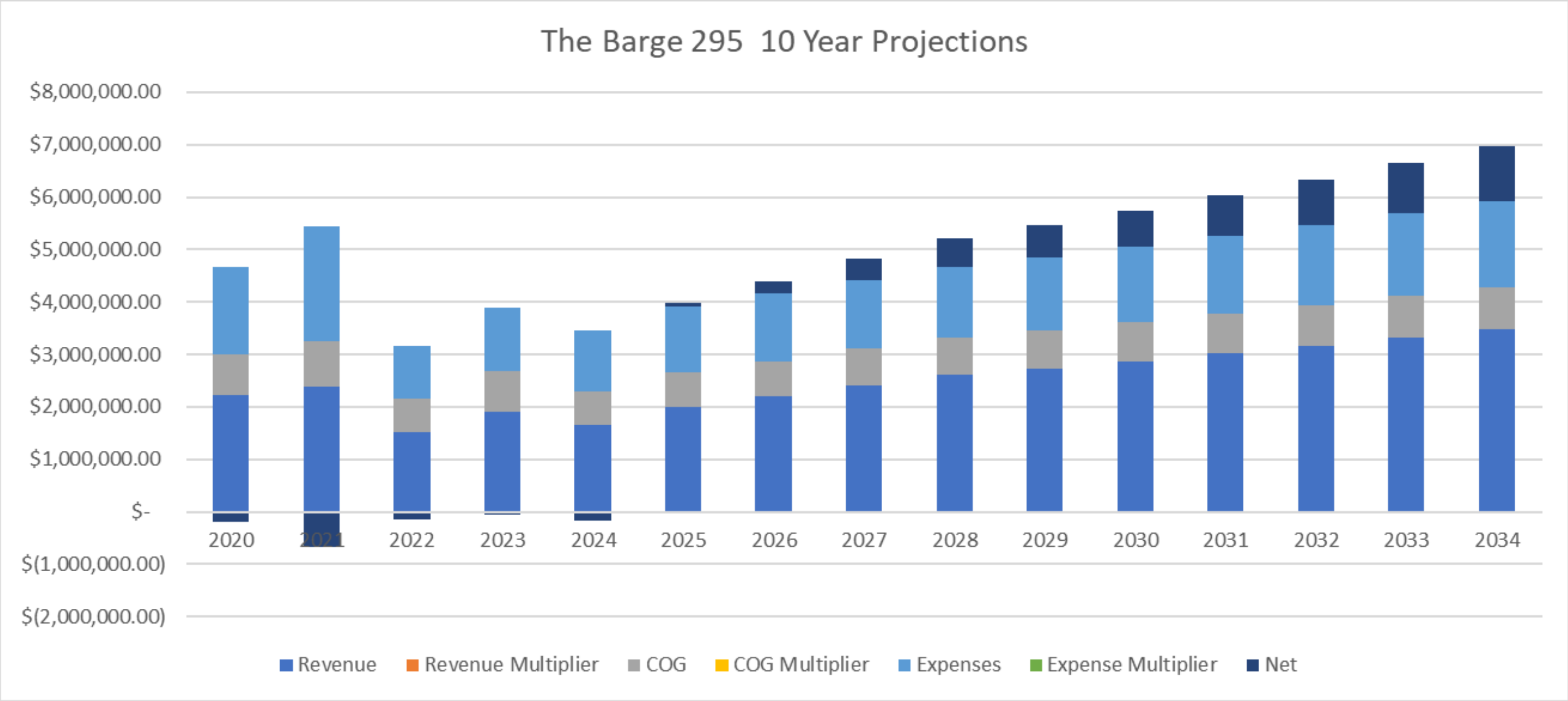
CONSUMING RAW OR UNCOOKED FOOD MAY INCREASE YOUR RISK OF FOOD BORNE ILLNESS!!!

Add items after the kitchen is operational:

- Steak Night
- Pork Chop Night
- Boiled Crawfish seasonally (2 year award-winning)
- Fried Softshell Crawfish (Chefs Specialty)
- Jumbo lump crab cake
- Sauteed Crab Fingers
- Mexican Shrimp Cocktail
- Pork Skins with crawfish Queso
- Shrimp Fried Rice
- Stuffer Flounder
- Seared Tuna
- Mahi Mahi with tropical fruit pico
- Fried stuffed shrimp
- Broiled Stuffed shrimp

The Barge 295 10-Year Financial Projections Post Hurricane Rebuild

Year	Revenue	Revenue Multiplier	COG	COG Multiplier	Expenses	Expense Multiplier	Net	Notes
2020	$ 2,233,336.00		$ 759,202.00		$ 1,666,716.00		$ (192,582.00)	
2021	$ 2,389,009.00		$ 865,897.00		$ 2,188,061.00		$ (664,949.00)	Music over ticket sales
2022	$ 1,512,287.00		$ 644,257.00		$ 1,010,960.00		$ (142,930.00)	Special Events expenses
2023	$ 1,914,219.00		$ 756,991.00		$ 1,210,138.00		$ (52,910.00)	Special Events expenses
2024	$ 1,646,276.13		$ 644,543.46		$ 1,171,589.04		$ (169,856.37)	Hurricane Event- period of rebuild- No Growth
2025	$ 1,991,994.12		$ 670,583.02		$ 1,242,938.81		$ 78,472.29	Business Relaunch
2026	$ 2,191,193.53	10%	$ 683,994.68	2%	$ 1,280,226.98	3%	$ 226,971.88	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2027	$ 2,410,312.88	10%	$ 697,674.57	2%	$ 1,318,633.79	3%	$ 394,004.53	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2028	$ 2,603,137.91	8%	$ 711,628.06	2%	$ 1,358,192.80	3%	$ 533,317.05	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2029	$ 2,733,294.81	5%	$ 725,860.62	2%	$ 1,398,938.58	3%	$ 608,495.60	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2030	$ 2,869,959.55	5%	$ 740,377.83	2%	$ 1,440,906.74	3%	$ 688,674.97	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2031	$ 3,013,457.53	5%	$ 755,185.39	2%	$ 1,484,133.94	3%	$ 774,138.19	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2032	$ 3,164,130.40	5%	$ 770,289.10	2%	$ 1,528,657.96	3%	$ 865,183.34	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2033	$ 3,322,336.92	5%	$ 785,694.88	2%	$ 1,574,517.70	3%	$ 962,124.34	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2034	$ 3,488,453.77	5%	$ 801,408.78	2%	$ 1,621,753.23	3%	$ 1,065,291.76	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase
2035	$ 3,662,876.46	5%	$ 817,436.95	2%	$ 1,670,405.83	3%	$ 1,175,033.67	Accounts for inflation/Food Costs increase/Wage Increase/Tax Increase



Sales Tax Rebate Incentive

Sales Tax Rebate Incentive

SALES TAX REBATE INCENTIVE

The Sales Tax Rebate Incentive under the Seabrook Economic Development Corporation (SEDC) Business Incentive Program helps businesses reduce operational costs by reimbursing a portion of their SEDC sales tax payments. If you're expanding or creating new jobs, this incentive is designed to give you the financial flexibility to grow.

WHY CHOOSE THE SALES TAX REBATE?

- Long-Term Savings: Receive sales tax reimbursements for up to 10 years.
- Job Creation: Encourages the creation of FTE jobs in Seabrook.
- Reinvest in Your Business: Use the savings to fuel your growth and operational needs.

ELIGIBLE BUSINESSES

- New or expanding businesses creating at least 3 full-time equivalent (FTE) jobs.
- Retailers, service providers, restaurants, and other commercial businesses.

REQUIRED INFORMATION

- Sales tax records (24 months of payments to the Texas Comptroller) or projected sales tax revenue (for new businesses).
- Proof of projected job creation (at least 3 full-time equivalent positions).
- Financial projections for the next 10 years.
- Sales forecasts and operational plans.
- Property owner consent if the applicant is not the property owner.

PAST INCENTIVES

- Merlion Thai Restaurant
    - 10 years or $40,000 reimbursement of Sales Tax (EDC)
- Mario's Pizza & Pasta
    - 5 years or $50,000 reimbursement of Sales Tax (EDC)

ADDITIONAL INFORMATION

Sales tax reimbursements apply only to the portion of sales tax paid to the SEDC and do not include the overall sales tax rate. Applicants will be asked to provide 24 months of sales tax documentation or, for new businesses, a detailed sales tax projection.

See Business Plan Sections:

#3 Market Analysis
#5 Marketing and Sales Strategy
#6 Operations Plan
#10 Growth and Expansion Plan

Commercial Façade Improvement Incentive

Commercial Facade Improvement Incentive Requirements

COMMERCIAL FACADE IMPROVEMENT INCENTIVE

The Facade Improvement Incentive offers local businesses the opportunity to upgrade and enhance their building exteriors. This incentive is designed to support businesses that want to make lasting improvements that reflect the beauty and charm of Seabrook.

WHY CHOOSE THE COMMERCIAL FACADE IMPROVEMENT INCENTIVE?

- Attract More Customers: A refreshed facade invites more foot traffic and increases visibility for your business.
- Increase Property Value: High-quality improvements enhance the value of your property and the surrounding area.
- Contribute to Community Aesthetics: By improving your business's appearance, you contribute to the overall appeal and pride of Seabrook's business districts.

ELIGIBLE IMPROVEMENTS

- Brick and masonry repair
- Awning replacement
- Signage removal or replacement
- Window replacement or restoration
- Cornice restoration
- Removal of non-historical alterations
- Additional approved aesthetic enhancements

REQUIRED INFORMATION

- Description of planned exterior improvements (e.g., brick repair, window replacement).
- Cost estimates for the improvements.
- Photos or renderings of the proposed changes.
- Timeline for project completion.
- Business ownership details and proof of property ownership or lease.
- Property owner consent if the applicant is not the property owner.

ADDITIONAL INFORMATION

All applicants must ensure that construction does not begin before the application is submitted and approved by the Seabrook EDC. If the applicant is not the property owner, the property owner must be involved in the application process and provide written consent for any proposed improvements.

MAXIMUM INCENTIVE: $40,000

- The Barge was severely damaged during Hurricane Beryl, rendering our interior restaurant unusable since early July 2024.
- We are seeking assistance to replace our doors and windows with storm-compliant materials. This upgrade will not only restore functionality but also enhance the protection of our interior assets against future storms.
- **Total Cost: $47,859**

Commercial Facade Improvement Incentive: Window and Door Quotes

Sunshine Glass L.L.C
Houston TX 77041

SUNSHINE GLASS

Estimate

Date	Estimate #
2/3/2025	9937

Name / Address	Ship To
Barge 295 Kenny Shamblin 2613 1/2 Nasa Rd. Seabrook TX	Barge 295 Kenny Shamblin 2613 1/2 Nasa Rd. Seabrook, TX

Terms	Project
Due on receipt	Storefront Impact Do...

Item	Description	Qty	Unit Cost	Total
Glass & Aluminu...	Stoma FG-5750 IMPACT RESISTANT STOREFRONT SYSTEM in Clear Anodized Finish for 1/516th Glazing. Qty 1 - 96" X 86" - 3070 Single Door & 60" Side Lite. Qty 1 - 6070 Double Door Impact Resistant Storefront Doors Qty 1 - 3070 Medium Stile Impact Resistant Single Door With Impact Resistant Standard Hardware. Qty 1 - 6070 Medium Stile Impact Resistant Double Door With Impact Resistant Standard Hardware. Door Hardware - Hinges - OBE STD Continuous Hinges - Push & Pulls - OBE STD - Door Closer - LCN 1250 - 3 Point Locking - Threshold - OBE STD - Door Sweep - OBE STD		8,903.77	8,903.77T
Insulated Glass	1 5/16th Overall, Impact Resistant insulated Glass.		1,963.08	1,963.08T
Labor	Labor installation and assembly.		1,584.00	1,584.00

Subtotal	$12,450.85
Sales Tax (8.25%)	$896.52
Total	$13,347.37

SIGNATURE

Phone #	Fax #	E-mail	Web Site
2814634222	2814637897	moiz@sunshineglassinc.com	http://www.sunshineglassinc.com

B&S Glass Inc
9102 Sweetbrush
Houston TX 77064
281-546-0196

INVOICE # 111
Date: 02/01/2025

To:
Driver Rescue/Barge295

2613 ½ NASA PKWY
Seabrook TX 77586

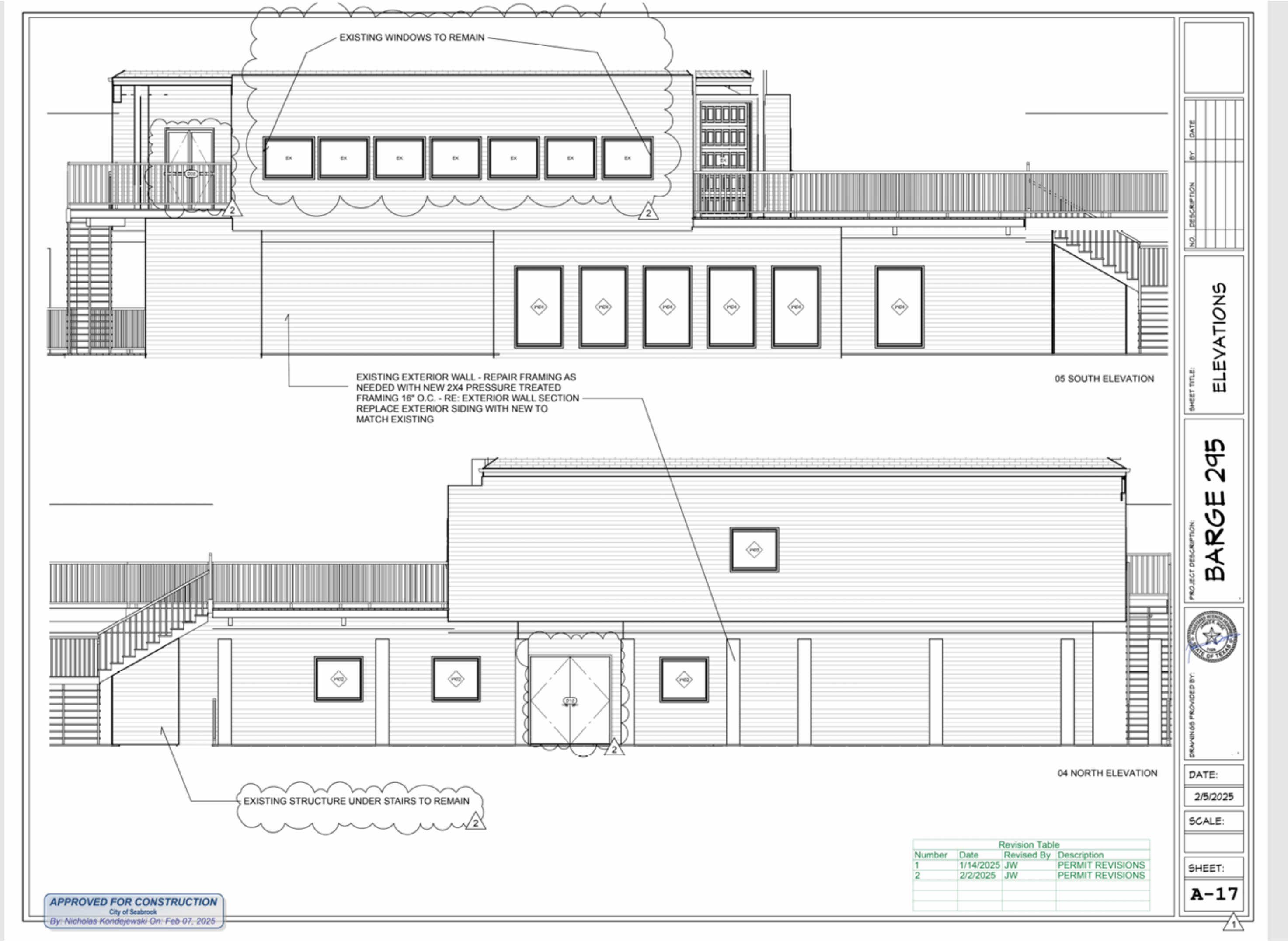
Expiration Date: 07/01/2025

Salesperson	Job	Payment terms	Due date
Mike Boggs	Sales rep	Due on receipt	TBD

Qty	Description	Unit price	Line total
4	42x40	0	0
6	42in x 72in block size		
	Manufactured by US Aluminum 2 ½ inch by 5 inch thermally broken clear anodized w 1 5/16 insulated storm glass furnish and installed		

Subtotal	31,882.00
Sales Tax	2630.26
Total	$34,512.26

Commercial Facade Improvement Incentive



- Blueprints will be supplied in a separate PDF file
- Choose Materials (Windows/Doors): 1/20/25 **Complete**
- Get Permits: 2/7/25 **Complete**
- Install Start:
  - Windows 3/4/25
  - Doors 4/7/25
- Payment:
  - Doors are COD after install
  - Windows: 3/21/25

Small Business Development Incentive

Small Business Development Incentive

SMALL BUSINESS DEVELOPMENT INCENTIVE

The Small Business Development Incentive provides financial assistance to help small businesses expand, create jobs, and contribute to Seabrook's economic vitality. If you're a small business with fewer than 5 employees or annual sales under $2 million, this program is tailored for you!

WHY CHOOSE THE SMALL BUSINESS DEVELOPMENT INCENTIVE?

- No Maximum Limit: Receive significant funding based on your project's scope.
- Boost Foot Traffic: Modernize your retail space to attract new customers.
- Contribute to Seabrook's Growth: Help make Seabrook a regional hub for retail by revitalizing key commercial areas.

ELIGIBLE IMPROVEMENTS

- Expanding operations or services.
- Hiring additional full-time employees.
- Construction or renovation to enhance business capacity.

REQUIRED INFORMATION

- Business plan or growth plan (incl. projected sales & employee growth).
- Projected use of funds for business expansion (hiring, services, or construction).
- Financial statements (balance sheet, income statement, etc.).
- Completed application form with detailed project description.
- If the applicant is not the property owner, written consent from the property owner must be included.

PAST INCENTIVES

- Mario's Pizza & Pasta
  - Reimbursement of fees associated with building permit, grease trap, dumpster, and facade improvement: $59,767
- Seabrook Cheese Company
  - Reimbursement of project fees associated with parking improvements: $8,000

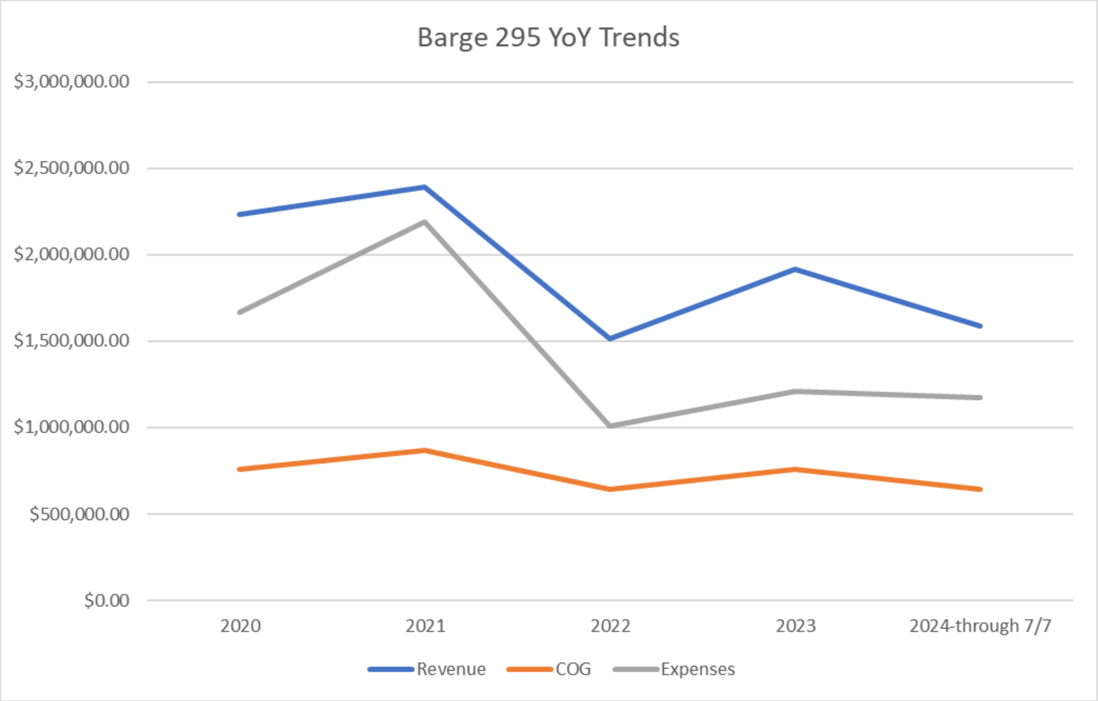
ADDITIONAL INFORMATION

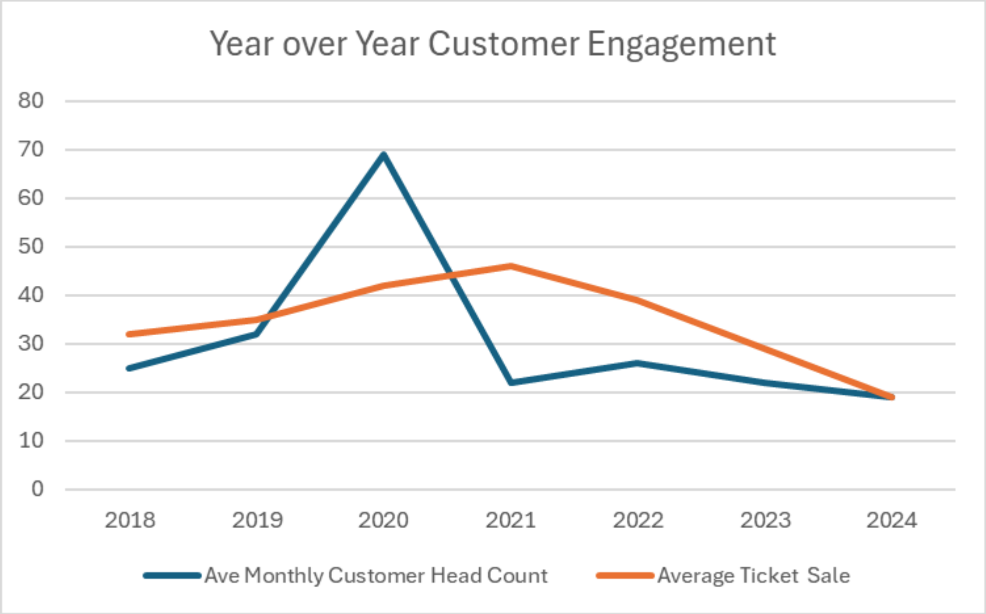
All applicants must ensure that construction does not begin before the application is submitted and approved by the Seabrook EDC. If the applicant is not the property owner, the property owner must be involved in the application process and provide written consent for any proposed improvements.

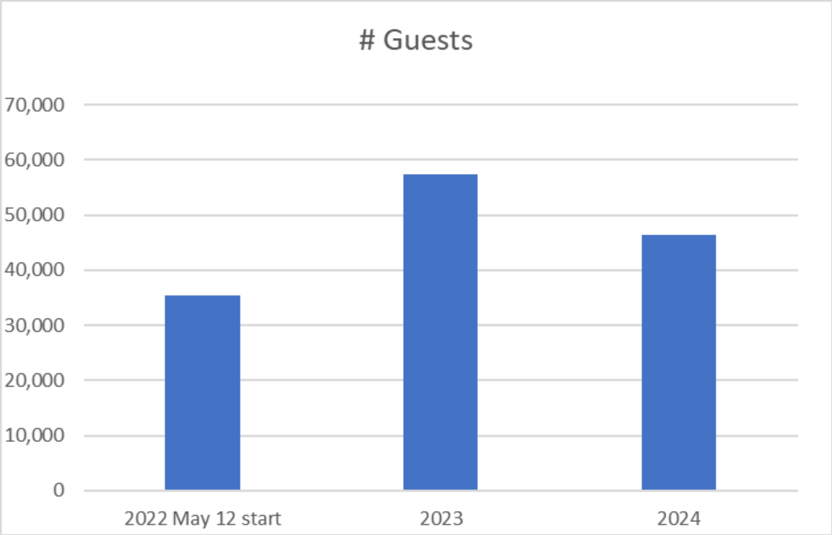
MAXIMUM INCENTIVE: $50,000

- See Business Plan PDF " Barge 295 Business Plan 2025"
- See Slide 8: Equipment Request
- See Section 6 of Business Plan "Operations Plan"

Small Business Development Incentive: Historical Business Performance







- **It is important to note that in 2020 and 2021, Ticket Sales were "pass-through" and should not have been included in the revenue. This accounting error has been corrected.**
- Year End Financials have been supplied in separate documents for 2023 and 2024

Small Business Development Incentive

Location	Pre Beryl- Occupancy	Post Beryl Occupancy
Inside	160	245
Outside	125	TBD

Pre Beryl	Post Beryl	Cost	Total Cost Requested
7- Bathroom Stalls	8 Bathroom Stalls with Partitions		$5,232
HVAC	HVAC		$29,989
2 Deep Fryers	3 Deep Fryers	$989 Each	$2,940
1 Chargrill	2 Char broilers (ATSB -36)	$1,610 Each	$3, 300 (Paid)
4 Burner Stove	Imperial IR4G36 4 Burner with 36 Griddle Combo		$2,599 (Paid)
8 Ft Vent Hood	14 Ft Vent hood	* $6,000	$24,600
6x8 Walk in Cooler	8x8 walk in cooler		$5,370 (Paid)
	8964 2 Burner Gas Stock Pot		$699.00 (Paid)
	Tilt Skillet		$21,000
	HVAC Duct Work		$6,000
		Total Required	$101,759

- The Hurricane rebuild will expand the kitchen capacity to align with the increased expected customer count
- “Capacity” and “Customer Traffic” as measured by “Average Customer Count Per Month.” This metric will be used moving forward to ensure that business goals are being realized
- All equipment was destroyed during the hurricane and must be replaced
  - Vent Hood: See Quote- includes equipment, installation, air duct work, and permitting
  - Tilt Skillet: The Amount requested is if purchased new. We are exploring options for acquiring a used one in good condition

Small Business Development Incentive: Quote on Large Ticket Items

Ventilation Plus
2003 Winding Hollow Dr
Katy, TX 77450

Brian Mueller 281-414-7440

Invoice

DATE	INVOICE #
12/17/2024	9519

BILL TO	SHIP TO
BARGE 295	SEABROOK TX

DUE DATE	P.O. NUMBER
12/16/2024	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	1-14 FT LOW CEILING TYPE 1 HOOD	1	6,000.00	6,000.00
	1-BUILD/INSTALL EXHAUST AND MAKE UP AIR DUCT WORK	1	9,000.00	9,000.00
	14 FEET STAINLESS STEEL BACK SPLASH	1	1,200.00	1,200.00
	1-DU180 EXHAUST FAN	1	1,600.00	1,600.00
	1-SIDE DISCHARGED FILTERED INTAKE SUPPLY FAN	1	1,600.00	1,600.00
	1-AUTOMATIC FIRE SYSTEM WITH GAS VALVE AND PERMIT	1	4,800.00	4,800.00
	1-PERMIT/INSPECTION	1	400.00	400.00
	----------DEDUCT 6000 ON HOOD AND 1600 IF WE USE YOUR HOOD AND FAN			0.00

Subtotal	24,600.00
0% Tax	0.00
Total	24,600.00
Balance Due	24,600.00

Air Flo

HEATING & AIR CONDITIONING **PHONE 281-993-5000**

381 COLUMBIA MEMORIAL PARKWAY #104, KEMAH, TX 77565 **REVISED PROPOSAL**

"Your Neighborhood Service Company" State Licensed & Insured TACLB21038C

JOB LOCATION: **BARGE 295**
ADDRESS **2613 NASA RD**
CITY **SEABROOK** ST **TX** ZIP **77586**
PHONE **610-842-2961**

PROPOSAL DATE: **OCTOBER 25, 2024**

DESCRIPTION OF SERVICES: 5 YEAR COMPRESSOR; 1 YEAR PART & 1 YEAR LABOR.

INSTALL (3) CARRIER 5 TON 410A 230 VOLT 3 PHASE A/C & HEATING SYSTEMS FOR UPSTAIRS AND DOWNSTAIRS AREA. TO INCLUDE (3) 5 TON 410A CONDENSERS; (2) 5 TON HIGH EFFECIENCY UP FLOW EVAPORATOR COILS & (1) 5 TON HIGH EFFECIENCY HORIZONTAL BOX EVAPORATOR COILS (3) 5 TON 100,000 BTU GAS FURNACES; ALL VENTING MATERIAL AND VENT PIPE; HANGING MATERIAL INCLUDING UNI STRUTS FOR FURNACES ; (3) DRAIN PANS; (3) FLOAT SWITCHES; (3) SUPPLY PLENUMS; LINE SETS; CONDENSATE LINES; (3) T-STATS; WELDING; EVACUATION OF SYSTEMS; ALL MATERIAL AND LABOR.

CUSTOMER TO PROVIDE ALL METAL DUCTING FOR DOWN STAIRS.
CUSTOMER TO PAY FOR PERMIT

TOTAL AMT DUE: $29,989.74

50% UPON SIGING OF CONTRACT $14,994.87
BALANCE UPON COMPLETION OF SERVICES $14,994.87

NOTE:ALLOW TIME TO ORDER EQUIPMENT.

THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS MAY BE WITHDRAWN. Acceptance________________________ Date______________

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711. 1-800-803-9202, 512-463-6599 www.license.state.tx.us"

Small Business Development Incentive: Quote on Large Ticket Items

BC PARTITIONS CORPORATION
8206 FAIRBANKS N. HOUSTON RD.
HOUSTON, TX 77064

Date	Estimate No.
12/18/2024	BID-24-9127

Name/Address
DEAR CUSTOMER

Important Note:
Adds will not be processed
without a change order.

Due to frequent supply chain and logistics changes, lead-time can only be determined after placing order with the respective supplier.

Rep	Project
	BARGE 295

Description	Total
9. Upon signing our estimate, you are accepting our terms and conditions stated-NO EXCEPTIONS. 10. After hour labor will require an up-charge. 11. Any bolt holes, wood blocking, cut-outs or steel required for ceiling anchorage of partitions and/or accessories and extinguisher cabinets will be the responsibility of the GC. 12. Back charges must be submitted in writing, via e-mail within ten (10) business days of invoice date. 13. Manufacturer restocking fee, processing fee + freight will be assessed for all returned material. 14. An additional 3% will be added to ALL credit card transactions. 15. Closeout / Warranty Documents are provided FREE of CHARGE. 16. Not responsible for broken tile due to not fully bedded tile. 17. Ceiling hung partition systems should be 4" max above the ceiling grid, for stability purposes. Any higher, will cause movement and the doors will not close properly. 18. Unless clearly noted, this estimate does NOT include Demo of existing material. 19. If material for this project is to be ordered and installed in phases, there will be additional charges, if phases are not provided at the time of bid. 20. Stated delivery becomes effective only after approved submittals are returned to B.C. Partitions and all required field measurements are completed. 21.Material deposit required for all new customers & end users before any material can be ordered. Remaining balance will be due at time of installation. 22. B.C. Partitions Corp. is paperless. Original documents will not be accepted and no originals will be mailed. 23. Warranty will be sent when retainage is billed. 24. Adds will not be processed without a change order.	
Approved & Signed by: ______________________________ Print Name: ______________________________ Date: ______________________________	0.00T

B.C. Partitions Corp. is paperless. Original documents will not be mailed. All correspondence will be electronic.

Total

BC PARTITIONS CORPORATION
8206 FAIRBANKS N. HOUSTON RD.
HOUSTON, TX 77064

Date	Estimate No.
12/18/2024	BID-24-9127

Name/Address
DEAR CUSTOMER

Important Note:
Adds will not be processed
without a change order.

Due to frequent supply chain and logistics changes, lead-time can only be determined after placing order with the respective supplier.

Rep	Project
	BARGE 295

Description	Total
Sincerely, Rod Salman On Behalf of BC Partitions	0.00
Sales Tax	398.81

B.C. Partitions Corp. is paperless. Original documents will not be mailed. All correspondence will be electronic.

Total $5,232.81

See Drawings

Small Business Development Incentive: Quote on Large Ticket Items

1319 N. Gordon Street
Alvin, TX 77511
281-808-3862
apexrestaurantsupply@yahoo.com
www.apexrestaurantsupply.com

Apex Restaurant Supply

INVOICE

BILL TO
Barge 295
Barge 295
832-215-1910
77586

SHIP TO
Barge 295
Barge 295
77586

INVOICE # 6312
DATE 02/26/2025

SKU	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
8964	8964 Equipchef Commercial 2-Burner Gas Stock Pot Range, #8964	8964 Equipchef Commercial 2-Burner Gas Stock Pot Range, #8964	1	699.00	699.00T
9043-C	HEAVY DUTY Metro Dunnage Rack for Walk-in Cooler, 48"L x 24"D x 15"H, #9043-C	HEAVY DUTY Metro Dunnage Rack for Walk-in Cooler, 48"L x 24"D x 15"H, #9043-C	1	69.00	69.00T
9451c	Metro Shelving Unit, 49"W x 18"D x 75"H, Adjustable Shelves (5), STURDY! #9451c	Metro Shelving Unit, 49"W x 18"D x 75"H, Adjustable Shelves (5), STURDY! #9451c	1	149.00	149.00T
9043	HEAVY DUTY Metro Shelving Unit for walk-in coolers, 48"W x 24"D x 86"H, #9043	HEAVY DUTY Metro Shelving Unit for walk-in coolers, 48"W x 24"D x 86"H, #9043	5	229.00	1,145.00T
9043-	HEAVY DUTY	HEAVY DUTY Metro Shelving Unit for Walk-in	1	229.00	229.00T

PAID

We Thank You For Your Business, And Look Forward To Helping You In the Future!

RETURNED ITEMS within 30 days of the original purchase date will be charged a 25% restocking fee, PLUS 10% cleaning fee if necessary.

RETURNED ITEMS after 30 days may be bought back upon inspection, for 50% of the original purchase price. No guarantee a buy back will occur.

SKU	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
D	Metro Shelving Unit for Walk-in Cooler, 42"W x 24"D x 86"H, #9043-D	Cooler, 42"W x 24"D x 86"H, #9043-D			
8186	Imperial IR-4-G36, 4-Burner + 36" Griddle Combo, Natural Gas, #8186	Imperial IR-4-G36, 4-Burner + 36" Griddle Combo, Natural Gas, #8186	1	2,599.00	2,599.00T
ATSB-36	Atosa ATSB-36 Salamander Broiler	ATSB-36 Salamander Broiler	2	1,610.00	3,220.00T

APEX Office: 281-245-6489

SUBTOTAL	8,110.00
TAX	669.08
TOTAL	8,779.08
PAYMENT	8,779.08
BALANCE DUE	**$0.00**

Small Business Development Incentive: Quote on Large Ticket Items

KITCHENALL

3686 Miller Park Dr
Garland, TX 75042
Phone: 917-525-2066

INVOICE # 2768
DATE: 02/01/2025

QUOTE FOR
Mike Robinson
Barge295
2613 ½ Nasa Pkwy
Seabrook, TX 77586
Phone: 832-215-1910

SHIP TO:
Driver Rescue
Barge295
2613 ½ Nasa Pkwy
Seabrook, TX 77586
Phone: 832-215-1910

COMMENTS OR SPECIAL INSTRUCTIONS:
Due upon receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	8x8 walk in cooler box	$3811.00	$3811.00
1	With floor	$413.00	$413.00
1	Right Hinge	$280.00	$280.00

Subtotal	$4504.00
Sales tax	$371.58
Shipping and handling	$495.00
TOTAL DUE	$5370.58

Small Business Development Incentive: Quote on Large Ticket Items

Air Flo

HEATING & AIR CONDITIONING **PHONE 281-993-5000**

381 COLUMBIA MEMORIAL PARKWAY #104, KEMAH, TX 77565 **PROPOSAL**

"Your Neighborhood Service Company" State Licensed & Insured TACLB21038C

BILL TO:	DRIVER RESCUE CLUB LLC	SHIP TO:	DRIVER RESCUE CLUB LLC
JOB:	THE BARGE 295	JOB:	THE BARGE 295
ADDRESS	2613 ½ E NASA PKWY	ADDRESS:	2613 ½ E NASA PKWY
CITY	SEABROOK ST TX ZIP 77586	CITY:	SEABROOK, ST TX ZIP 77586
PHONE	832-215-1910	PHONE:	832-215-1910

DATE: **MARCH 27, 2025**

DESCRIPTION OF SERVICES: 5 YEAR COMPRESSOR; 1 YEAR PART & 1 YEAR LABOR.

INSTALL NEW METAL DUCTING FOR THE DOWN STAIRS AREA.
TO INCLUDE: ALL NEW METAL DUCTING; GRILLS/REGISTERS; ALL FITTINGS; MATERIAL AND LABOR.

TOTAL AMT DUE: $5,600.00

ALLOW TIME TO ORDER DUCTING MATERIAL 3 TO 4 BUSINESS DAYS.

THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 Days

Acceptance________________________________ Date________________

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711. 1-800-803-9202, 512-463-6599 www.license.state.tx.us"

New Requirement not installed as of 4/2/25

EXHIBIT B

SEABROOK PLAZA

5735 Bayport Blvd, Seabrook, TX
Retail Redevelopment Plan
April 10 2025
City of Seabrook EDC

TABLE OF CONTENT

TEAM

ALYM LAKHANI - PRINCIPAL

ERSHAN LAKHANI - PARTNER

JOHANA MOTINO - PM

03. REDEVELOPMENT PROJECTS

Cranrbrook Plaza (from 50% to 95% occupancy) - Scope: Facade remodel, LED lights and new signage

Before

After

Lakewood Forest - Cypress
(From 60% to 100% occupancy)
Scope: Facade remodel, masonry, led lights, metal sheets on canopy)

Before

After

Perry Rd
(From 50% to 95% occupancy)
Scope: Facade remodel, paint and LED lights

Before

After

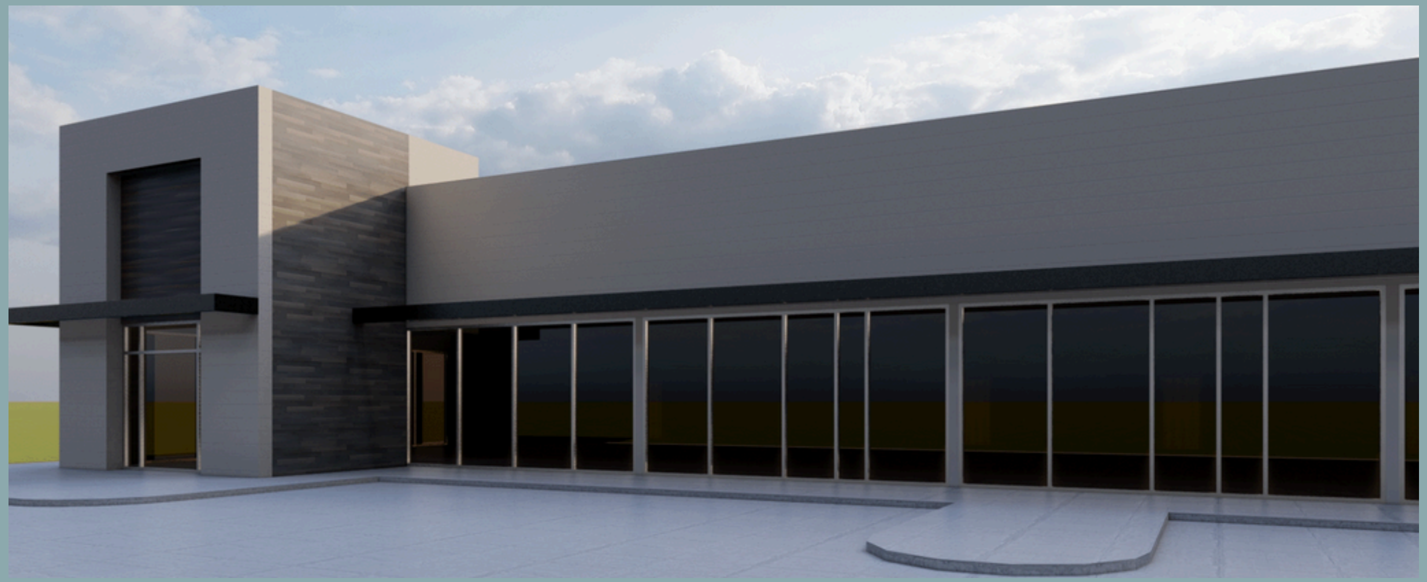
04.

SEABROOK PLAZA DESIGN

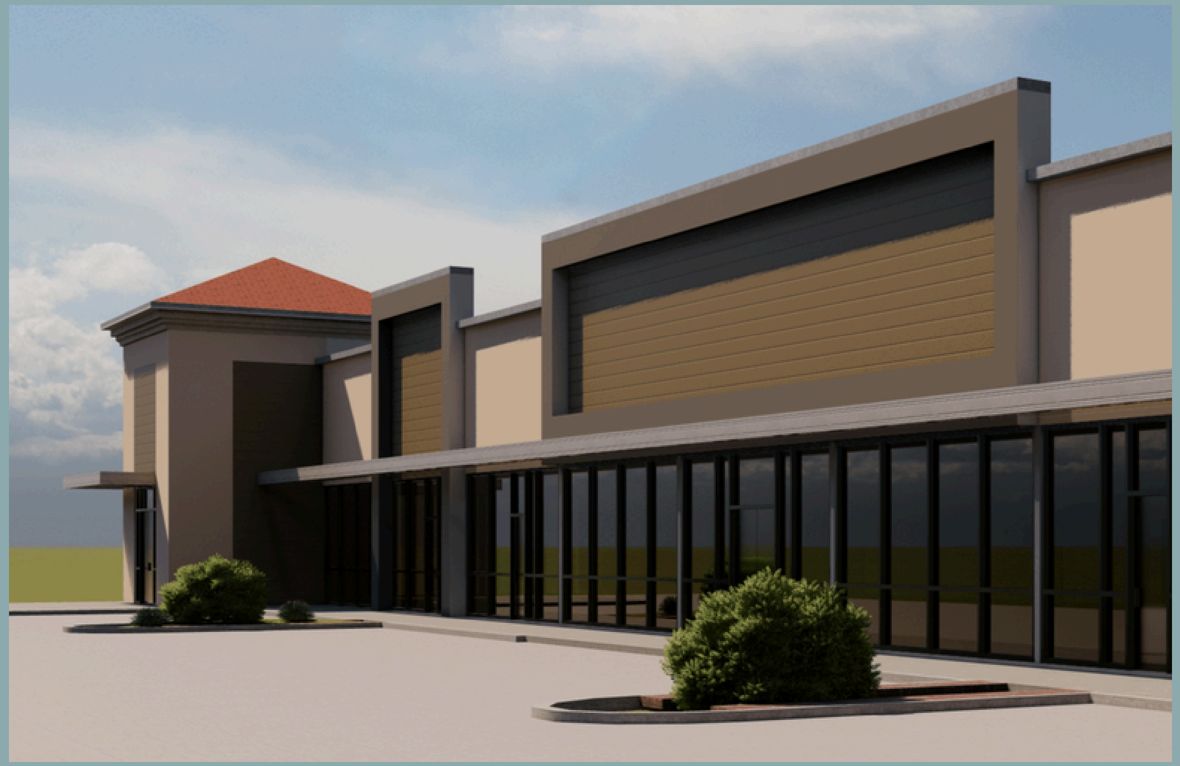
Designer - 9Division Design-Build

CURRENT STATE

DESIGN IDEAS







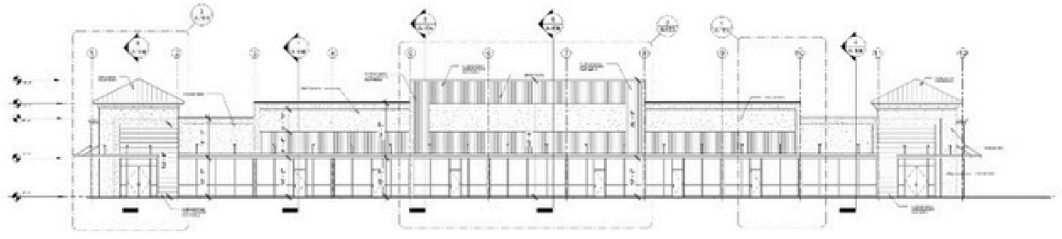

FINAL DESIGN PICK WITH RAISED FACADE

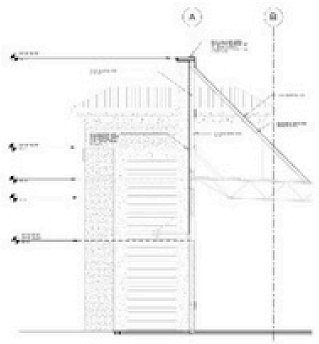
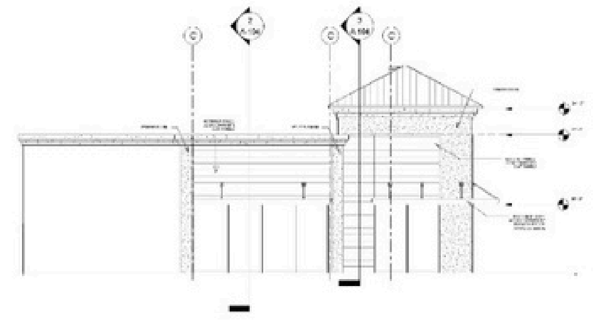
05. PROJECT COST

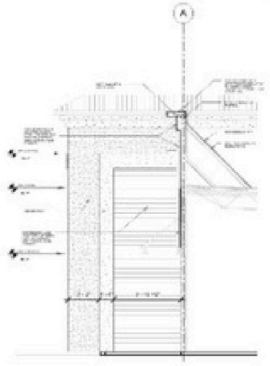
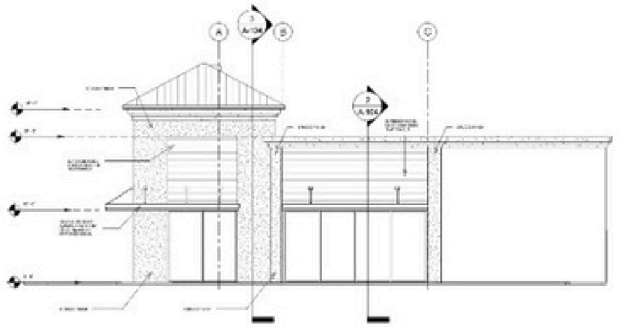
- Design & Engineering $10000

- Construction & Permits $110000

1. Permits
2. Equipment Rental
3. Framing
4. Stucco
5. Power Wash
6. Paint
7. Asphalt Striping
8. Parking Adjustments



HOW IT BENEFITS US?

- ATTRACT QUALITY TENANTS
- REDUCE VACANCIES
- IMPROVE VISIBILITY AND CURB APPEAL
- ENHANCED SAFETY AND LIGHTING
- INCREASE PROPERTY VALUE

HOW IT BENEFITS THE CITY OF SEABROOK?

- IMPROVED AESTHETICS AT A HIGH-TRAFFIC LOCATION
- SUPPORTS LOCAL ECONOMIC GROWTH
- INCREASES PROPERTY & SALES TAX REVENUE
- HELPS FILL VACANCIES AND REDUCE BLIGHT
- MAKES SEABROOK MORE ATTRACTIVE TO NEW BUSINESSES AND RESIDENTS
- BOOSTS COMMUNITY PRIDE AND IDENTITY

GRANT REQUEST

We respectfully request $100,000 toward the total $110,000 cost of our proposed facade improvement project for Seabrook Plaza. While we recognize that the City of Seabrook Economic Development Corporation typically contributes a percentage of project costs, we are seeking increased support due to exceptional circumstances.

Over the past two years, we have faced the departure of several tenants and have continued to cover expenses out of pocket in order to maintain the center and support the remaining businesses. Despite these challenges, we have remained committed to the long-term success of this property and its potential to contribute meaningfully to the Seabrook community.

With this investment, Seabrook Plaza can be transformed into a vibrant and visually appealing destination at one of the city’s most visible intersections. The improvements will not only enhance the character of the area, but also help attract new tenants, reduce vacancies, and contribute to increased tax revenue — benefiting both our local economy and the community we proudly serve.

THANK YOU

Questions?
Ershan@wireless-stop.com
832-429-6789

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

EXHIBIT C

MONTHLY ACTIVITY REPORT

Period: Mar 14, 2025 - April 9, 2025

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

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

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

SEDC NEWSLETTER PERFORMANCE REPORT

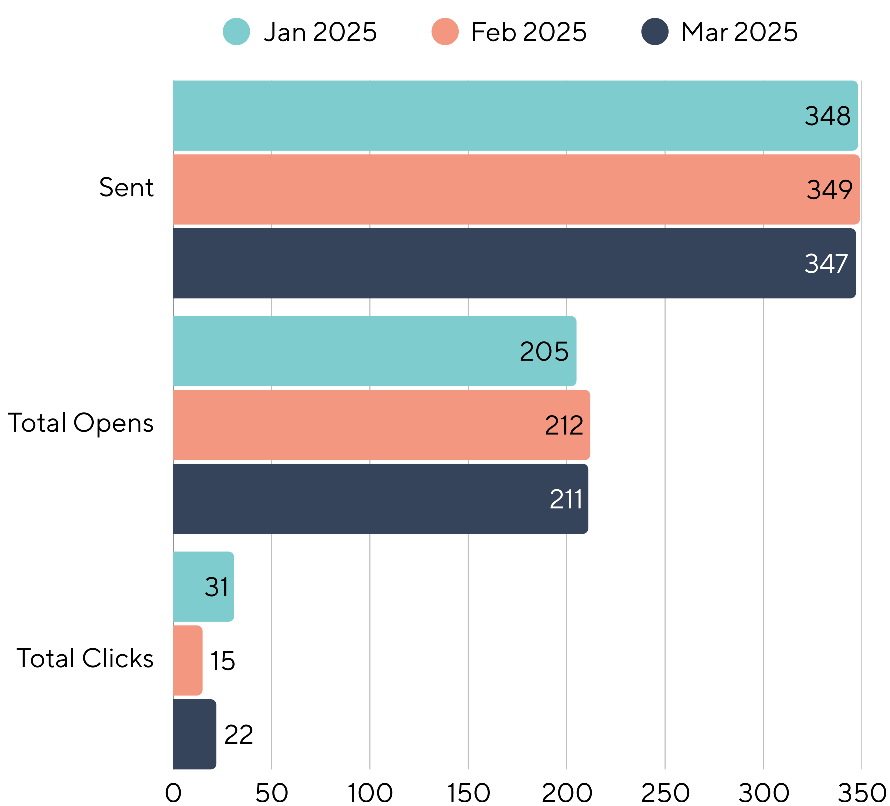
Issue: March 2025

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

EXHIBIT D

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	$ 1,105,256	$ 1,149,466	$ 1,183,950	$ 1,314,469	$ 1,353,903	$ 1,450,895
GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	22,372	156,180	218,343	186,290	197,748	190,386	177,164	108,616	83,639	122,056
OTHER INCOME	240	557	2,195	1,200	1,255	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**	**$ 1,304,259**	**$ 1,341,052**	**$ 1,362,814**	**$ 1,424,884**	**$ 1,439,442**	**$ 1,574,950**
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	239,983	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**	**$ 725,020**	**$ 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	3,867,284	4,659,745	4,659,745	4,230,800	4,018,196	2,755,558	2,209,689	3,118,800
CHANGE IN FUND BALANCE	353,970	630,038	792,461	(874,150)	(428,946)	(212,604)	(1,262,638)	(545,870)	909,112	1,034,886
ENDING BAL-UNRESTR	**$ 3,237,247**	**$ 3,867,284**	**$ 4,659,745**	**$ 3,785,595**	**$ 4,230,800**	**$ 4,018,196**	**$ 2,755,558**	**$ 2,209,689**	**$ 3,118,800**	**$ 4,153,687**
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	4,047,284.4	4,839,745	3,965,595	4,410,800	4,198,196	2,935,558	2,389,689	3,298,800	4,333,687

	2025	2026	2027	2028	2029	2030	**2031
Base Services	196215	200139	203083	206025.8	213237	219634	
Debt Obligation	196945	198324	194596	195869	197035	198094	194047
Transfer Admin Service	113745	113745	117157	118328.9	119512	120707	121914
Total Transfer	310690	312069	311753	314197.9	316547	318801	315961

** Debt payment matures FY31

The Edge	397,947	2026	
Merlion	10,696	**2025**	1,225,810
Includes $550,000 Plaza	550,000	2026	1142648
Includes $1,450,000 Plaza	1,450,000	2028	83,162
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	

SEABROOK

CITY OF SEABROOK
2024-2025 BUDGET
FUND 70 - EDC

707 - EDC

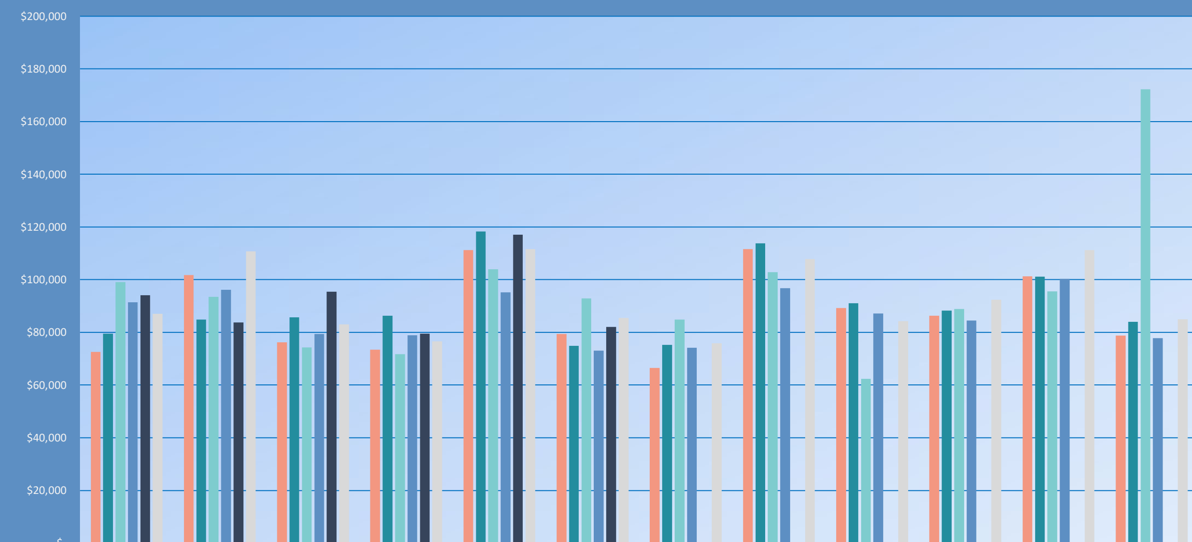
	FOR FISCAL YEAR ENDING SEPTEMBER 30,					
				BUDGET	FORECAST	BUDGET
EXPENSE ACCOUNTS	**2022**	**2023**	**2024**	**2025**	**2025**	**2026**
4010 OFFICE SUPPLIES	232	684	557	500	490	500
4150 SMALL EQUIPMENT	-	1,545	960	-	-	-
TOTAL SUPPLIES	**$ 232**	**$ 2,229**	**$ 1,518**	**$ 500**	**$ 490**	**$ 500**
5010 ADVERTISING	15,134	34,154	19,850	51,300	51,300	51,300
5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	1,465	1,465
5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-
5042 IT SOFTWARE	-	-	22,065	22,350	22,350	22,350
5182 TRAIL MAINTENANCE	14,014		27,447	30,000	30,000	30,000
5215 PROF FEES - ENGINEERING	-	-	-	-	-	-
5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	16,800	16,800
5227 PROF FEES - CONSULTING	82,650	37,405	67,406	60,000	60,000	60,000
5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	13,830	13,800
5400 TELEPHONE	302	351	129	-	-	-
5465 MISC EXPENDITURES	216	370	444	500	500	500
5470 DEBT SERVICE AGENT	-	-	-	-	-	-
5610 BUSINESS INCENTIVES	-	-	-	-	-	-
5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	696,845	1,000,000
5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	528,935	665,406
TOTAL SERVICES	**$ 274,707**	**$ 239,983**	**$ 211,327**	**$ 1,861,621**	**$ 1,422,025**	**$ 1,861,621**
6020 EQUIPMENT	13,868	-	-	-	-	-
6035 FACILITIES & PARKS	-	-	-	-	-	-
6036 WATERFRONT	-	-	-	-	-	-
6038 TRAIL CONSTRUCTION	-	-	-	-	-	-
6039 SIGNAGE	-	-	-	-	-	-
6077 RIGHT OF WAY EXPENSE	-	-	-	-	-	-
TOTAL CAPITAL OUTLAY	**$ 13,868**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
6250 GENERAL FUND REIMBURSEMENT	274,106	288,942	110,000	113,745	113,745	113,745
6255 TRANSFER TO ENTERPRISE FUND PROJECT	197,275	193,867	195,459	196,945	196,945	196,945
6325 REDEMPTION OF BONDS	-	-	-	-	-	-
6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-
TRANSFERS OUT	**$ 471,381**	**$ 482,809**	**$ 305,459**	**$ 310,690**	**$ 310,690**	**$ 310,689**
TOTAL EXPENDITURES	**$ 760,192**	**$ 725,020**	**$ 518,304**	**$ 2,172,811**	**$ 1,733,204**	**$ 2,172,810**

SEABROOK

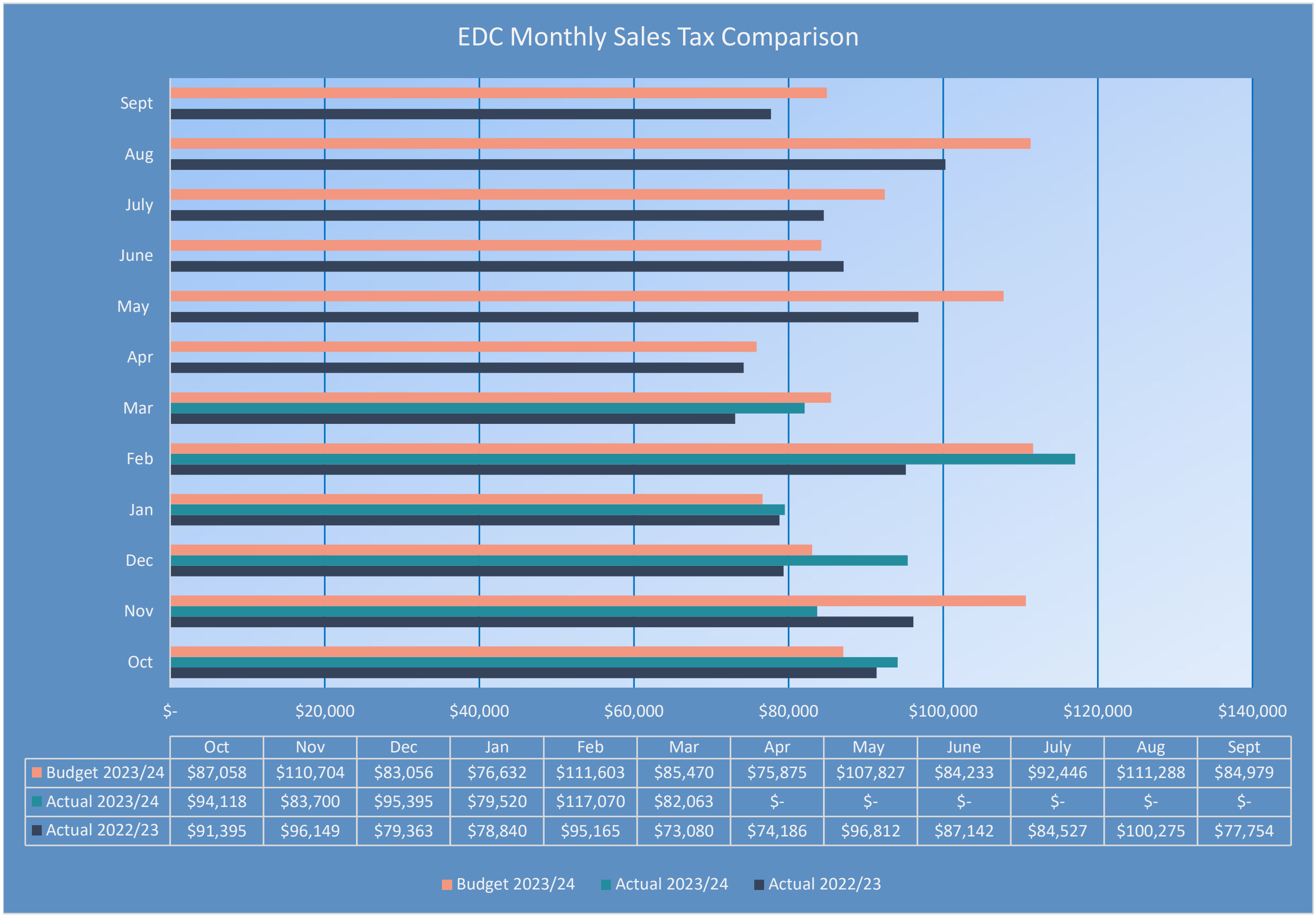
CITY OF SEABROOK
SEDC - RESULTS
March 31, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD FAV/(UNFAV) VARIANCE	SEDC	ACTUAL	BUDGET	ACT VS BUD FAV/(UNFAV) VARIANCE
			REVENUES			
1,105,256	1,111,171	(5,915)	Sales Tax	548,607	554,522	(5,915)
0	0	0	Grant Proceeds	0	0	0
197,748	186,290	11,458	Interest Income	108,565	97,107	11,458
1,255	1,200	55	Other Revenue	60	5	55
0	0	0	Loan Repayment	0	0	0
1,304,259	1,298,661	5,598	Total Revenues	657,232	651,634	5,598
			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	83,972	293,942	209,970
310,690	310,690	(0)	Transfers Out	155,345	155,345	(0)
1,733,204	2,172,811	439,607	Total Expenditures	239,469	449,450	209,981
			FUND BALANCE			
4,139,771	4,139,771	0	Beginning Balance Estimate	4,139,771	4,139,771	0
(428,945)	(874,150)	445,205	Change in Fund Balance	417,763	202,185	215,579
3,710,826	3,265,621	445,205	Ending Balance	4,557,534	4,341,956	215,579

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	$82,063	$-	$-	$-	$-	$-	$-
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



	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	117,070	111,603	21,905	23.02%	5,467	4.90%
March	73,080	82,063	85,470	8,983	12.29%	(3,407)	-3.99%
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	**513,992**	**551,865**	**554,522**	**37,873**	**7.37%**	**(2,657)**	**-0.48%**