



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, AUGUST 14, 2025 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, AUGUST 14, 2025 AT 6:00 PM AT SEABROOK CITY HALL**, 1700 1ST 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 we would like to 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, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:

www.seabrooktx.gov/publiccomment

2. PRESENTATIONS

2.1 Presentation by Clear Lake Area Chamber of Commerce.

2.2 Presentation by Pomodoro's Cucina Italiana, LLC seeking an incentive to assist with New Construction & Development Incentive for the build out of a full service restaurant to be located at the Seabrook Towne Center - The Edge Retail Center.

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.

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. WORK SESSION

5.1 Discussion and presentation on various short and long-term economic development funded capital projects identified in the City's Capital Improvement Program (CIP) for FY 2026 - 2030 + *Gayle Cook, City Manager*

5.2 Presentation and consideration of the draft Fiscal Year 2025-2026 SEDC Budget
Gayle Cook, City Manager

6. NEW BUSINESS

6.1 Consider and take all appropriate action on an advertising proposal with the Houston Business Journal (HBJ) for a marketing campaign in an amount not to exceed \$10,000.00. *Gayle Cook, City Manager*

6.2 Consider and take all appropriate action on the FY2025-2026 SEDC Budget.
Gayle Cook, City Manager

6.3 Consider and take all appropriate action on a business incentive application filed by Pomodoro's Cucina Italiana seeking a New Construction & Development Incentive for permit fees, impact fees, and the build out of a full-service restaurant and a Sales Tax Rebate Incentive at Seabrook Towne Center - The Edge Retail Development, 3111 Bayport Boulevard in an amount of \$ 1,025,016.00.

6.4 Consider and take all appropriate action on renewal of the Clear Lake Area Chamber of Commerce contract beginning October 1, 2025 thru September 30, 2026 in an amount not to exceed \$10,000.

7. ROUTINE BUSINESS

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

7.2 EDC Financial Report

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

7.4 Approve minutes from the May 7, 2025, regular EDC meeting.

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

7.6 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, August 8, 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



Overview of Seabrook Town Center

Seabrook Town Center

8.14.25

DEVELOPMENT OVERVIEW



POMODORO'S
Cucina Italiana

SEABROOK TOWN CENTRE COMMERCIAL BUILDING 5

MCS
ARCHITECTS LLC

SEABROOK/ TX

2025 07 30

DEVELOPMENT VIEWRENDERED





Economic Development Incentive Proposal



Pomodoro's Seabrook Town Center

8.14.25



COMPANY HISTORY

Pomodoro's Cucina Italiana is more than a restaurant—it's the story of family, tradition, and a lifelong passion for Italian cooking.

Founded by Louis (Luigi) and Josephine Floridia, Pomodoro's Cucina Italiana brings authentic Italian flavors to League City and Clear Lake, Texas, rooted in the family's Sicilian heritage. Louis was born in Brooklyn, New York, and spent his early years in Sicily, where the sights, smells, and tastes of Italy left a lasting impression. Growing up in a close-knit, Italian-American neighborhood in Brooklyn, he was immersed in the culture, food, and values that would one day shape his life's work.

Though his first career took him to Wall Street, Louis quickly realized his true passion wasn't behind a desk. After spending time at his uncle's Italian restaurant in New Jersey, he discovered a natural talent—and love—for cooking. He opened his first restaurant, Luigi's, in Brooklyn, a cozy neighborhood pizzeria that quickly became a local favorite. Years later, an opportunity brought the Floridia family to Houston, Texas. Louis and Josephine, his wife of 45 years, made the move along with their three daughters—Daniella, Lisa, and Tina opened our first pizza location on Nasa Rd 1 in 2005 and in 2009, they opened the first Pomodoro's Cucina Italiana location in League City, followed by a second in Clear Lake in 2020.

Today, Pomodoro's Cucina Italiana is a true family-owned and family-operated restaurant, with multiple generations involved. Louis and Josephine reside in Friendswood, while their daughters and grandchildren live nearby in League City, Friendswood, and Sugar Land. You'll often find all members of the Floridia family - in the kitchen or greeting guests—continuing the tradition of sharing hearty, homemade Italian meals with love and care.

At Pomodoro's Cucina Italiana, every dish is a tribute to the family's Sicilian roots—made from scratch using time-honored recipes, fresh ingredients, and a commitment to hospitality. Whether you're here for a wood-fired pizza, a comforting bowl of pasta, a casual dinner or a special gathering place to gather with family, we welcome you to our table. From our famiglia to yours—benvenuti!

THE POMODORO'S FAMILY

Louis Floridia

- Owner and Head Chef. Louis owns and operates both locations and frequents both kitchens!

Josephine Floridia

- Owner and wife of Louis Floridia. Josephine manages the League City location.

Daniella Floridia Gibbs

- Catering Director and Event Coordinator. Oldest daughter of Louis and Josephine.

Lisa Floridia

- Assistant Event Coordinator. Middle daughter of Louis and Josephine.

Tina Floridia DiGuglielmo

- Legal Counsel. Youngest daughter of Louis and Josephine.

Antonella Floridia

- General manager of the Clear Lake location. Cousin to Louis and Josephine.

Giuseppe Floridia

- Manager of the Clear Lake location. Son of Antonella.

Francesca Floridia

- Assistant Front of House Manager of the Clear Lake location. Daughter of Antonella.

Pomodoro's is truly a family affair!



COMPANY MISSION

At Pomodoro's Cucina Italiana, our mission is to serve authentic Italian cuisine with the same passion and care that has defined our family's table for generations. Founded and lovingly operated by the Floridia family, our two locations have become cherished gathering places in the community—known not just for our traditional recipes and fresh ingredients, but for the warm, welcoming atmosphere that feels like home. For years, the Floridia family has been a proud part of the League City and Clear Lake communities.

As a family-owned and family-run restaurant, we're committed to delivering an experience rooted in love, tradition, and community—just like Nonna taught us.

We don't believe in saying “no” to our customers—we go above and beyond to make it happen.

WHY SEABROOK?

- Seabrook is known for its family friendly atmosphere which aligns with our mission statement.
- Our restaurants are known for their warmth and welcoming atmosphere, and Seabrook has a vibrant community atmosphere which feels like home for us.
- Pomodoro's tradition is rich in history likewise Seabrook history is family-friendly and truly a tight-knit community which blends into our mission.
- Our restaurant can be a special gathering place to gather family and friends to enjoy and promote strong tourism in Seabrook.

BUILDING 5 RENDERING



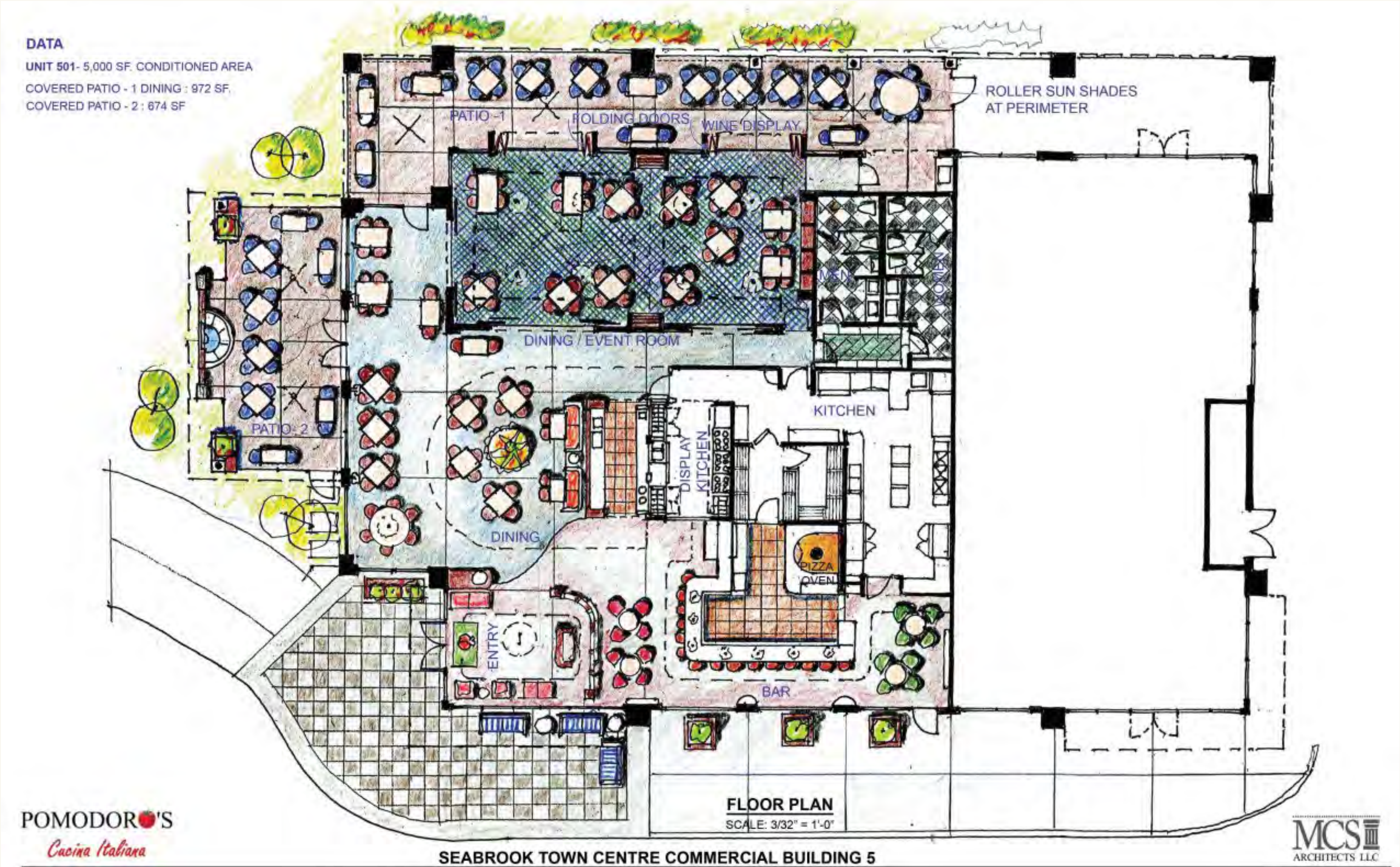
POMODORO'S FAÇADE RENDERING



COMMUNITY PLAZA VIEW BEHIND POMODORO'S



FLOOR PLAN



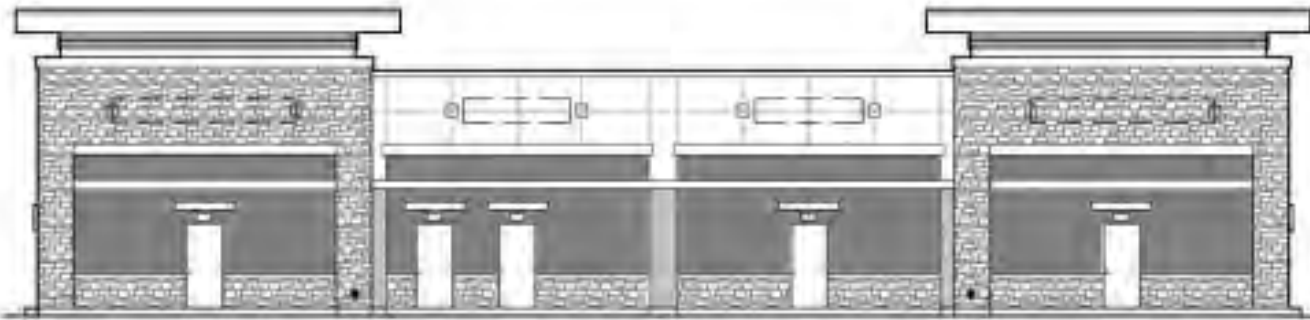
ELEVATIONS



RETAIL BUILDING 1 FRONT ELEVATION (FACING SH 146)

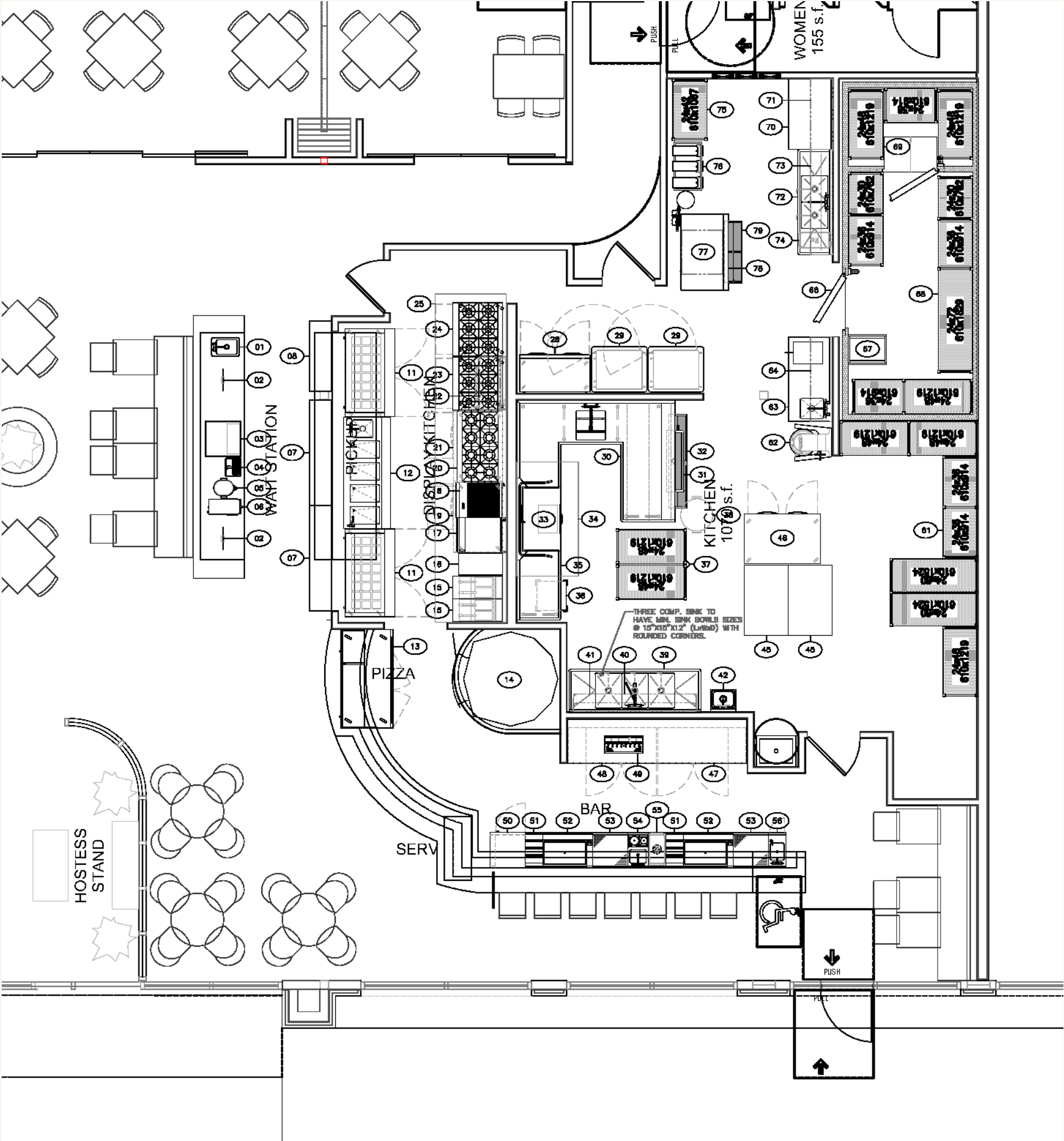


TYPICAL SIDE ELEVATION (DRIVE-THRU, BOTH SIDES)



REAR ELEVATION (FACING 320-UNIT MULTIFAMILY RESIDENTIAL)

EQUIPMENT PLAN



EQUIPMENT SCHEDULE

Additional equipment to be included

- Bread warmers for parties and catering. QTY 2
- Espresso machine QTY 1
- Pasta machine QTY 1
- 60 Quart Hobart QTY 1

EQUIPMENT SCHEDULE							EQUIPMENT SCHEDULE						
REV	ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS	REV	ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS
-	01	1	DROP-IN HAND SINK	ADVANCE TABCO	DI-1-10	-	-	51	2	UNDERBAR LIQUOR DISPLAY	GLASTENDER	LDA-12S	-
-	02	2	POS	BY VENDOR	-	BY VENDOR, VF/VI, NIKEC	-	52	2	UNDERBAR ICE CHEST	GLASTENDER	IBA-30-CP10-ED	-
-	03	1	SODA DISPENSER	BY VENDOR	-	BY VENDOR, VF/VI, NIKEC	-	53	2	UNDERBAR GLASS RACK	GLASTENDER	DBG8-24	-
-	04	1	WATER STATION	T & S BRASS	B-1230-12	-	-	54	1	UNDERBAR SINK	GLASTENDER	MTS-14	-
-	05	1	COFFEE/TEA DISPENSER	BUNN-O-MATIC	34100.0001	-	-	55	1	UNDERBAR DRY WASTE	GLASTENDER	DWB-12	-
-	06	1	COFFEE/TEA BREWER	BUNN-O-MATIC	52000.0100	-	-	56	1	UNDERBAR HANDSINK	GLASTENDER	DHSB-12	-
-	07	2	DISH CABINET	ADVANCE TABCO	DC-156	-	-	57	-	SPARE NUMBER	-	-	-
-	08	1	DISH CABINET	ADVANCE TABCO	DC-154	-	-	58	-	SPARE NUMBER	-	-	-
-	09	-	SPARE NUMBER	-	-	-	-	59	-	SPARE NUMBER	-	-	-
-	10	-	SPARE NUMBER	-	-	-	-	60	-	SPARE NUMBER	-	-	-
-	11	2	REFRIGERATED PREP UNIT	CONTINENTAL REFRIGERATOR	SW60N24M	-	-	61	1LOT	DRY STORAGE SHELVING	CAMBRO	EXU243684VS4480	-
-	12	1	STEAM TABLE W/ SINK	RANDELL	CUSTOM	W/ FILL FAUCET	-	62	1	FLOOR MIXER	GLOBE FOOD EQUIPMENT	SP60	-
-	13	1	PIZZA PREP REFRIGERATOR	TRUE MFG.	TPP-AT-67-HC	-	-	63	1	WORK TABLE W/ SINK	CUSTOM FABRICATION	CUSTOM	-
-	14	1	STONE HEARTH OVEN	WOOD STONE	WS-MS-5-RFG-IR-W	-	-	64	1	WALL SHELF	ADVANCE TABCO	WS-15-60	SHORTEN TO 58"
-	15	2	FRYER	PITCO	SG14R S	-	-	65	-	SPARE NUMBER	-	-	-
-	16	1	FILLER TABLE	ADVANCE TABCO	TFMS-150	-	-	66	1	WALK-IN COOLER/FREEZER	ARCTIC	CUSTOM	-
-	17	1	GRIDDLE, GAS	SOUTHBEND	HDC-24	-	-	67	1	PAN RACK	NEW AGE INDUSTRIAL	1331	-
-	18	1	BROILER	SOUTHBEND	HDC-24	-	-	68	1LOT	COOLER SHELVING	CAMBRO	EXU247284VS4480	-
-	19	1	REFRIGERATED GRIDDLE STAND	CONTINENTAL REFRIGERATOR	D48GN	-	-	69	1LOT	FREEZER SHELVING	CAMBRO	EXU244284VS4480	-
-	20	1	HOT PLATE	SOUTHBEND	HDO-48	-	-	70	1	WORK TABLE	ADVANCE TABCO	KMS-304	-
-	21	1	REFRIGERATED GRIDDLE STAND	CONTINENTAL REFRIGERATOR	D48GN	-	-	71	1	WALL SHELF	ADVANCE TABCO	WS-15-48	-
-	22	1	SALAMANDER BROILER, GAS	JADE PRODUCTS	JSB-36	-	-	72	1	TWO COMP SINK	ADVANCE TABCO	FC-2-1818-18RL	-
-	23	1	RANGE	SOUTHBEND	4361D	-	-	73	1	POT RACK	ADVANCE TABCO	PS-15-72	-
-	24	1	RANGE	SOUTHBEND	4361D	-	-	74	1	TRASH CAN	RUBBERMAID	SLIM JIM	-
-	25	1	EXHAUST HOOD	CAPTIVE AIRE	CUSTOM	-	-	75	1LOT	SHELVING UNIT	CAMBRO	EXU244284VS4480	-
-	26	-	SPARE NUMBER	-	-	-	-	76	1	BAG-N-BOX	BY VENDOR	CUSTOM	VENDOR FURNISHED; NIKEC
-	27	-	SPARE NUMBER	-	-	-	-	77	1	ICE MAKER	HOSHIZAKI AMERICA	KM-901MAH	-
-	28	1	UNDERCOUNTER REFRIGERATOR	CONTINENTAL REFRIGERATOR	UC48SN	-	-	78	1	ICE BIN	HOSHIZAKI AMERICA	B-900SF	-
-	29	2	BANQUET SERVICE CART	ALTO-SHAAM	1000-BQ2/96	-	-	79	1	FLOOR TROUGH	CUSTOM FABRICATION	CUSTOM	-
-	30	1	SOILED DISHTABLE	ADVANCE TABCO	DTS-D70-84R	-	-						
-	31	1	DUMP SINK	CUSTOM FABRICATION	-	-	-	100	1	WALK-IN COOLER CONDENSING UNIT	ARCTIC	CUSTOM	-
-	32	1	FLOOR TROUGH	CUSTOM FABRICATION	CUSTOM	W/ FIBERGLASS GRATE	-	101	1	WALK-IN FREEZER CONDENSING UNIT	ARCTIC	CUSTOM	-
-	33	1	WAREWASHER	JACKSON WWS	CONSERVER XL2	-	-	102	1	EXHAUST FAN	CAPTIVE AIRE	CUSTOM	-
-	34	1	CONDENSATE HOOD	CAPTIVE AIRE	-	-	-	103	1	EXHAUST FAN	CAPTIVE AIRE	CUSTOM	-
-	35	1	CLEAN DISHTABLE	ADVANCE TABCO	DTC-S70-48L	-	-	104	1	CONDENSATE FAN	CAPTIVE AIRE	CUSTOM	-
-	36	1	DISHRACK DOLLY	METRO	D2020N	-	-	105	1	SUPPLY FAN	CAPTIVE AIRE	CUSTOM	-
-	37	1LOT	SHELVING UNIT	CAMBRO	EXU244884VS4480	-	-						
-	38	1	TRASH CAN	RUBBERMAID	-	BY OWNER, OF/OI, NIKEC	-						
-	39	1	THREE COMP SINK	ADVANCE TABCO	FS-3-1824-18RL	B-3950 WASTE DRAIN VALVE	-						
-	40	1	POT RACK	ADVANCE TABCO	SW-84	-	-						
-	41	1	WALL SHELF	ADVANCE TABCO	WS-12-84	-	-						
-	42	1	HAND SINK	ADVANCE TABCO	7-PS-60	-	-						
-	43	-	SPARE NUMBER	-	-	-	-						
-	44	-	SPARE NUMBER	-	-	-	-						
-	45	2	WORK TABLE	ADVANCE TABCO	SS-304	-	-						
-	46	1	REACH-IN FREEZER	CONTINENTAL REFRIGERATOR	2FN	-	-						
-	47	1	BACK BAR COOLER	GLASTENDER	C1FB60-R	-	-						
-	48	1	BACK BAR COOLER	GLASTENDER	C1FB60-L	-	-						
-	49	1	DRAFT BEER DISPENSING TOWER	GLASTENDER	BT-8-SS	-	-						
-	50	1	MUG FROSTER	GLASTENDER	F1SB24-R	-	-						

PROJECT OVERVIEW/ TIMELINE

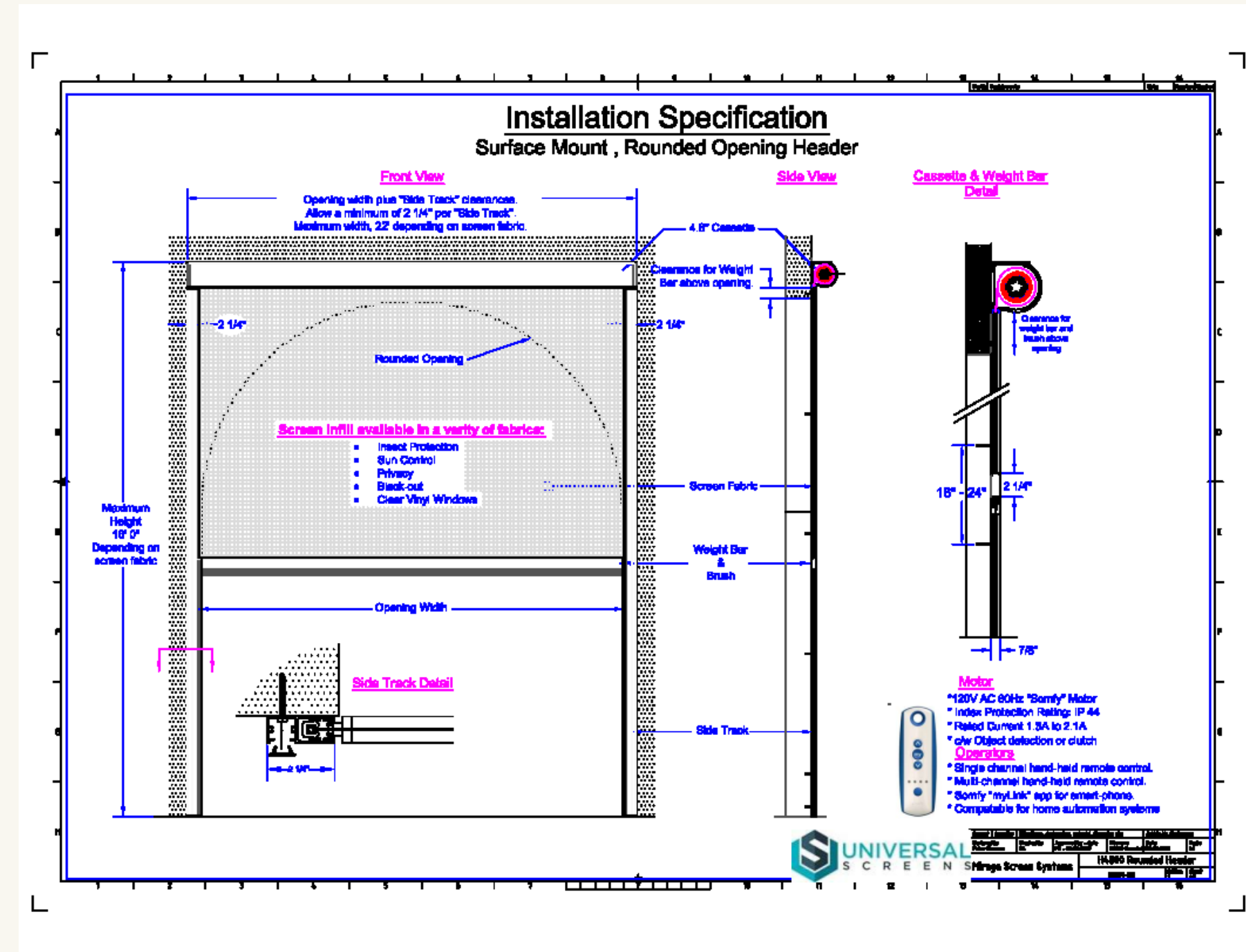
- Executed LOI
- EDC Funding Approval
- Executed Signed Lease Agreement
- Design Documents by MCS Architects
- Permit submission, review and approval
- Sitework + Utilities – September 20th, 2025
- Building 5 Vertical Construction – Shell –5-1-27
- Buildout of new Pomodoro's Restaurant
- Open new Pomodoro's Restaurant – November-27-27



PROJECT SCHEDULE



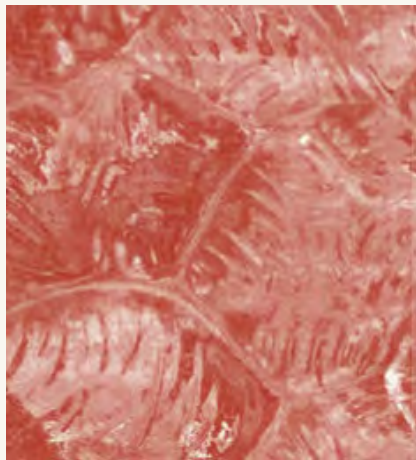
PROPOSED PANDA DOORS & MOTORIZED SCREEN UPGRADES



CONCEPTUAL IMAGES



CONCEPTUAL IMAGES CONTINUED



PROJECT SCOPE & USES

- Concrete Floor – Colored stained concrete + patio
- Panda Sliding Doors to patio
- Panda Retractable Screens
- All new Kitchen equipment by C & T Design
- Stone Hearth Gas/ Wood Oven
- Banquet room to accommodate 60 +
- All weather utilized patio with gas heaters and fans
- Interior faux plaster paint finishes

CONCEPT MATERIALS & FIXTURES INTENT



PIZZA OVEN



DECORATIVE CEILING FANS



BRASS CHANDELIER



BRASS & BULB ACCENT LIGHTING



PANDA DOORS

CITY IMPACT FEES

Permit Fees For:

3111 Baport Blvd - Bldg. 5 (New Retail Shell)

Type of Construction:

Commercial

Estimated Cost of Construction :

\$1,092,280.00

Project Size (sq. ft.)

7,820

Plan Rev. Required :

Yes

Building Fee :

\$3,910.00

Plan Review Fee :

\$1,955.00

Total Permit Fee :

\$5,865.00

Combination Meter

2022-09

2 In

Water Impact Fee :

\$23,280.00

Sewer Impact Fee :

\$22,504.00

Tap Fee :

\$1,899.00

Irrigation Meter

2022-09

None

Water Impact Fee :

Sewer Impact Fee :

Tap Fee :

No Fee

Domestic Meter (Existing Meter Credit)

2022-09

None

Water Impact Fee :

Sewer Impact Fee :

Tap Fee :

-\$1,899.00

Water Impact Total :

\$23,280.00

Sewer Impact Total :

\$22,504.00

Tap Total :

\$0.00

\$250 multiplied by number of dwelling units

0

Parks Fee :

0.00

Estimate of Total Fees Due :

\$51,649.00



SEABROOK

FINANCIAL INFORMATION

- Financial Hand Out “Confidential”

PROPOSED INCENTIVE PACKAGE

- 75 % sales tax abatement for 10 years
- Build out dollars for new 5,000 SF restaurant with Covered Patio 6,993 SF

COMMUNITY BENEFITS BEYOND INCENTIVES

- The partnership between Seabrook Partners LLC and Pomodoro's will add and attract new energy to the City of Seabrook
- Pomodoro's has been in the Clearlake area for 20+ years
- Our restaurant expansion in this new location, known for our Italian inspired cuisine
- Our new restaurant will bring various benefits including job creation , economic stimulus and enhanced community engagement.
- Our new restaurant will contribute to the local Seabrook economy by creating new jobs, generating tax revenue and providing a new social hub for residents and can be a catalyst for economic development in our area.
- Our new restaurant can also attract tourists and visitors, boosting our local economy further.
- We feel our successful restaurant can positively impact property values in our area.
- Our new restaurant will encourage existing establishments to improve their offering and services , leading to a more robust and dynamic market.
- Additional services to include corporate parties, holiday parties, corporate meeting luncheons, school lunches and private parties to include birthday, wedding rehearsal and holidays.

SUMMARY OF BENEFITS

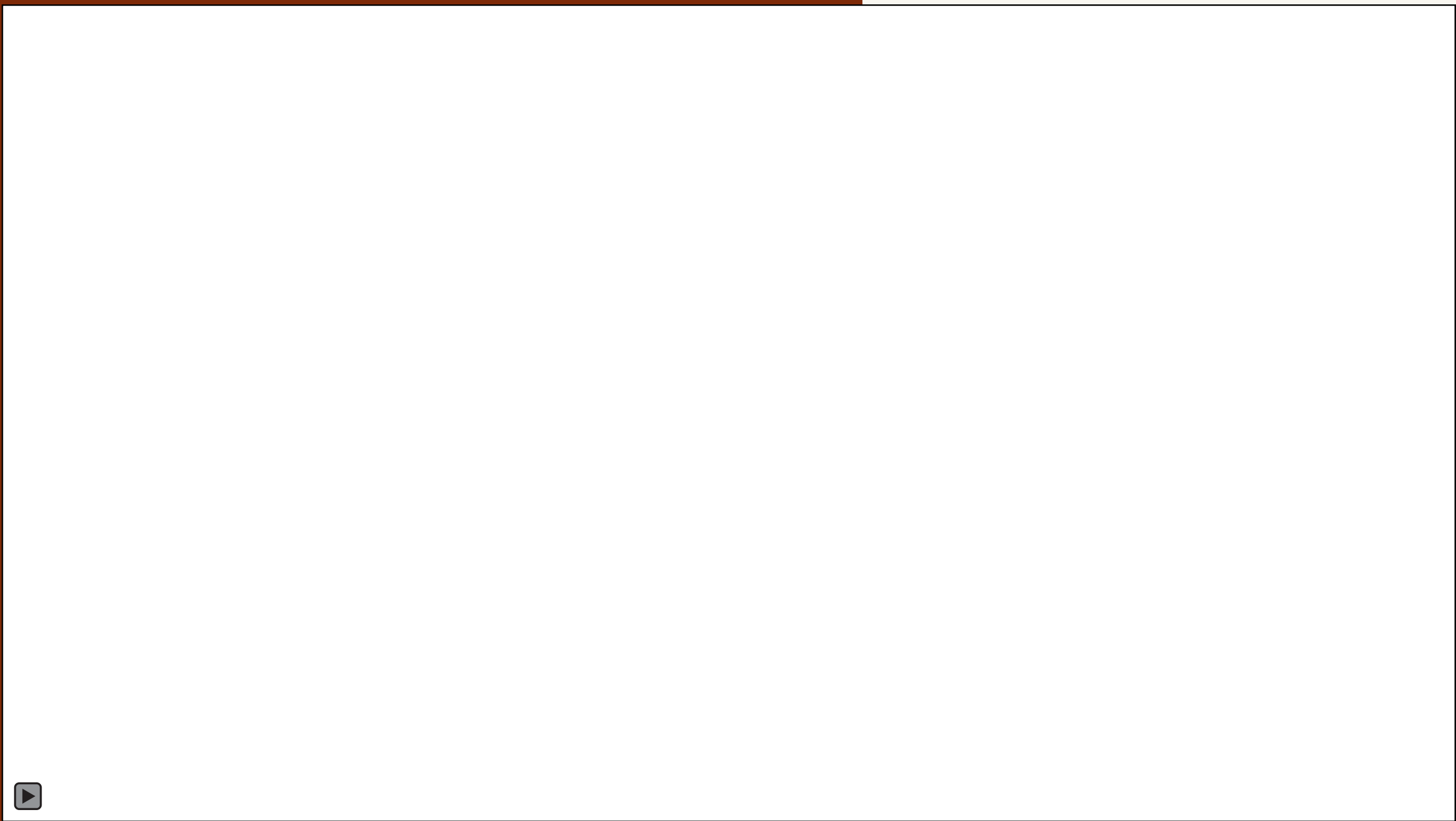
- A new restaurant in Seabrook can be a positive addition to the Seabrook community , contributing to job growth, economic vitality and fostering a stronger sense of our community.
- Help and support our local community initiative's
- Our new restaurant will bring new innovative concepts and ideas to the culinary scene , enriching the dining experience and catering to evolving Seabrook residents' preferences.

REQUEST FOR ACTION

We are requesting \$1,025,0016 from the Economic Development Corporation of Seabrook, Texas.

In closing, our new restaurant in Seabrook will offer a wide range of benefits that will far extend beyond simply providing meals. We will contribute significantly to the local economy and enhance the social and cultural fabric of the community and provide our residents with diverse and enriching dining experiences.

This EDC total funding request is vital and necessary for the total build out cost as outlined in our presentation. Without this partnership with the City of Seabrook and Seabrook Town Center LLC, the Pomodoro's restaurant would not be constructed and would be a total detriment to the overall success of the project.



CAPITAL IMPROVEMENT PROJECT SUMMARY

CIP #	Project #	PROJECT DESCRIPTION	Funding	PROJECT COST						
				PREVIOUS	FY26	FY27	FY28	FY29	FY30+	
S17		ENHANCE AND RECONFIGURE MAIN STREET	EDC & POTENTIAL GRANT	\$ -	\$ 500,000		\$ 2,110,101	\$ -	\$ -	\$ 2,610,101
S18		ENHANCE PEDISTRIAN CONNECTIVITY IN OLD SEABROOK	EDC	\$ -	\$ -	\$ 312,594	\$ -	\$ -	\$ -	\$ 312,594
S20		HARDESTY - PRELIMINARY ENGINEERING & DESIGN	EDC	\$ -	\$ -	\$ 28,531	\$ -	\$ -	\$ -	\$ 28,531
S21		HARDESTY - DESIGN	EDC	\$ -	\$ -	\$ -	\$ 73,628	\$ -	\$ -	\$ 73,628
FAC20		GATEWAY AND DIRECTIONAL SIGNAGE PROJECT	EDC	\$ -	\$ 593,000	\$ 562,000	\$ -	\$ -	\$ -	\$ 1,155,000
TOTAL EDC PROJECTS				\$ -	\$ 1,093,000	\$ 341,125	\$ 2,183,729	\$ -	\$ -	\$ 4,179,854



Seabrook Marina / Flickr user Katie Haugland

2024-2026 Strategic Plan

The Strategic Planning Process

In February 2024, the Seabrook Economic Development Corporation (EDC) embarked on a strategic planning process to develop the strategic priorities for 2024 through 2026. The following is the process used to reach the conclusions for the strategic plan.

The process kicked off with a preliminary meeting between City Manager and Economic Development Director Gayle Cook and professional facilitator Alysia A. Cook, PCED, IOM with Opportunity Strategies LLC. The two met to review key issues facing the organization, understand the programs and projects currently underway, and to prepare the process and format for the planning session.

On March 1, 2024, the Seabrook Economic Development Corporation (EDC) board of directors and staff met at the SpringHill Suites Marriott in Seabrook for a strategic planning workshop to begin planning for 2024 through 2026.

The following is the Seabrook EDC 2024-2026 Strategic Plan.



Summary

The EDC Board of Directors invited all of city council and other community leaders to attend the first portion which was an interactive economic development training workshop called “Understanding the Economic Development Process.” It included the following topics:

- Community Development
 - Leadership Development
 - Workforce Development
 - Social Infrastructure
 - Physical Infrastructure
- Business Development
 - Recruitment/Attraction
 - Business Retention & Expansion
 - Entrepreneurial Development
 - Tourism Development
- EDC Board Responsibilities/Engagement
- Elected Official Responsibilities/Engagement
- Best Practices
- 5 C’s of Ethical Economic Development

Following the training workshop, the EDC Board adjourned the training portion and provided lunch to their guests. After lunch, just the EDC board and staff remained to develop the 2024-2026 Strategic Plan.



2024-2026 Strategic Plan

Vision Statement



Mission Statement

Seabrook is a sustainable, energetic, and beautiful coastal community that embraces environmental stewardship, fosters safe neighborhoods, and promotes tourism and economic diversity.

The City of Seabrook is responsive, innovative, and fiscally sound in delivering services that preserve, protect, and enhance quality of life.

Goals



1.

**Support Existing
Local Businesses
and Industries**

2.

**Business
Marketing &
Recruitment**

3.

**Quality of Life
Infrastructure**

4.

Communications

5.

Old Seabrook

SWOT & Start-Stop-Accelerate

Prior to the planning session, the facilitator conducted an online SWOT Analysis and a brainstorming exercise called Start-Stop-Accelerate. The results of that are printed in the separate Appendix.

Expectations

The facilitator asked the participants to share with one another what were important topics to them for the group to discuss before the day was over. The following were their responses:

- Expanded communications between EDC and city boards/ committee including budget dollars
- Unified vision for EDC expenditures
- Connect with Planning & Zoning more
- Scope of EDC services
- Opportunities we can pursue and leverage
- Commitment to move forward on the goals we establish
- Represent our citizens
- Execute our goals in the plan we create
- More retail
- Higher use of waterfront
- Polish what we have
- Marketing to developers

The EDC Board and staff developed the following 5 goals for 2024-2026:

- 1. Support Existing Local Businesses and Industries** - To establish a comprehensive Business Retention & Expansion Program aimed at fostering local business growth and sustainability by identifying their needs, providing assistance and fostering an environment conducive to business success.
- 2. Business Marketing & Recruitment** - To enhance Seabrook's economic landscape by implementing targeted marketing strategies and proactive recruitment efforts to attract prospective businesses.
- 3. Quality of Life Infrastructure** - To prioritize infrastructure development that enhances quality of life, including signage, recreation, and essential services accessibility for residents and businesses, optimizing economic growth.
- 4. Communications** - To enhance communication efficiency and effectiveness both internally and externally, facilitating better collaboration and engagement around economic development initiatives.
- 5. Old Seabrook** - To begin the Old Seabrook Livable Center Development Project.





Goal #1: Support Existing Local Businesses and Industries

To establish a comprehensive Business Retention & Expansion Program aimed at fostering local business growth and sustainability by identifying their needs, providing assistance and fostering an environment conducive to business success.

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
1. Invest in relationship building activities with existing businesses in an effort to retain, grow and strengthen				
a. Establish and update a Master Business List and update quarterly	EDC Administrative Support	Q3 2024	Q3 2024	☐
b. Conduct periodic check-ins with individual businesses to better understand their needs, identify obstacles in the business environment, and share local business success stories. Goal is 50/year	EDC Administrative Staff and EDC Board	Q2 2024	Ongoing	# visits in 2024: _____ # visits in 2025: _____ # visits in 2026: _____
c. Maintain the Master Business List as a tool to track activity and outcomes from visits or contacts by staff or board members	EDC Administrative Staff	Ongoing	Ongoing	☐
2. Establish an Annual Top 3 Targeted Sectors List	EDC Administrative Staff and EDC Board	Q2 2024	Annually	
a. Annually establish with the EDC Board a Targeted Sector List identifying top three (3) sectors based on review of market, current real estate availability and zoning	EDC Board	Q2 2024	Annually	Publish Targeted Sector List on Website
b. Focus marketing and outreach with emphasis on the Top 3 List and track contacts in a Prospect List by Sector	EDC Administrative Staff	Q2 2024	Ongoing	# Contacts by each Targeted Sector
c. Develop and maintain a Brokers List that specializes in targeted tenants that align with Seabrook's vision 2040 Plan	EDC Administrative Staff	Q2 2024	Ongoing	Maintained List

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
3. Attract Speciality (Non-Franchise) Retail and Dining for Old Seabrook District	EDC Administrative Staff / Public Affairs	Q2 2024	Ongoing	# Contacts
4. Conduct an online Sector Specific Business Business Retention and Expansion (BRE) Survey (different sector each six months)		Q3 2024	Q4 2026	Bi-Annual Report of Responses
a. Survey any barriers for businesses visioning growth	EDC Administrative Staff			☐ Did we conduct surveys and compile summary in 2024?
b. Survey any opportunities businesses could be attracted to in the broader regions	EDC Administrative Staff			☐ Did we conduct surveys and compile summary in 2025?
c. Survey business on knowledge of local/regional resources or issues impacting their sector	EDC Administrative Staff			☐ Did we conduct surveys and compile summary in 2026?
5. Create an Annual Business Appreciation Event	EDC Board & Staff	Q1 2025	Q3 2025	☐ Did we host a BRE appreciation event in 2024?
a. Explore creative ways to encourage attendance and promote the event (i.e. tournaments, competitions, etc.)				☐ Did we host a BRE appreciation event in 2025?
				☐ Did we host a BRE appreciation event in 2026?
6. Determine the funding proportion of Business Retention & Expansion (BRE) vs. Business Development/Marketing vs. funding other projects such as CIP projects	EDC Board	Q3 2024	Q3 2024	☐



Goal #2: Recruitment & Marketing

To enhance Seabrook's economic landscape by implementing targeted marketing strategies and proactive recruitment efforts to attract prospective businesses.

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
1. Reference previous studies showing Gap Analysis of business types that are not currently located in Seabrook				☐
a. Research recent studies funded by EDC and regional partners	EDC Administrative Support	Q3 2024	Q4 2024	
b. Place studies and summaries before the EDC Board for review	EDC Board	Q4 2024	Q2 2025	
2. Establish recruitment targets for retail restaurants, warehousing, medical center, and any other business types identified from Gap Analysis in (1) above	EDC Meeting	Q1 2025	Q1 2025	☐
3. Create marketing and business recruitment programs to identify recruitment targets based on Gap Analysis	EDC Administrative and Public Affairs Staff	Q2 2025	Q2 2025	☐
4. Create and expand signature commercial broker events	EDC Administrative and Support Staff	Q2 2024	Ongoing	☐
a. Continue Keels and Wheels Broker and Developer Event	EDC Administrative and Support Staff	Q2 2024	Ongoing	
b. Explore new events to attract commercial brokers and developers to Seabrook for unique experience to expose them to opportunities the City can provide for their clients	EDC Administrative and Support Staff	Q2 2024	Q4 2025	# of Broker Events

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
5. Create and promote a positive brand identity	EDC Public Affairs Staff	Q3 2025	Q3 2025	☐
a. Maintain website with relevant and current content	EDC Administrative and Public Affairs Staff	Q2 2024	Ongoing	☐
b. Utilize CoStar or similar third-party software for maintaining list of available properties on website	EDC Administrative and Public Affairs Staff	Q2 2024	Ongoing	☐
c. Evaluate website and marketing metrics to explore ways to improve digital engagement	EDC Administrative and Public Affairs Staff	Q3 2024	Bi-Annual EDC Report to Council	☐ 2024 ☐ 2025 ☐ 2026
6. Conduct annual review of Marketing program and Recruitment successes/misses	EDC Board	Q4 2024	Annually	☐ Did we we conduct annual review in 2024?
				☐ Did we we conduct annual review in 2025?
				☐ Did we we conduct annual review in 2026?



Goal #3: Quality of Life Infrastructure

To prioritize infrastructure development that enhances quality of life, including signage, recreation, and essential services accessibility for residents and businesses, optimizing economic growth.

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
1. Branding for Signage				
a. Hire a Marketing/Branding/Signage Consultant	City Manager	Q3 2024	Q3 2024	☐
b. Approve and fund new signage	EDC Board and City Council	Q3 2024	Q3 2024	☐
c. Build and complete signage project	Staff	Q1 2025	Q1 2025	☐
2. Bayside Park Expansion				
a. Design the Demo	Staff	Q3 2024	Q4 2024	☐
b. Execute the Demo	Staff	Q1 2025	Q1 2025	☐
c. Design of park & Main Street improvements	EDC/Council/OST	Q3 2024	Q4 2024	☐
d. Approve and fund the Bayside Park Expansion	EDC Board	Q4 2024	Q4 2024	☐
e. Complete the buildout	Staff	Q2 2025	Q2 2025	☐
3. Select a third Quality of Life Infrastructure Project for 2025-2026	EDC Board	Q2 2025	Q2 2025	☐
a. Complete that project #3	Staff	Q4 2025	Q4 2026	☐



Goal #4: Communications

To enhance communication efficiency and effectiveness both internally and externally, facilitating better collaboration and engagement around economic development initiatives.

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
1. Establish Economic Development Roundables quarterly meetings with local government officials (Committee Chairs and the Mayor), economic development agencies, and business leaders to collaborate on strategic initiatives and shared goals	EDC President, Mayor, Planning & Zoning Commission Chair, and key topic leaders	Q3 2024	Ongoing	# of meetings in 2024: _____ # of meetings in 2025: _____ # of meetings in 2026: _____
2. Establish Bi-annual joint meetings for all members of Planning & Zoning, EDC, and city council for updates on all strategic plans related to development	EDC Administrative Staff, Support Staff, Planning & Zoning, EDC Board and City Council	Q3 2024	Ongoing	# of meetings in 2024: _____ # of meetings in 2025: _____ # of meetings in 2026: _____
3. Publish Economic Development reports for the business community and Seabrook Economic Development Corporation of insights and guidance on Economic Development initiatives from meetings for publication (City website, social media, etc.)	Public Affairs	Q3 2024	Ongoing	☐ 2024 ☐ 2025 ☐ 2026
a. Final approval of said summary and publication of the summary	EDC Administrative Staff and Public Affairs	2024 2025 2026	Ongoing	☐ 2024 ☐ 2025 ☐ 2026



Goal #5: Old Seabrook

To begin the Old Seabrook Livable Center Development Project.

STRATEGIES	WHO'S RESPONSIBLE?	START Q/YR	COMPLETE Q/YR	METRIC/KPI
1. Plan and discuss progressing with a phase in Old Seabrook	Staff & EDC Board	Q3 2024	Q3 2024	☐
a. Authorize a preliminary Engineering Study for Old Seabrook	EDC Board	Q3 2024	Q4 2024	☐
b. Execute the completed study	EDC Board	Q1 2025	Q1 2025	☐
c. Construction vendor selected by City Council	City Council	Q2 2025	Q2 2025	☐
d. Establish the construction timeline	Staff & City Council	Q4 2025	Q1 2026	☐

**CITY OF SEABROOK
2025-2026 BUDGET
FUND 70 - EDC**

707 - EDC

EXPENSE ACCOUNTS	FOR FISCAL YEAR ENDING SEPTEMBER 30,					BUDGET 2026	2026 BUDGET VS 2025 FORECAST		2025 BUDGET VS 2026 BUDGET	
	2022	2023	2024	BUDGET 2025	FORECAST 2025		\$CHANGE	%CHANGE	\$CHANGE	%CHANGE
707-3010 3010 SALARIES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3012 3012 OVERTIME	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3013 3013 SALARIES-SUMMER/SEASONAL	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3014 3014 CAR ALLOWANCE	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3015 3015 CONTRACT LABOR	-	-	-	-	600	-	-	0.00%	-	0.00%
707-3100 3100 FICA TAXES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3110 3110 RETIREMENT	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3120 3120 HOSPITALIZATION	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3125 3125 ACCRUED VACATION EXPENSE	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3130 3130 WORKERS COMPENSATION	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3150 3150 GIFT/APPRECIATION CERTIFICATES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3350 3350 UNEMPLOYEMENT BENEFITS	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	0.00%	\$ -	0.00%
707-4010 4010 OFFICE SUPPLIES	232	684	557	500	481	500	19	3.92%	-	0.00%
707-4150 4150 SMALL EQUIPMENT	-	1,545	960	-	-	-	(960)	-100.00%	-	0.00%
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 481	\$ 500	\$ (941)	-62.03%	\$ -	0.00%
707-5010 5010 ADVERTISING	15,134	34,154	19,850	51,300	47,814	52,400	4,586	9.59%	1,100	2.14%
707-5020 5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	2,036	1,715	(321)	-15.77%	250	17.06%
707-5030 5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-	-	0.00%	-	0.00%
707-5042 5042 IT SOFTWARE	-	-	22,065	22,350	20,488	20,150	(338)	-1.65%	(2,200)	-9.84%
707-5182 5182 TRAIL MAINTENANCE	14,014	-	27,447	30,000	30,000	30,000	(0)	0.00%	-	0.00%
707-5215 5215 PROF FEES - ENGINEERING	-	-	-	-	-	-	-	0.00%	-	0.00%
707-5220 5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	17,373	15,000	(2,373)	-13.66%	(1,800)	-10.71%
707-5227 5227 PROF FEES - CONSULTING	82,650	37,405	67,406	60,000	54,765	60,000	5,235	9.56%	-	0.00%
707-5300 5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	11,207	16,000	4,793	42.77%	2,200	15.94%
707-5400 5400 TELEPHONE	302	351	129	-	-	-	-	0.00%	-	0.00%
707-5465 5465 MISC EXPENDITURES	216	370	444	500	525	500	(25)	-4.81%	-	0.00%
707-5470 5470 DEBT SERVICE AGENT	-	-	-	-	-	-	-	0.00%	-	0.00%
707-5610 5610 BUSINESS INCENTIVES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-5617 5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	75,000	1,093,000	1,018,000	1357.33%	93,000	9.30%
707-5620 5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	831,098	502,114	(328,984)	-39.58%	(163,292)	-24.54%
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,861,621	\$ 1,090,306	\$ 1,790,879	\$ 700,573	331.51%	\$ (70,742)	-3.80%
707-6020 6020 EQUIPMENT	13,868	-	-	-	-	-	-	0.00%	-	0.00%
707-6035 6035 FACILITIES & PARKS	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6036 6036 WATERFRONT	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6038 6038 TRAIL CONSTRUCTION	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6039 6039 SIGNAGE	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6077 6077 RIGHT OF WAY EXPENSE	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL CAPITAL OUTLAY	\$ 13,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	0.00%
707-6250 6250 GENERAL FUND REIMBURSEMENT	274,106	288,942	110,000	113,745	113,745	238,587	124,842	109.76%	124,842	109.76%
707-6255 6255 TRANSFER TO ENTERPRISE FUND PROJECT	197,275	193,867	195,459	196,945	196,945	198,324	1,379	0.70%	1,379	0.70%
707-6325 6325 REDEMPTION OF BONDS	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6350 6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-	-	0.00%	-	0.00%
TRANSFERS OUT	\$ 471,381	\$ 482,809	\$ 305,459	\$ 310,690	\$ 310,690	\$ 436,911	\$ 126,221	41.32%	\$ 126,221	40.63%
TOTAL EXPENDITURES	\$ 760,192	\$ 725,020	\$ 518,304	\$ 2,172,811	\$ 1,402,078	\$ 2,228,290	\$ 825,852	159.34%	\$ 55,479	2.55%



EDC BUDGET FOR FY 2025-26

Presented 8-14-2025

ACCOUNT	EXPENSE ACCOUNT TITLE			
	• Expense Detail			
4010	OFFICE SUPPLIES		500	0.04%
	Binders, Business Cards	500		
5010	ADVERTISING (no greater than 10% of total revenues)		52,400	3.86%
	• Print, video & online advertising: Annual Promotional Campaign	40,000		
	• BAHEP Partnership Ads	1,000		
	• Promotional items, Painted Pelican Program, Anniversary & Ribbon Cutting Programs	1,400		
	• Seabrook event sponsorship Opportunity	10,000		
5020	DUES & SUBSCRIPTIONS		1,715	0.13%
	• Texas Economic Development Council (TEDC)	600		
	• International Council of Shopping Centers (ICSC) (2)	250		
	• Dropbox	215		
	• Annual Bank of America credit card fee	50		
	• Business of the Year Membership to Chamber of Commerce	400		
	• Houston Business Journal	200		
5030	SERVICES		0	0.00%
5042	IT SOFTWARE		20,150	1.48%
	• Website hosting, AI bot and maintenance, Email Blast software	6,750		
	• Archive Social Web Services (for open records reporting)	2,500		
	• EDC Domains	100		
	• Broker, Real Estate and Mapping Software	9,000		
	• Social News Desk	1,800		
5182	TRAIL MAINTENANCE		30,000	2.21%
5220	LEGAL		15,000	1.10%
5227	CONSULTING		60,000	4.42%
	• Bay Area Houston Economic Partnership (2023-2026)	20,000		
	• General Consulting (Board Related)	15,000		
	• Economic Alliance Houston Port Region (2024-2027)	15,000		
	• Clear Lake Chamber of Commerce (2024-2025)	10,000		
5300	TRAINING & CONFERENCE		16,000	1.18%
	• BAHEP table for annual banquet (8 seats)	1,600		
	• Economic Alliance table for annual banquet (8 seats)	1,100		
	• Economic Alliance trip to Washington, DC (1 person)	2,500		
	• Keels & Wheels Preview Event (Spring 2023)	2,600		
	• Meetings, Events and Luncheons, Board Sales Tax Training	2,900		
	• Seabrook Economic Development Broker Events	3,500		
	• Staff Training	1,200		
	• TEDC Quarterly Conferences	600		
5400	TELEPHONE		0	0.00%
5465	MISCELLANEOUS (Board Shirts)		500	0.04%
5617	ECONOMIC DEVELOPMENT PROJECTS		1,093,000	80.44%
	• CIP Projects			
	Livable Center Projects (Project Notice Old Seabrook \$1,000,000)	500,000		
	Gateway, Wayfinding, Pedestrian and Park Municipal Sign	593,000		
	(Project Notice Old Seabrook includes signage)			

5620	ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS		502,114	36.95%
	Active Project 2017 - Merlion (Sales Tax Reim \$40K)	1,000		
	Active Project 2025 - Barge295	1,114		
	New Incentives	500,000		
TOTAL EXPENDITURES			1,791,379	
INTERFUND TRANSFERS				
6250	ADMINISTRATIVE SERVICES AGREEMENT		238,587	17.56%
6255	TRANSFER TO ENTERPRISE FUND PROJECT (CIP Projects/Debt Payment to EF)		198,324	14.60%
GRAND TOTAL WITH TRANSFERS FOR PERSONNEL & DEBT			* 2,228,290	164.00%

Expected Total Revenue with Interest • 2025-26	1,358,719
Unreserved Balance Required for Balanced Budget	869,571
	2,228,290 *

Cash Reserves as of June 30, 2025	\$4,966,715
Total Potential Expenditure	\$2,228,290
Expected Total Revenue	\$1,358,719
Overall Balance	\$4,097,144

* 5620 - business development incentives

* 6255 = water tank relocation project

FY 2025-26

SEDC - ADMINISTRATIVE SERVICES DEPT 102

PERSONNEL (Salaries include year end adj + longevity)

ADMINISTRATIVE SERVICES CALCULATION FY 2025-26 SEDC AGREEMENT

		EDC DIRECTOR	MARKETING	EDC COORDINATOR	FINANCE	GIS	TOTAL
3010	SALARIES	110,098.36	89,168.27	52,650	147,501	43,781.98	443,199.73
3011	EDUCATION INCENTIVE	-	-	0	-	-	-
3012	OVERTIME	-	-	0	0	500.00	500.00
3013	SAL - SUM/SEASONAL	-	-	0	0	-	-
3014	CAR ALLOWANCE	3,600.00	3,600.00	0	0	-	7,200.00
3015	CONTRACT LABOR	-	-	0	0	-	-
3100	FICA	8,032.79	6,554.08	3,719.75	10,420.92	3,387.57	32,115.12
3110	RETIREMENT	16,278.60	13,190.91	5,451.14	21,824.80	6,474.61	63,220.07
3120	INSURANCE	1,284.77	9,950.10	6,807.14	15,607.90	23,568.22	57,218.12
3125	ACCRUED VACATION	-	-	0	0	-	-
3130	WORKERS COMP.	166.12	134.54	79.44	222.55	135.34	737.98
3140	PSYC. SERVICES	-	-	0	0	-	-
3145	DRUG TESTING	-	-	0	0	-	-
3150	GIFT/APPRE. CERT.	50.00	50.00	50.00	50.00	50.00	250.00
3300	MAYOR/COUNCIL FEES	-	-	0	0	-	-
3310	MUNICIPAL JUDGES FEE	-	-	0	0	-	-
3350	UNEMPLOYMENT BENE.	252.00	252.00	270	270	252.00	1,296.00
3810	SALARY/OT REIM.	-	-	0	0	-	-
3900	MERIT AWARDS	-	-	0	0	-	-
	TOTAL	139,762.63	122,899.90	69,027.89	195,896.87	78,149.72	605,737.02
	FTE	1.00					
EDC ADMINISTRATIVE SERVICES	SPLIT DISTRIBUTION	139,762.63	12,289.99	55,222.32	19,589.69	11,722.46	\$ 238,587.08
		100%	10%	80%	10%	15%	

CITY OF SEABROOK
MULTI-YEAR FINANCIAL OVERVIEW
EDC

EDC	FOR FISCAL YEAR ENDING SEPTEMBER 30,									
	ACTUALS		BUDGET		FORECAST	BUDGET	PROJECTED			
	2022	2023	2024	2025	2025	2026	2027	2028	2029	2030
707-7100 SALES TAX	\$ 1,091,546	\$ 1,198,321	\$ 1,090,226	\$ 1,111,171	\$ 1,103,873	\$ 1,148,028	\$ 1,182,469	\$ 1,312,943	\$ 1,352,331	\$ 1,449,276
707-8269 GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
707-9510 INTEREST INCOME	22,372	156,180	218,343	186,290	198,981	209,491	184,600	115,469	9,333	35,842
707-9520 OTHER INCOME	240	557	2,195	1,200	1,252	1,200	1,700	1,800	1,900	2,000
707-9903 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	\$ 1,304,106	\$ 1,358,719	\$ 1,368,768	\$ 1,430,212	\$ 1,363,564	\$ 1,487,118
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	997,313	1,382,265	2,181,526	3,839,755	213,237	219,634
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	436,911	440,341	444,071	447,719	451,285
TOTAL EXPENSES	\$ 760,189	\$ 725,020	\$ 518,304	\$ 2,172,811	\$ 1,308,493	\$ 1,819,676	\$ 2,622,381	\$ 4,284,356	\$ 661,502	\$ 671,481
BEGINNING BAL-UNRESTR	2,883,277	3,237,247	3,867,284	4,659,745	4,659,745	4,655,358	4,194,401	2,940,788	86,644	788,706
CHANGE IN FUND BALANCE	353,970	630,038	792,461	(874,150)	(4,387)	(460,957)	(1,253,613)	(2,854,144)	702,062	815,637
ENDING BAL-UNRESTR	\$ 3,237,247	\$ 3,867,284	\$ 4,659,745	\$ 3,785,595	\$ 4,655,358	\$ 4,194,401	\$ 2,940,788	\$ 86,644	\$ 788,706	\$ 1,604,342
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	4,835,358	4,374,401	3,120,788	266,644	968,706	1,784,342

Base Services	2025	2026	2027	2028	2029	2030	**2031
	196215	196265	203083	206025.8	213237	219634	
Debt Obligation	196945	198324	194596	195869	197035	198094	194047
Transfer Admin Service	113745	238587	245745	248202.1	250684	253191	255723
Total Transfer	310690	436911	440341	444071.1	447719	451285	449770

** Debt payment matures FY31

PROJECTED EXPENSES AND INCENTIVE AGREEMENTS		
The Edge- Utility Relocate - Multi-Use	397,947	2027
Merlion - EDC Sales Tax Abatement up to \$40,000 or 10yrs 5/2027	10,696	2025
Seabrook Plaza One -2023 Multi-Use Development (Drainage Complete)	550,000	2027
Seabrook Plaza One - 2023 NASA Multi-Use (C.O. complete)	1,450,000	2028
Fay& Fay - 2022 Gas Line (Substantial Completion)	8,520	2025
Miramar Shopping Center - 2024 Retail Redevelopment	300,000	2025
Mjones - 2024 Restaurant Build Out	200,000	2025
Seabrook Retail - 2025 Retail Redevelopment	50,000	2025
Soulfreak Holdings - 2025 Café Build Out New Business Development	41,400	2025
Fay& Fay - 2017 70% Parking; 70% Dock; 50% Landscaping	127,371	2027
Seabrook Pals Mini Mural 2024	1,000	2025
Bayside Park Design Consultant 2024	83,000	2025
Barge295 - 2025 Small Business Development	50,000	2025
Barge295- 2025 EDC Sales Tax Abatement up to \$30,000 or 10yrs	30,000	2025
5735 Bayport Plaza LLC - 2025 Retail Redevelopment	30,000	2025
Midnite Slice - 2025 Parking Lot Expansion	26,483	2025
HOLD -Gateway, Wayfinding, Directional Signage Consultant	93,000	2026

CIP

Enhance and Reconfigure Main Street (Engineering)	500,000.00	2026
Gateway, Wayfinding, Directional Signage (Phase I)	593,000.00	2026
Gateway, Wayfinding, Directional Signage (Phase II)	562,000.00	2027
Enhance Connectivity in Old Seabrook	312,594.00	2027
Hardesty - Preliminary Engineering & Design	28,531.00	2027
Hardesty - Design	73,628.00	2028
Enhance and Reconfigure Main Street (Construction)	2,110,101.00	2028





Agenda Briefing

Date of Meeting: August 14, 2025

Responsible Department: Economic Development

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area:

General Information:

Consider and take all appropriate action on an advertising proposal with the Houston Business Journal (HBJ) for a marketing campaign in an amount not to exceed \$10,000.00.

Executive Summary / Background:

To request approval for a targeted, two-month advertising campaign designed to support local businesses and industries, and to assist in recruitment and marketing efforts, in alignment with the Board's Strategic Plan Goals 1 and 2.

In accordance with the Board's Strategic Plan:

- **Goal 1: Support Existing Local Businesses and Industries**

The campaign will implement focused target marketing and outreach to promote the top three priority business sectors identified. This initiative aims to raise awareness, drive local spending, and provide visibility to sectors deemed vital in the community's economic system.

- **Goal 2: Recruitment & Marketing**

The advertising strategy will include the promotion of business recruitment efforts for identified gap sectors: **retail, restaurants, warehousing, medical services**, and other key business types outlined in the gap analysis. The campaign will support brand messaging that positions the community as a desirable location for business investment and expansion.

The attached proposal is for launching a **two-month multimedia advertising campaign**

utilizing a combination of digital, print, and radio/streaming platforms to ensure broad reach across local and regional audiences. Messaging will be tailored to highlight both the strengths of existing local businesses and the community's readiness for new business ventures.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Seabrook EDC HBJ - Summer 2025

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Seabrook EDC & HBJ
“Seabrook is Open” - Fall 2025
August 8, 2025

MARKETING OBJECTIVES:

- Create awareness of Seabrook, Texas promoting “Seabrook is Open!”
- Options to highlight **Seabrook EDC Firefox Video (2min)**

Campaign Recommendation:

Digital: Run of Site XL Banners (In-Banner Video)

9/1 – 11/30

High-impact, larger rich media units (970x250 & 300x600) running across the site, generating increased visibility to get noticed and align your brand with respected, credible local business news coverage.

- “Seabrook is Open”
- Supporting In-banner video (15 sec autoplay, then clickable for full video)
- 970x250 and 300x600 – Creative Examples [HERE](#)
[CREATIVE SPECS](#)

95,890 total impressions (~32k imps/mo.)

\$7,000

Digital: Native Article, Branded Content

11/1 – 11/30

Custom thought leadership article designed to elevate your brand through branded content on the HBJ site.

- Article headline appears among “Top News” on front page
 - Promoted for 30 days shown with headline impressions
 - One social push (e.g. LinkedIn or FB)
 - SOV [banners](#) on article landing page for initial 30 days
- In front of paywall - shareable and searchable; Lives indefinitely on HBJ site
[CREATIVE SPECS](#)

Example with Video:

[Lake Charles: An investment-ready community - Houston Business Journal](#)

75,000 headline impression package

\$3,000

TOTAL CAMPAIGN:

\$10,000*

***Includes Full Page Ad in any regular weekly issue included as added value at \$10,000**

Additional Recommendations:

Print ad: Weekly HBJ Edition

Weekly paper edition (Publishes on Friday)

See Editorial Calendar

(e.g. 8/22-Gulf Coast Industry Forum)

- Space reservation deadline: Wednesday of prior week
- Ad submission deadline: Friday of prior week
- [CREATIVE SPECS](#)

Full Page Ad

\$5,025

Half Page Ad

\$3,615

¼ Page Ad

\$2,355

July	4	HBJ CEO Profile	Public Companies	—
	11	State of Downtown	Highest-Paid CEOs	—
			Direct Hire Firms	
			Temporary Placement Firms	
			Executive Search Firms	
	18	HBJ Roundtable (Doing Business in Uptown); 40 Under 40 Awards	Real Estate Lenders: Banks Real Estate Lenders: Credit Unions	7/17 — 40 Under 40 Awards
	25	CFO Awards	Residential Property Managers	Texas Workforce Guide 7/23 — CFO Awards
August	1	HBJ CEO Profile	Commercial Property Owners	—
	8	HBJ Roundtable (Doing Business in TMC)	Hospitals	—
	15	Energy Edition	Energy Law Energy Employers Oil and Gas Producers Petrochemical Companies Refineries	8/14 — Future of Health Care Panel (tentative)
	22	Future of Health Care Panel recap (tentative); Most Admired CEO Awards	SBA Recipients Q3 SBA Lenders Q3	Gulf Coast Industry Forum 8/21 — Most Admired CEO Awards
	29	Hispanic-owned Businesses	Hispanic-owned businesses	—

September	5	Wealth Edition; Texas Grad Guide	Wealthiest ZIP Codes	—
	12	HBJ Roundtable (Doing Business in West Houston)	Money Managers Katy/West Houston Employers	—
	19	Fastest-Growing Private Companies	Health Care Systems	9/16 — Future of Energy Panel Event 9/18 — Fastest Growing Company Awards
	26	Fall Office Leasing Guide; HBJ CEO Profile; Future of Energy Panel recap	Subcontractors	—
October	3	HBJ Roundtable (Biz of Education)	Colleges MBA Programs	—
	10	—	BPTW XSmall BPTW Small BPTW Medium BPTW Large BPTW XLarge	10/10 — Best Places To Work
	17	HBJ CEO Profile; Best Places To Work Awards	Largest Employers	—
	24	Women Who Mean Business	Banks, Largest Credit Unions, Largest Women-owned Businesses	10/23 — Women Who Mean Business
	31	Government	Title Companies RRE Brokerages Master Planned Communities	—
November	7	HBJ CEO Profile	Veteran-Owned Businesses	—
	14	HR Impact Awards	Chambers of Commerce Management Districts	11/13 — HR Impact Awards
	21	Lending; Giving Guide	SBA Recipients Q4 SBA Lenders Q4 CRE Brokerages	—
	28	HBJ Roundtable (Doing Business in The Woodlands)	The Woodlands/Conroe Employers	—
December	5	HBJ CEO Profile	Highest-Paid Occupations Wealth Management over \$1M Wealth Management under \$1M	—
	12	HBJ Roundtable (Doing Business in Energy Corridor)	Cybersecurity Companies Web Development Companies	—
	19	Travel & Tourism	Hotels/Motels	—
	26	BOL		—



Gulf Coast Industry Forum

AN ECONOMIC ALLIANCE HOUSTON PORT REGION EVENT

15 YEARS
Gulf Coast Industry Forum
AN ECONOMIC ALLIANCE HOUSTON PORT REGION EVENT



SPECIAL SECTION DISTRIBUTION:

The Houston Business Journal is publishing a special section featuring the 2024 Gulf Coast Industry Forum on August 23, 2024.



2023
Section
Example



**CITY OF SEABROOK
2025-2026 BUDGET
FUND 70 - EDC**

707 - EDC

EXPENSE ACCOUNTS	FOR FISCAL YEAR ENDING SEPTEMBER 30,					BUDGET 2026	2026 BUDGET VS 2025 FORECAST		2025 BUDGET VS 2026 BUDGET	
	2022	2023	2024	BUDGET 2025	FORECAST 2025		\$CHANGE	%CHANGE	\$CHANGE	%CHANGE
707-3010 3010 SALARIES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3012 3012 OVERTIME	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3013 3013 SALARIES-SUMMER/SEASONAL	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3014 3014 CAR ALLOWANCE	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3015 3015 CONTRACT LABOR	-	-	-	-	600	-	-	0.00%	-	0.00%
707-3100 3100 FICA TAXES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3110 3110 RETIREMENT	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3120 3120 HOSPITALIZATION	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3125 3125 ACCRUED VACATION EXPENSE	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3130 3130 WORKERS COMPENSATION	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3150 3150 GIFT/APPRECIATION CERTIFICATES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-3350 3350 UNEMPLOYEMENT BENEFITS	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	0.00%	\$ -	0.00%
707-4010 4010 OFFICE SUPPLIES	232	684	557	500	481	500	19	3.92%	-	0.00%
707-4150 4150 SMALL EQUIPMENT	-	1,545	960	-	-	-	(960)	-100.00%	-	0.00%
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 481	\$ 500	\$ (941)	-62.03%	\$ -	0.00%
707-5010 5010 ADVERTISING	15,134	34,154	19,850	51,300	47,814	52,400	4,586	9.59%	1,100	2.14%
707-5020 5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	2,036	1,715	(321)	-15.77%	250	17.06%
707-5030 5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-	-	0.00%	-	0.00%
707-5042 5042 IT SOFTWARE	-	-	22,065	22,350	20,488	20,150	(338)	-1.65%	(2,200)	-9.84%
707-5182 5182 TRAIL MAINTENANCE	14,014	-	27,447	30,000	30,000	30,000	(0)	0.00%	-	0.00%
707-5215 5215 PROF FEES - ENGINEERING	-	-	-	-	-	-	-	0.00%	-	0.00%
707-5220 5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	17,373	15,000	(2,373)	-13.66%	(1,800)	-10.71%
707-5227 5227 PROF FEES - CONSULTING	82,650	37,405	67,406	60,000	54,765	60,000	5,235	9.56%	-	0.00%
707-5300 5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	11,207	16,000	4,793	42.77%	2,200	15.94%
707-5400 5400 TELEPHONE	302	351	129	-	-	-	-	0.00%	-	0.00%
707-5465 5465 MISC EXPENDITURES	216	370	444	500	525	500	(25)	-4.81%	-	0.00%
707-5470 5470 DEBT SERVICE AGENT	-	-	-	-	-	-	-	0.00%	-	0.00%
707-5610 5610 BUSINESS INCENTIVES	-	-	-	-	-	-	-	0.00%	-	0.00%
707-5617 5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	75,000	1,093,000	1,018,000	1357.33%	93,000	9.30%
707-5620 5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	831,098	502,114	(328,984)	-39.58%	(163,292)	-24.54%
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,861,621	\$ 1,090,306	\$ 1,790,879	\$ 700,573	331.51%	\$ (70,742)	-3.80%
707-6020 6020 EQUIPMENT	13,868	-	-	-	-	-	-	0.00%	-	0.00%
707-6035 6035 FACILITIES & PARKS	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6036 6036 WATERFRONT	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6038 6038 TRAIL CONSTRUCTION	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6039 6039 SIGNAGE	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6077 6077 RIGHT OF WAY EXPENSE	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL CAPITAL OUTLAY	\$ 13,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	0.00%
707-6250 6250 GENERAL FUND REIMBURSEMENT	274,106	288,942	110,000	113,745	113,745	238,587	124,842	109.76%	124,842	109.76%
707-6255 6255 TRANSFER TO ENTERPRISE FUND PROJECT	197,275	193,867	195,459	196,945	196,945	198,324	1,379	0.70%	1,379	0.70%
707-6325 6325 REDEMPTION OF BONDS	-	-	-	-	-	-	-	0.00%	-	0.00%
707-6350 6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-	-	0.00%	-	0.00%
TRANSFERS OUT	\$ 471,381	\$ 482,809	\$ 305,459	\$ 310,690	\$ 310,690	\$ 436,911	\$ 126,221	41.32%	\$ 126,221	40.63%
TOTAL EXPENDITURES	\$ 760,192	\$ 725,020	\$ 518,304	\$ 2,172,811	\$ 1,402,078	\$ 2,228,290	\$ 825,852	159.34%	\$ 55,479	2.55%



INCENTIVE APPLICATION

Applying for Seabrook business incentives starts with completing this application. Staff will complete an economic impact analysis based on information provided by the applicant. Then, if the analysis is favorable, the project moves toward a board presentation and review. The application is the official record of the project that is submitted to the Economic Development Corporation (EDC) for review. The entire process can be completed within 45-60 days, depending on when the application is filed and public hearing requirements/posting.

All applicants are encouraged to review the current [Seabrook Economic Development Corporation Incentive Policy](#) before completing this application.

IMPORTANT: DO NOT START CONSTRUCTION BEFORE COMPLETING THE INCENTIVE APPLICATION PROCESS.

APPLICANT INFORMATION

Applicant Name: Louis Florida Primary Contact: Louis Florida
Business Name: Pomodoro's Cucina Italiana Phone: 832-567 0456
Website: pomodoros online . com Email: Louflorida@gmail.com

BUSINESS DETAILS

Business Owner: Louis Florida Business Structure: ☐ Proprietorship
☐ Limited Liability Company (LLC)
☐ Partnership
☒ Corporation

Business Partner(s) Name and Contact Information:

N/A

Taxpayer ID: 461386202
Texas Secretary of State File Number: 0801645761

Name and Contact Information of Financial Institution:

Wells Fargo / Chase

LOCATION DETAILS

Projected Business Address in Seabrook:

3111 Bayport

This site will be:

☒ Leased
☐ Owned

Property Owner Name and Contact (if leased):

Approximate Opening Date:

11-27-25

Seabrook Town Centre Partners LLC

Type of Business (Industry and nature of operations):

Restaurant

NACIS Code(s):



IMPORTANT: DO NOT START CONSTRUCTION BEFORE COMPLETING THE INCENTIVE APPLICATION PROCESS.

PROJECT AND DEVELOPMENT INFORMATION

Total Value of Project: \$5,212,480.29

Requested Incentive Amount: \$1,025,016.00

Project Description (How will the requested funds be used?):

BUILDOUT OF NEW 5000 SF RESTAURANT w/ COVERED PATIO
BANQUET ROOM, STONE HEARTH OVEN + HOOKS, PANDA
DOORS & RETRACTABLE SCREENS

Project Impact: Total Number of Full-Time Employees at Opening: 45

Total Number of Part-Time Employees at Opening: 25

Has the Business Received Incentives from Other Entities? ☒ Yes ☐ No

If Yes, Please Note Most Recent Awards:

Tenant Allowance - \$250,000.00

REQUIRED DOCUMENTS

Please submit the below documents with the incentive application. Applications will not be considered unless a completed application and the documents noted below are submitted.

- ☒ Sales and Use Tax Report (if applicable)
- ☒ Proof of Harris County Tax Payment
- ☒ Franchise Tax Certification of Account Status (if applicable)
- ☒ Articles of Incorporation from the Secretary of State
- ☒ Current Harris County appraisal district report on project site (if applicable)
- ☒ Budget for the project- including copies of estimates for work and other cost documentation associated with your project.
- ☒ Drawings, renderings, and photos of your project (not required to be drawn to scale for incentive consideration)

Applicants may be required to submit additional documentation related to the project for incentive consideration.

Final determination of incentive award shall be made by the Seabrook Economic Development Board and the City Council of the City of Seabrook. Any incentive award shall be subject to a binding agreement with terms and conditions approved by the Seabrook Economic Development Board and the City Council of the City of Seabrook.

AUTHORIZATION FOR SUBMITTAL

I certify, to the best of my knowledge, that all information provided in this Incentive Application (including attachments) is true and accurate, as indicated by my signature below. I further confirm that the business entity is in good standing under applicable laws and owes no delinquent taxes to any taxing authority.

If awarded incentives, the applicant agrees to comply with a performance agreement, including the submission of documentation on employee counts, average wages by category, taxable sales, personal property inventory, and any other relevant information required by the EDC for the period specified in the performance agreement.

By signing this document, the applicant affirms that they are authorized to file this application on behalf of the business owner/applicant and can provide evidence of such authorization if requested. Proof of appropriate insurance will also be required as a condition of any approved incentive grant.

NOTE: If the landlord is seeking an incentive, they will also be a party to the abatement agreement and must meet all terms, including submitting documents for an annual performance report. If the property is leased and either the landlord seeks an incentive or the applicant requests modifications to the landlord's property, the landlord will need to complete their contact information below.

Legal Property Owner/Landlord:

Signature: [Signature]

Printed Name: GARY JOHNSON

Date: 8/8/25

Legal Address: 25003 PITKIN Rd.

Phone: 713 299 0100

Email: SHOME@hsdevgroup.com
Gary@Hsddevgroup.com

Applicant (if different from legal property owner):

Signature: [Signature]

Printed Name: LOUIS FIDICIA

Date: 8/8/25

Phone: 832-567-0456

Email: PomodoroCatering@yahoo.com

MEDIA RELEASE

I, Louis Florida, on behalf of Pomodoro's Cucina Italiana (business name), hereby authorize the Seabrook Economic Development Corporation (EDC) and its representatives to use, reproduce, and publish photographs, videos, audio recordings, and other media that may include my image, voice, business name, and likeness.

This authorization extends to:

- **Promotional Materials:** Publications, brochures, advertisements, websites, social media, and other promotional or educational materials produced by the EDC.
- **Media Outlets:** Any press releases or media features in newspapers, magazines, television, radio, or online news platforms.
- **Public Events:** Any presentations, conferences, or public events hosted or sponsored by the EDC where media content is used.

I waive any right to inspect or approve the finished media or promotional content and release the EDC from any liability related to the use of these materials.

Acknowledgment: I understand that this media release form does not guarantee the use of any media and does not entitle me to any compensation. This release is binding and will remain in effect unless otherwise revoked in writing.

Signature: [Signature] Date: 8-6-25
Printed Name: Louis Florida Title: owner
Business Name: Pomodoro's Cucina Italiana

PLEASE SUBMIT THIS APPLICATION TO

COMPLETE THE ONLINE APPLICATION

EMAIL:

edc@seabrooktx.gov

MAIL:

Seabrook Economic Development Corporation
1700 First Street
Seabrook, TX 77586





Agenda Briefing

Date of Meeting: August 14, 2025

Responsible Department: Economic Development

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on renewal of the Clear Lake Area Chamber of Commerce contract beginning October 1, 2025 thru September 30, 2026 in an amount not to exceed \$10,000.

Executive Summary / Background:

The Seabrook Economic Development Corporation (SEDC) has historically maintained an active membership with the Clear Lake Chamber of Commerce. This partnership provides networking opportunities, increased visibility for Seabrook businesses, participation in business development events, and collaborative marketing initiatives that align with the SEDC's mission to promote and support local economic growth.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Clear Lake Chamber FY26 Agreement

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



THE CITY OF SEABROOK ECONOMIC DEVELOPMENT CORPORATION AGREEMENT

Member Request by Clear Lake Area Chamber of Commerce:

The Clear Lake Area Chamber of Commerce requests a \$10,000 monetary investment/annual membership from The City of Seabrook Economic Development Corporation during fiscal year 2026. The annual membership detailed in this document is for the period from October 1, 2025, to September 30, 2026. CLACC would submit an invoice to the City by October 1, 2025, and payment would be made to the CLACC by October 31, 2025.

Scope of Services:

During the terms of this Agreement, the Clear Lake Area Chamber of Commerce agrees to perform, direct, or fund the following activities and services for the City of Seabrook Economic Development Corporation: Privileges as an Economic Development Partner, are the following:

- All the privileges of the Basic Chamber Membership.
- Two Ticket to the 2025 Annual Chairman's Ball Awards Gala, Friday, October 3rd.
- Two Tickets to (10) Monthly Membership Luncheons October 2025 to Sept 2026
- Tuition for individuals of your choice to participate in Leadership Clear Lake class of 2027 (beginning August 2026)
- City Name scrolled on home page of Chamber website
- City Name and Logo in Chamber publications including but not limited to Chamber event programs and PowerPoint presentations.
- E-blast promotions in monthly "On the Horizon" emails to membership on the 15th of each month. (ad due on the 10th) of city-wide public activities.

Optional Sponsorship:

City of Seabrook, as an option, and not as a requirement to this Agreement, may sponsor the Christmas Boat Lane Parade in December 2025, by the additional payment of \$2,000, which shall be invoiced separately and include benefits awarded to the \$2,000 Bronze Sponsor level.

If the above terms meet with your approval, please indicate your acceptance by signing below.

**CITY OF SEABROOK ECONOMIC
DEVELOPMENT CORPORATION**

**CLEAR LAKE AREA
CHAMBER OF COMMERCE**

City of Seabrook Economic Development Corporation

President Cindy H. DeWease

Date Signed

Date Signed



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 Occupancy (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 in favor and 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

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.



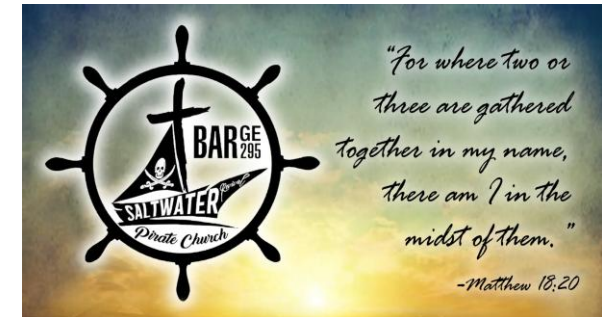
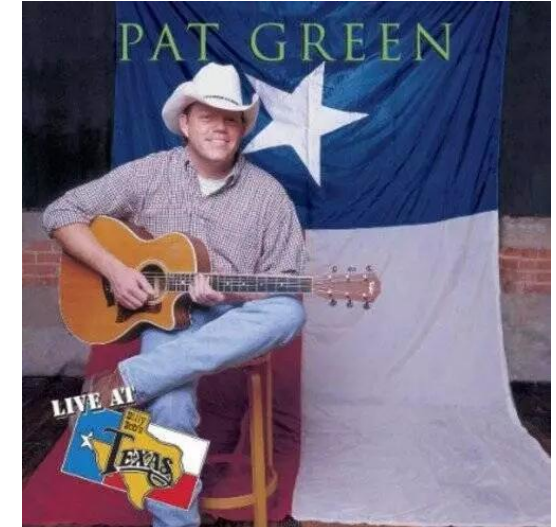
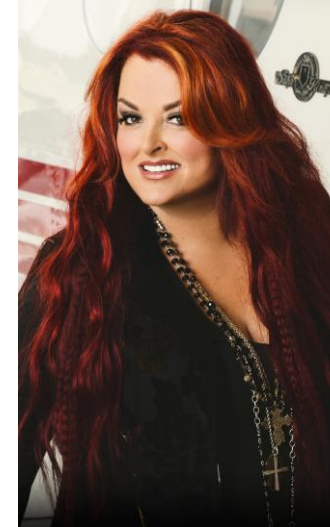
* SECRET HOUSTON



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 Tups, 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

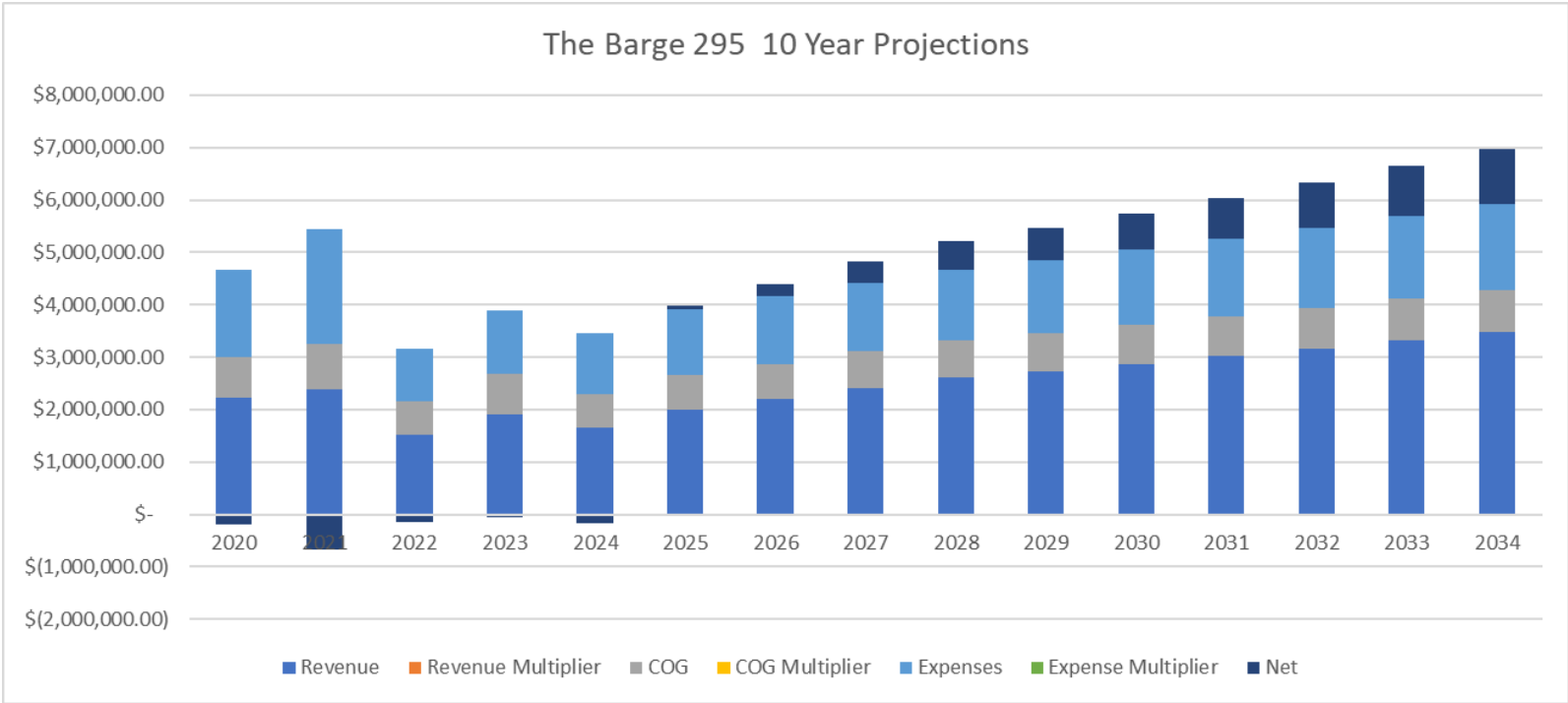


Add items after the kitchen is operational:

- 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

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

Estimate

Date	Estimate #
2/3/2025	9937

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

Ship To
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

Expiration Date: 07/01/2025

2613 1/2 NASA PKWY
Seabrook TX 77586

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

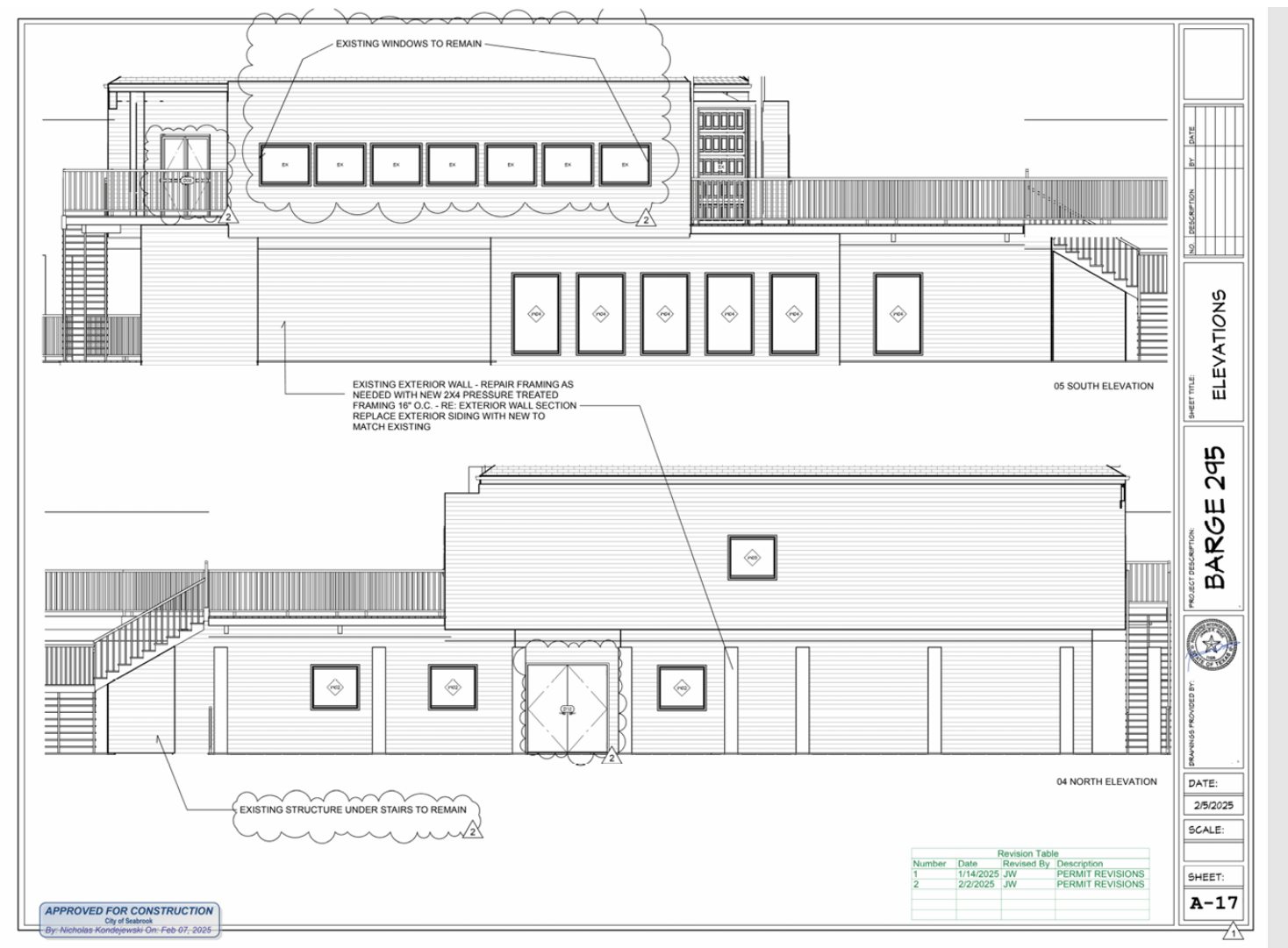
Qty	Description	Unit price	Line total
4	42x40	0	0
6	42in x 72in block size		
	Manufactured by US Aluminum 2 1/2 inch by 5 inch thermally broken clear anodized w 1 5/16 insulated storm glass furnish and installed		

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

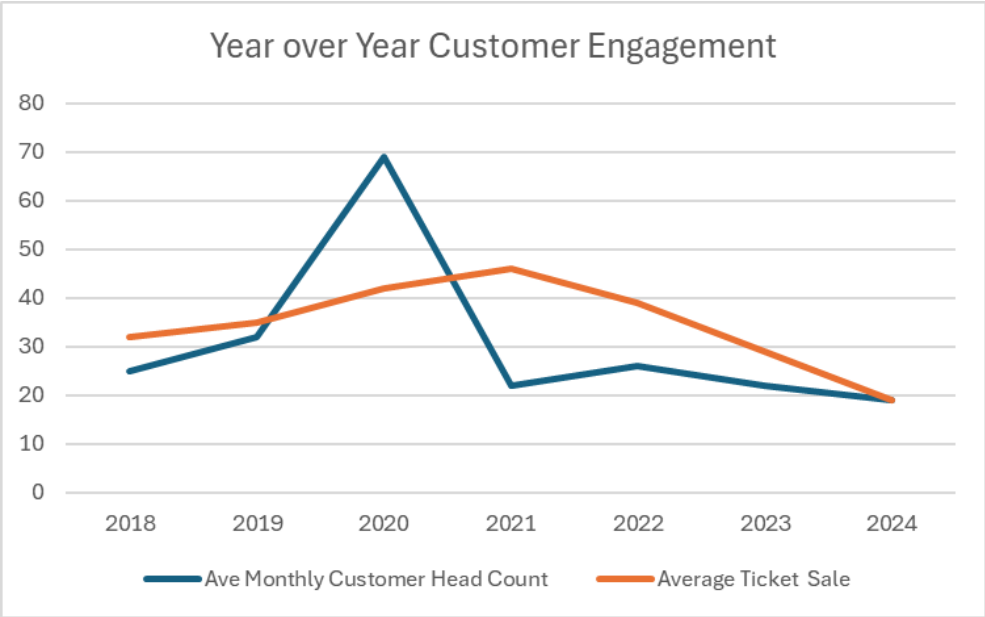
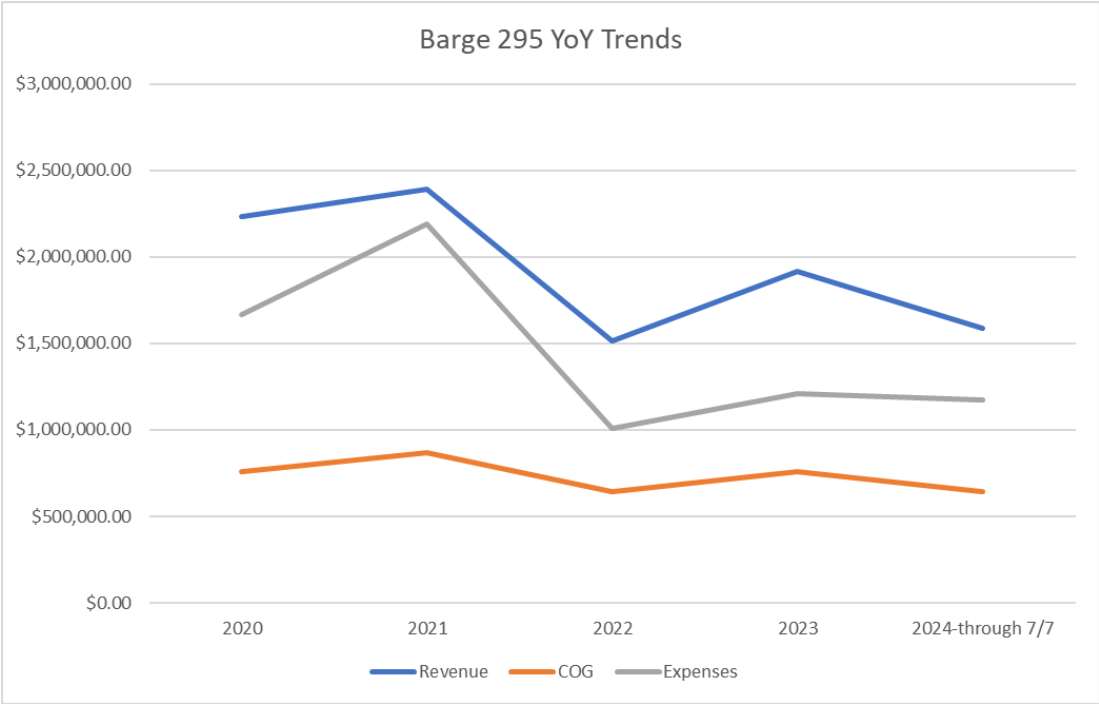
ADDITIONAL INFORMATION

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.

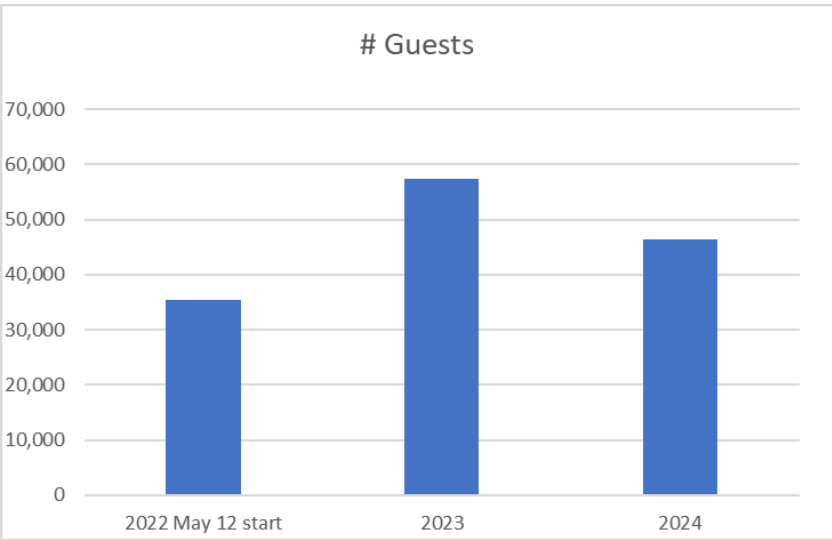
MAXIMUM INCENTIVE: \$50,000

- 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

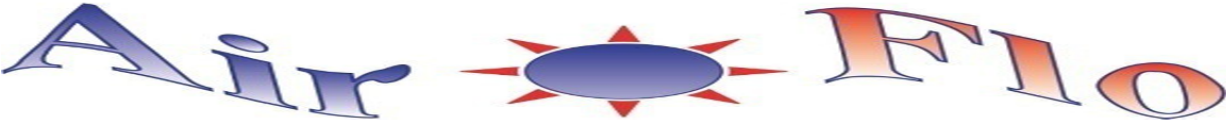
Brian Mueller 281-414-7440

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	AMOUNT
	1-14 FT LOW CEILING TYPE 1 HOOD	1	6,000.00
	1-BUILD/INSTALL EXHAUST AND MAKE UP AIR DUCT WORK	1	9,000.00
	14 FEET STAINLESS STEEL BACK SPLASH	1	1,200.00
	1-DU180 EXHAUST FAN	1	1,600.00
	1-SIDE DISCHARGED FILTERED INTAKE SUPPLY FAN	1	1,600.00
	1-AUTOMATIC FIRE SYSTEM WITH GAS VALVE AND PERMIT	1	4,800.00
	1-PERMIT/INSPECTION	1	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



HEATING & AIR CONDITIONING

PHONE 281-993-5000

381 COLUMBIA MEMORIAL PARKWAY #104, KEMAH, TX 77565

REVISED PROPOSAL

"Your Neighborhood Service Company"

State Licensed & Insured TACL21038C

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: _____	0.00T
Print Name: _____	
Date: _____	
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,	0.00
Rod Salman On Behalf of BC Partitions Sales Tax	398.81
B.C. Partitions Corp. is paperless. Original documents will not be mailed. All correspondence will be electronic.	Total

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



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

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

KITCHENALL

3686 Miller Park Dr
Garland, TX 75042
Phone: 947-525-2066

INVOICE # 2768
DATE: 02/01/2025

QUOTE FOR
Mike Robinson
Barge295
2613 1/2 Nasa Pkwy
Seabrook, TX 77586
Phone: 832-215-1910

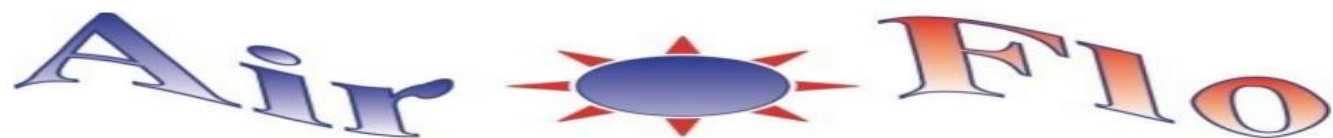
SHIP TO:
Driver Rescue
Barge295
2613 1/2 Nasa Pkwy
Seabrook, TX 77586
Phone: 832-215-1910

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

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Small Business Development Incentive: Quote on Large Ticket Items



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	DATE: MARCH 27, 2025
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	

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 _____

New Requirement
not installed as of
4/2/25

SEABROOK PLAZA

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

- 
01. MEET OUR TEAM
 02. REDEVELOPMENT PROJECTS
 03. SEABROOK PLAZA DESIGN IDEAS
 04. FINAL DESIGN PICK
 05. PROJECT COST
 06. BENEFITS

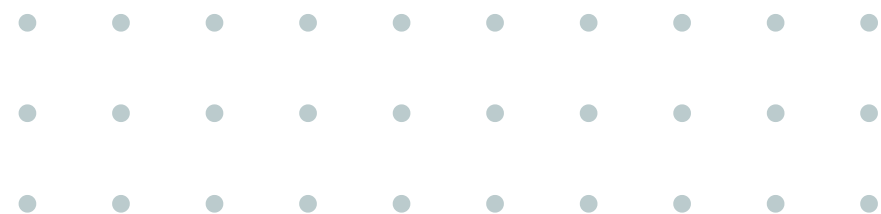
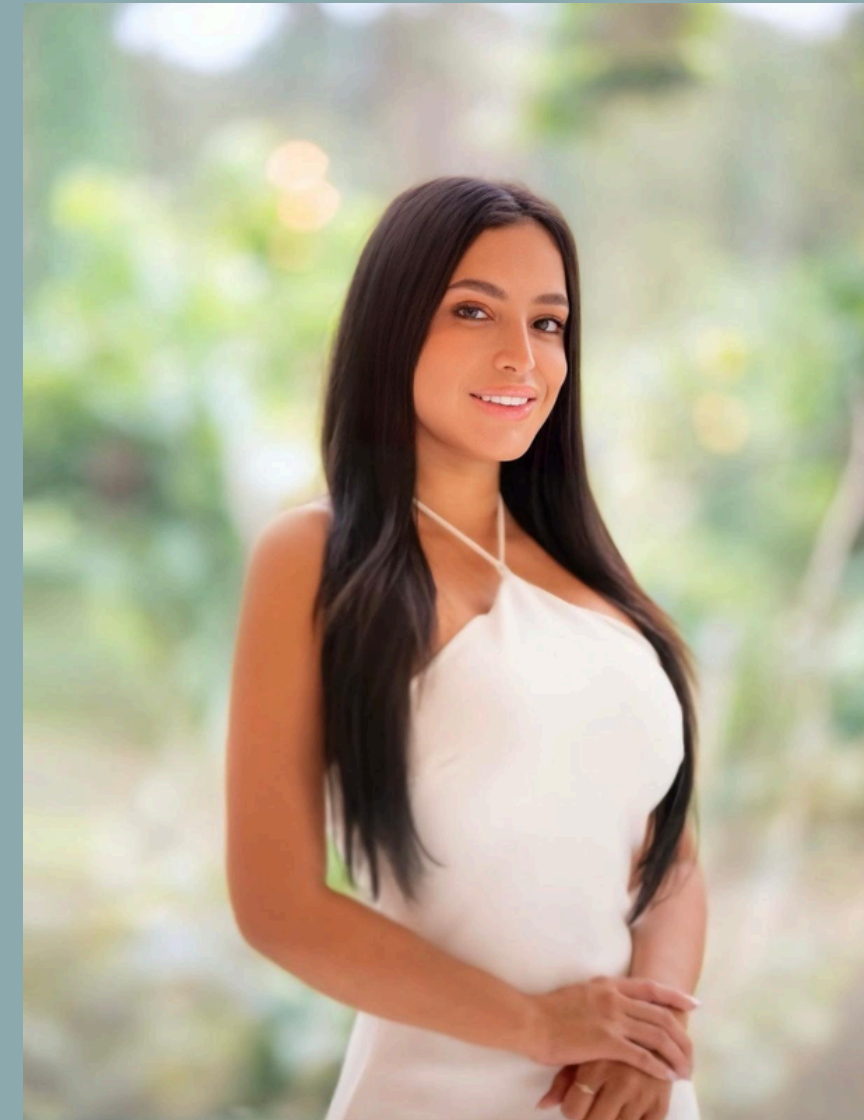


TABLE OF CONTENT

TEAM



ALYM LAKHANI - PRINCIPAL
ERSHAN LAKHANI - PARTNER
JOHANA MOTINO - PM



03. REDEVELOPMENT PROJECTS

Cranbrook 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.

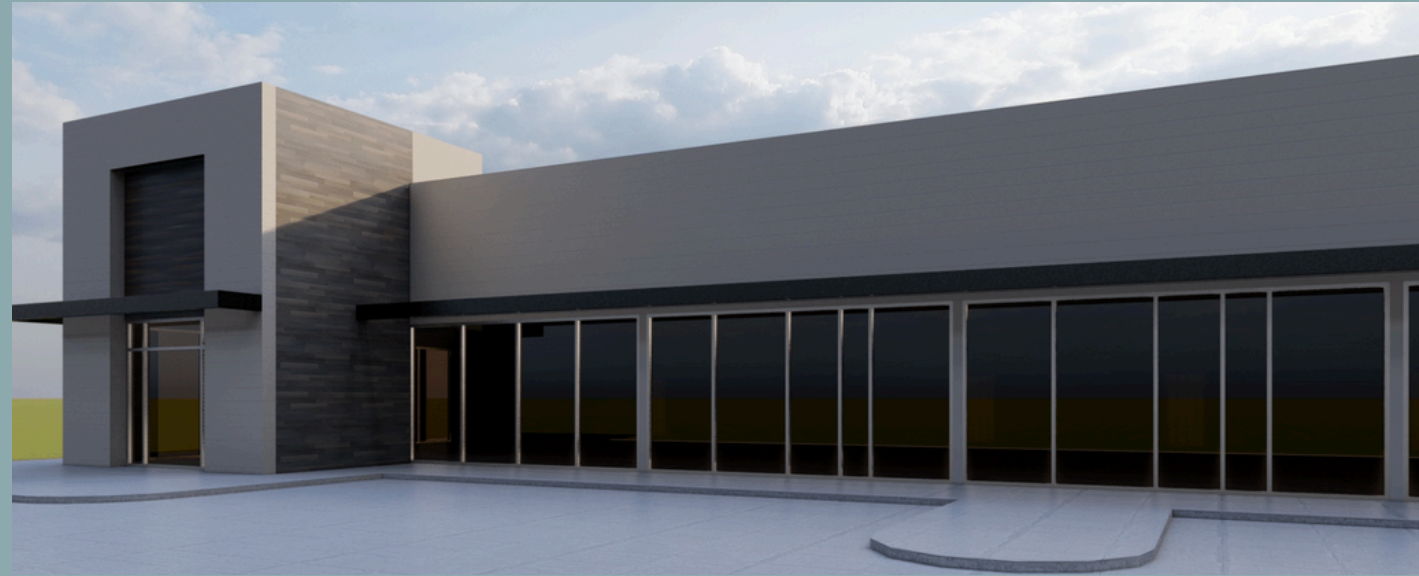
SEABROOK PLAZA DESIGN

Designer - 9Division Design-Build

CURRENT STATE



DESIGN IDEAS

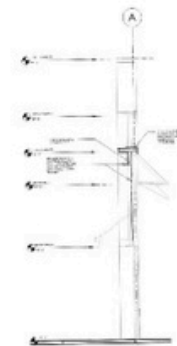
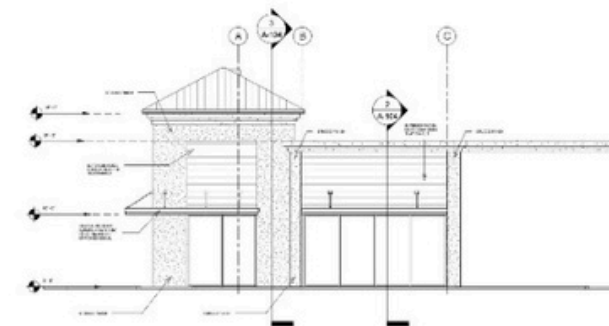
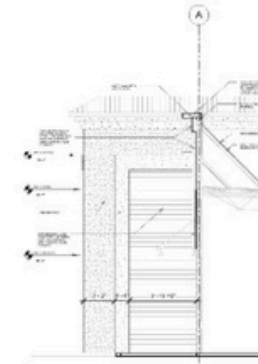
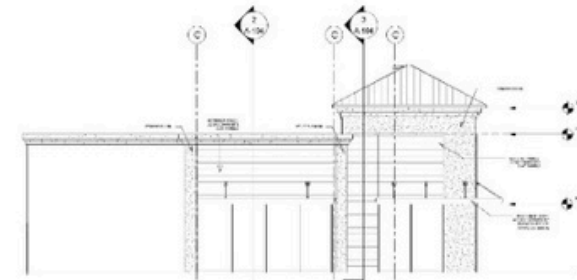
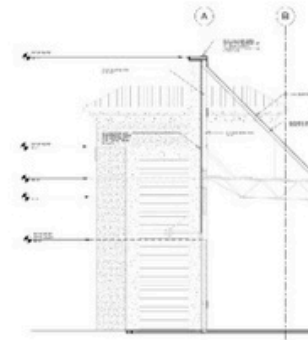
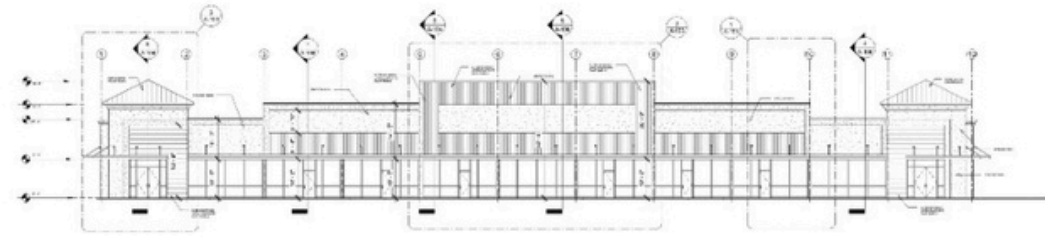


FINAL DESIGN PICK WITH RAISED FACADE



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

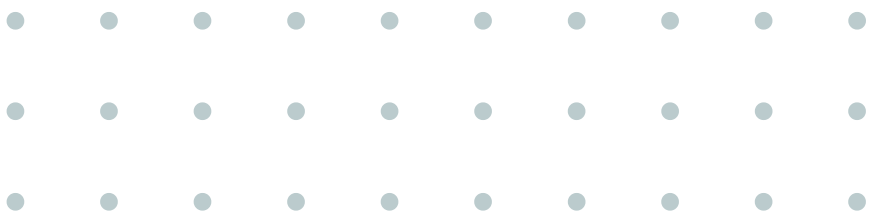


HOW IT BENEFITS US?

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

HOW IT BENEFITS THE CITY OF SEABROOK?

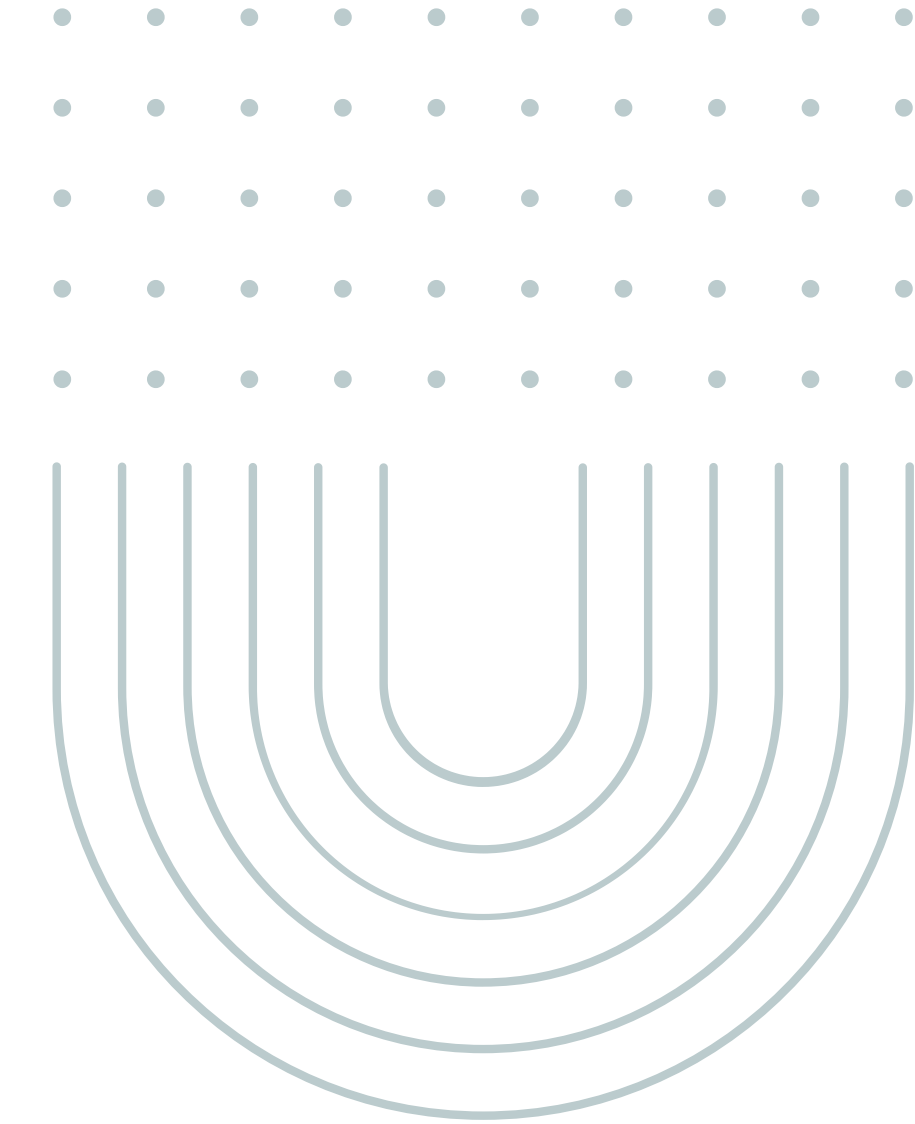
- IMPROVED AESTHETICS AT A HIGH-TRAFFIC LOCATION
- SUPPORTS LOCAL ECONOMIC GROWTH
- INCREASES PROPERTY & SALES TAX REVENUE
- HELPS FILL VACANCIES AND REDUCE BLIGHT
- MAKES SEABROOK MORE ATTRACTIVE TO NEW BUSINESSES AND RESIDENTS
- BOOSTS COMMUNITY PRIDE AND IDENTITY



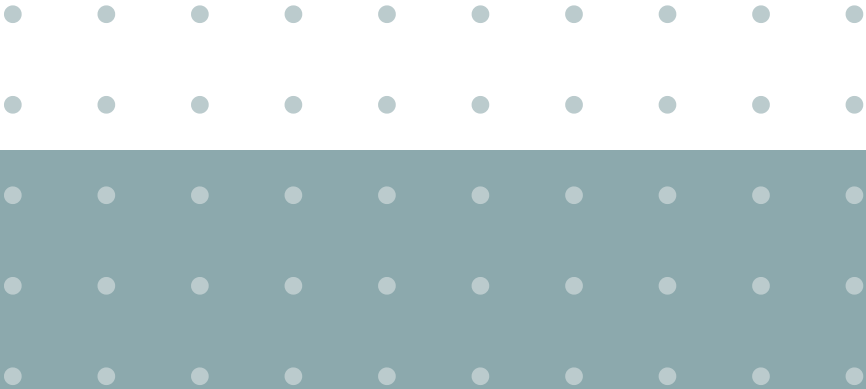
We respectfully request \$100,000 toward the total \$110,000 cost of our proposed facade improvement project for Seabrook Plaza. While we recognize that the City of Seabrook Economic Development Corporation typically contributes a percentage of project costs, we are seeking increased support due to exceptional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



GRANT REQUEST



THANK YOU

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

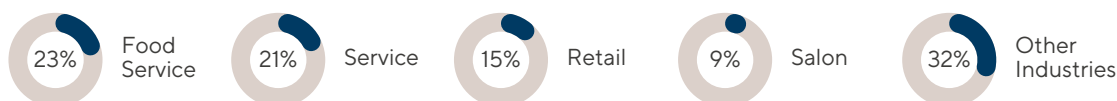


MONTHLY ACTIVITY REPORT

Period: Mar 14, 2025 - April 9, 2025

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

<u>Period</u>	<u># of Additions</u>	<u>Total Valuation</u>
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

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		

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



MARCH 2025 NEWSLETTER

Sent

347

Open Rate

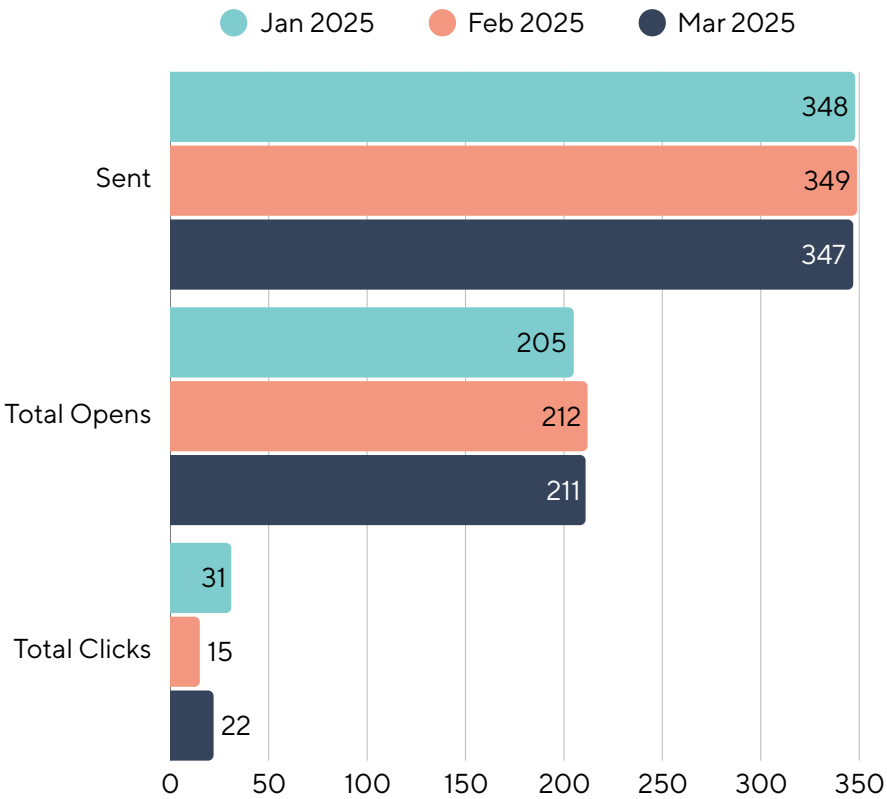
64.7%

Click Rate

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 PERFORMANCE ANALYTICS



EDC WEBSITE ANALYTICS

TOTAL USERS
259

PAGE VIEWS
458

EVENT COUNT
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
MULTI-YEAR FINANCIAL OVERVIEW
EDC

EDC	FOR FISCAL YEAR ENDING SEPTEMBER 30,									
	ACTUALS			BUDGET	FORECAST	BUDGET	PROJECTED			
	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

**CITY OF SEABROOK
2024-2025 BUDGET
FUND 70 - EDC**

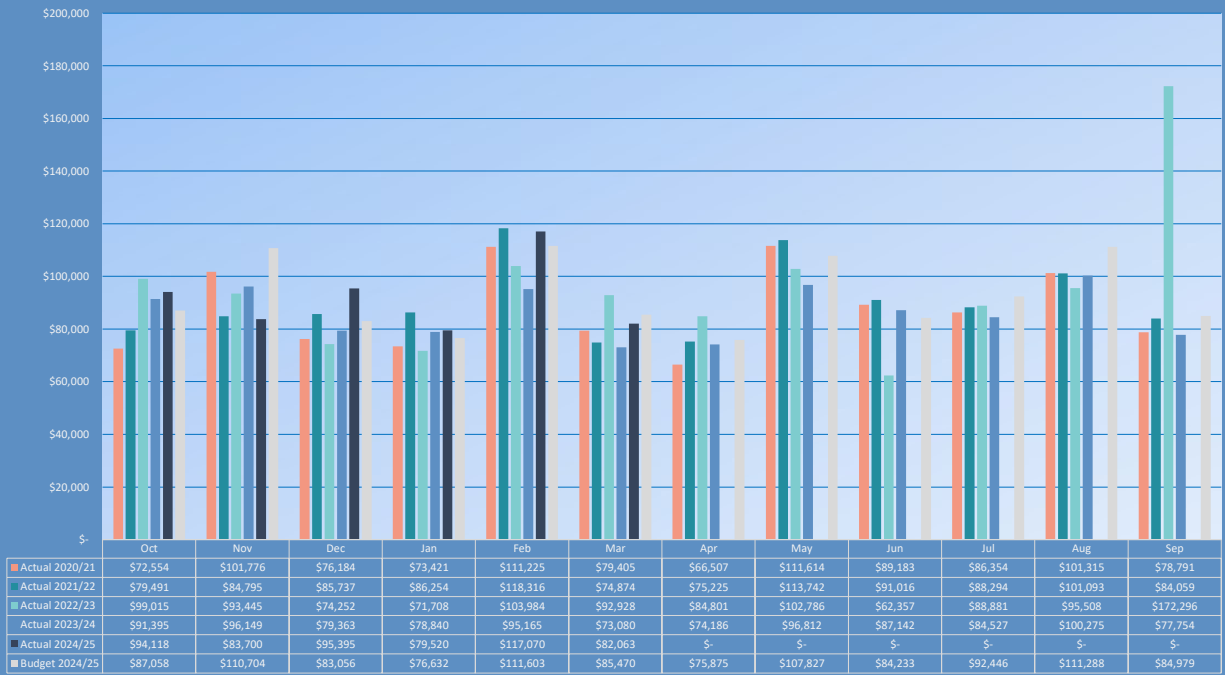
707 - EDC

EXPENSE ACCOUNTS	FOR FISCAL YEAR ENDING SEPTEMBER 30,					
	2022	2023	2024	BUDGET 2025	FORECAST 2025	BUDGET 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

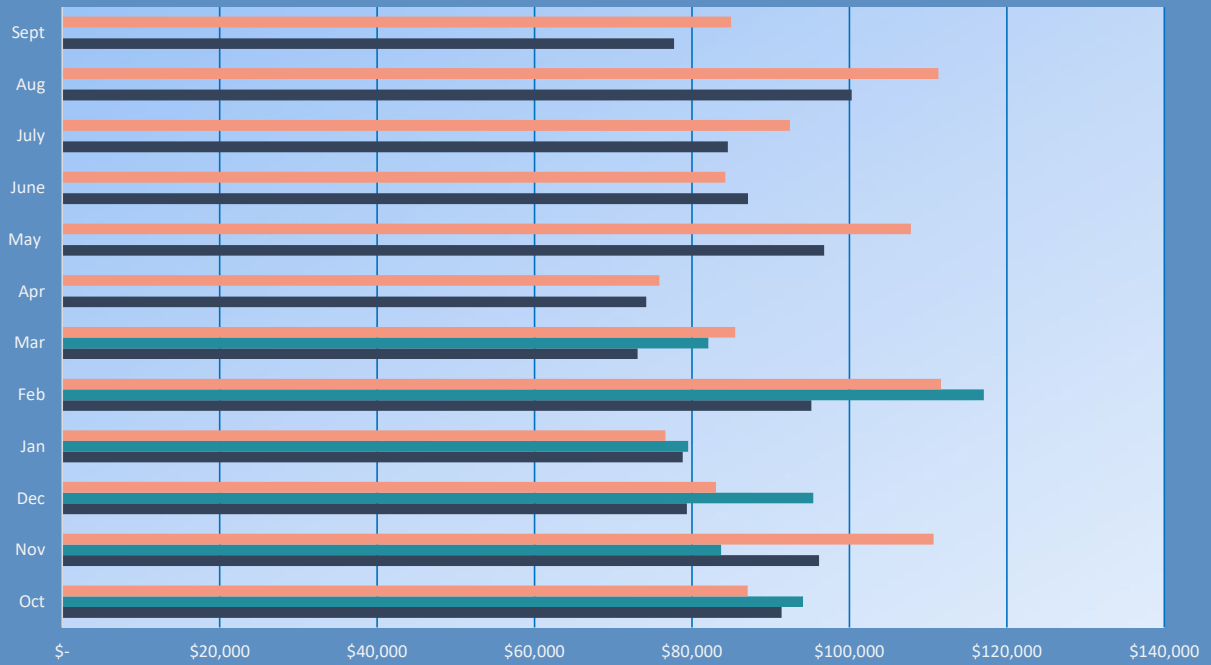
**CITY OF SEABROOK
SEDC - RESULTS
March 31, 2025**

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD FAV/(UNFAV)	SEDC	ACTUAL	BUDGET	ACT VS BUD FAV/(UNFAV)
		VARIANCE				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



EDC Monthly Sales Tax Comparison



	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	\$82,063	\$-	\$-	\$-	\$-	\$-	\$-
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 to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2023/24 Actual	2024/25 Actual	2024/25 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%



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, Ann Wacker, Andrew Croce, 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 Soulfreak Holdings for an amended incentive application for Small Business Development at revised location of 1305 Main Street for a coffee shop.

Amy Albro, the owner of Soulfreak Holdings, gave a presentation on the incentive request.

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 551.087

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

Chairman Dunphey adjourned the meeting into closed session at 6:17 pm for items 3.1 and 3.2.

4. OPEN SESSION

4.1 Reconvene Open Session

Chairman Dunphey reconvened the regular meeting into open session at 6:36 PM.

No actions were taken in closed session.

5. NEW BUSINESS

5.1 Consider and take all appropriate action on a 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.

A motion was made to approve a business development incentive for Soulfreak Holdings, to be located at 1305 Main Street, in an amount not to exceed \$41,400.00. The incentive is subject to performance criteria, including the issuance of a Certificate of Occupancy and the creation of two full-time and four part-time positions.

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

5.2 Consider and take all appropriate action on approval of funding for Co-Presenting Sponsorship for Celebration Seabrook to be held Saturday, October 11, 2025 in an amount not to exceed \$10,000. This is a budgeted item.

Presentation from Lexie Graham, Tourism and Events Coordinator, including an update on 2024 Celebration Seabrook and goals for 2025.

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

5.3 Consider and take all appropriate action on annual review of the Seabrook Economic Development Corporation Resolution 2023-01/EDC Incentives Policy.

City Manager Gayle Cook gave a brief overview of the current incentive policy.

A motion was made to accept the annual review with no changes being made to the policy.

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

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 A)

6.2 EDC Financial Report

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

6.3 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 on Task Forces.

EDC members recognized Mayor Kolupski for his service to the EDC throughout the years.

6.4 Establish future meeting dates and agenda items.

The next regular scheduled meeting is June 12, 2025.

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

The meeting was adjourned at 7:11 PM.

APPROVED ON THE ____ DAY OF _____, 2025.

Paul Dunphey, EDC Chair

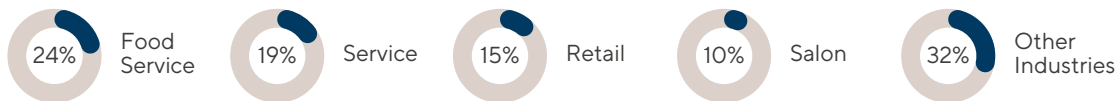
Kiarra Bellow,
EDC Administrative Coordinator

MONTHLY ACTIVITY REPORT

Period: April 10, 2025 - May 7, 2025

Active Businesses 215	Properties For Sale 16 Sources: Crexi, Loopnet	Total Period Activities 154	Active Projects 12
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TOP BUSINESS INDUSTRIES



DEVELOPMENTS

- Miramar Shopping Center (2000 Bayport Blvd)** - Parking Area Complete
- 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
- Unit Cold Storage (Old Hwy 146)** - Preparing for Permitting

COMMERCIAL VALUATIONS

(For existing structure additions or remodels)

<u>Period</u>	<u># of Additions</u>	<u>Total Valuation</u>
March 2025	3	\$275,934.00
YTD Fiscal 24-25	14	\$1,318,840.00

PERIOD INSIGHTS

Business Retention Activities

Emails -	159
BRE Meetings-	1
Partnership Meetings-	2

Business Incentive Program Activities

1	Active Incentive Applications
0	Pending Incentive Applications
1	Incentive Inquires

Development Activities

Development Meetings -	1
Broker Meetings -	1



FY 24-25 APPROVED PROJECTS

Period:

As of May 7, 2025

Approval Date	Business	Approved Amount	Type
9-12-2024	Miramar Shopping Center FY 23-24	\$300,000	Retail Redevelopment
9-12-2024	Soulfreak Holdings FY 23-24	\$15,000	Small Business Development
10-17-2024	Margarita Jones	\$200,000	Small Business Development
11-14-2024	Bayside Park Expansion	\$83,000	Quality of Life
12-12-2025	Seabrook Retail	\$50,000	Commercial Facade
1-9-2025	Gateway, Wayfinding, Directional Signage	\$93,000	Quality of Life
3-13-2025	Midnite Slice	\$26,482.50	Small Business Development
4-10-2025	5735 Bayport Plaza	\$30,000	Commercial Facade
4-10-2025	Driver Rescue Club (Barge 295)	\$30,000 \$50,000	Sales Tax Rebate Small Business Development
	TOTALS	\$877,482.50	

Business Incentive Program Activities (YTD)

4 Active Incentive Applications

12 Incentive Inquires

SEDC PROJECTS REPORT

Period:

As of May 7, 2025

ACTIVE AGREEMENTS

Active	Date of Agreement	Term Length	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type
Y	2/13/2025	2/13/2035	na	Seabrook Retail LLC	\$50,000	\$50,000	Retail Redevelopment	Incentive
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	Merlton 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
	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
	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		

ITEMS SENT TO COUNCIL REPORT

Period:

As of May 7, 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
3/13/2025	Incentive - Midnite Slice	Pending	
4/10/2025	Incentive- Driver & Rescue	Pending	
4/10/2025	Incentive- 5735 Bayport Plaza	Pending	

MARKETING AND COMMUNICATIONS



**APRIL & MAY NEWSLETTERS WILL BE
COMBINED AND PUBLISHED THE WEEK OF
5/12/2025**



UPCOMING EVENTS

EDC Events



EVENT: EDC | Anniversary & Ribbon Cutting
Date: 5/9/2025
Time: 4 PM
Attendees: Summer Sanford / Ann Wacker

Partner Events



EVENT: BayTran | State of the Counties
Date: 5/19/2025
Time: 11 AM
Attendees: Summer Sanford, Gayle Cook, Mayor Kolupski



EVENT: CLACC | General Membership Luncheon
Date: 5/28/2025
Time: 11 AM
Attendees:



EVENT: Economic Alliance | Workforce Task Meeting
Date: 6/10/2025
Time: 10 AM
Attendees:



EVENT: Economic Alliance | June Board Meeting
Date: 6/18/2025
Time: 3 PM
Attendees:

April Monthly Financial Report

Fiscal Year Ending September 30, 2025



"The City of Seabrook is responsive, innovative and fiscally sound in delivering services that preserve, protect and enhance quality of life."

CITY OF SEABROOK
MULTI-YEAR FINANCIAL OVERVIEW
EDC

EDC	FOR FISCAL YEAR ENDING SEPTEMBER 30,									
	ACTUALS			BUDGET	FORECAST	BUDGET	PROJECTED			
	2022	2023	2024	2025	2025	2026	2027	2028	2029	2030
SALES TAX	\$ 1,091,546	\$ 1,198,321	\$ 1,090,226	\$ 1,111,171	\$ 1,103,873	\$ 1,148,028	\$ 1,182,469	\$ 1,312,943	\$ 1,352,331	\$ 1,449,276
GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	22,372	156,180	218,343	186,290	198,981	190,379	177,096	108,499	83,471	121,814
OTHER INCOME	240	557	2,195	1,200	1,252	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	\$ 1,304,106	\$ 1,339,607	\$ 1,361,265	\$ 1,423,242	\$ 1,437,703	\$ 1,573,090
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	4,230,647	4,016,598	2,752,411	2,204,899	3,112,272
CHANGE IN FUND BALANCE	353,970	630,038	792,461	(874,150)	(429,099)	(214,049)	(1,264,187)	(547,512)	907,372	1,033,026
ENDING BAL-UNRESTR	\$ 3,237,247	\$ 3,867,284	\$ 4,659,745	\$ 3,785,595	\$ 4,230,647	\$ 4,016,598	\$ 2,752,411	\$ 2,204,899	\$ 3,112,272	\$ 4,145,298
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	4,410,647	4,196,598	2,932,411	2,384,899	3,292,272	4,325,298

	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

**CITY OF SEABROOK
2024-2025 BUDGET
FUND 70 - EDC**

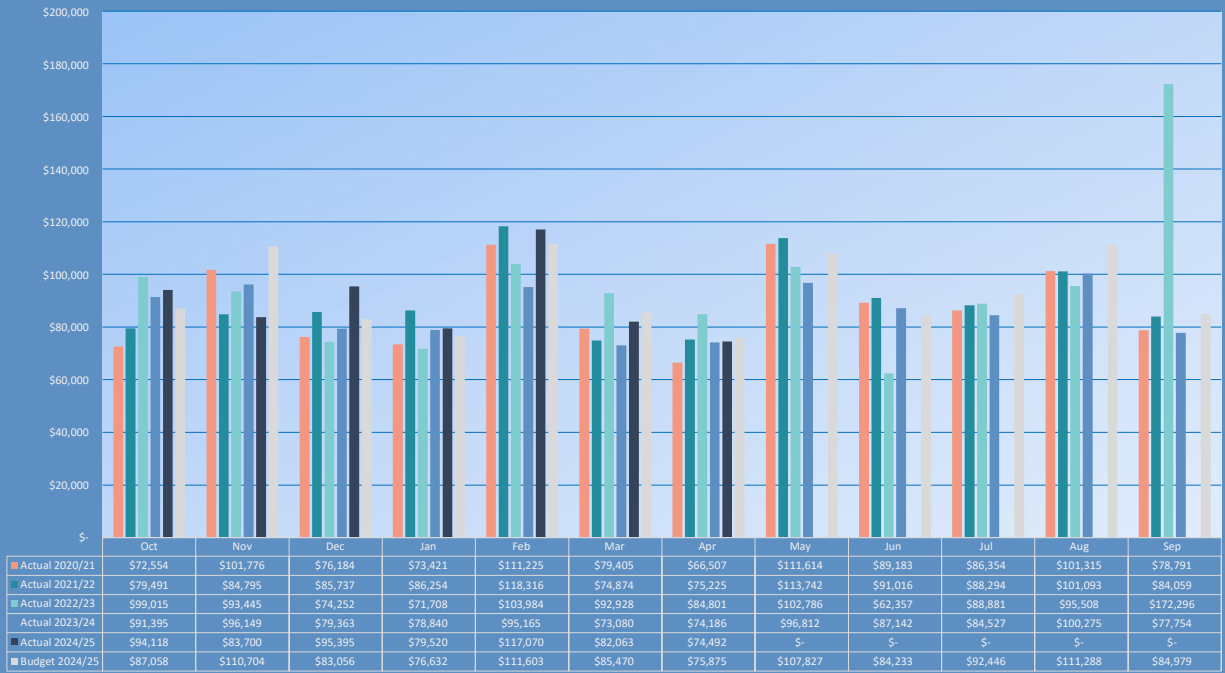
707 - EDC

EXPENSE ACCOUNTS	FOR FISCAL YEAR ENDING SEPTEMBER 30,					
	2022	2023	2024	BUDGET 2025	FORECAST 2025	BUDGET 2026
4010 OFFICE SUPPLIES	232	684	557	500	431	500
4150 SMALL EQUIPMENT	-	1,545	960	-	-	-
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 431	\$ 500
5010 ADVERTISING	15,134	34,154	19,850	51,300	47,814	51,300
5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	1,436	1,465
5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-
5042 IT SOFTWARE	-	-	22,065	22,350	20,488	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	16,973	16,800
5227 PROF FEES - CONSULTING	82,650	37,405	67,406	60,000	54,765	60,000
5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	11,207	13,800
5400 TELEPHONE	302	351	129	-	-	-
5465 MISC EXPENDITURES	216	370	444	500	525	500
5470 DEBT SERVICE AGENT	-	-	-	-	-	-
5610 BUSINESS INCENTIVES	-	-	-	-	-	-
5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	723,825	1,000,000
5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	521,220	665,406
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,861,621	\$ 1,428,253	\$ 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	\$ 1,739,374	\$ 2,172,810

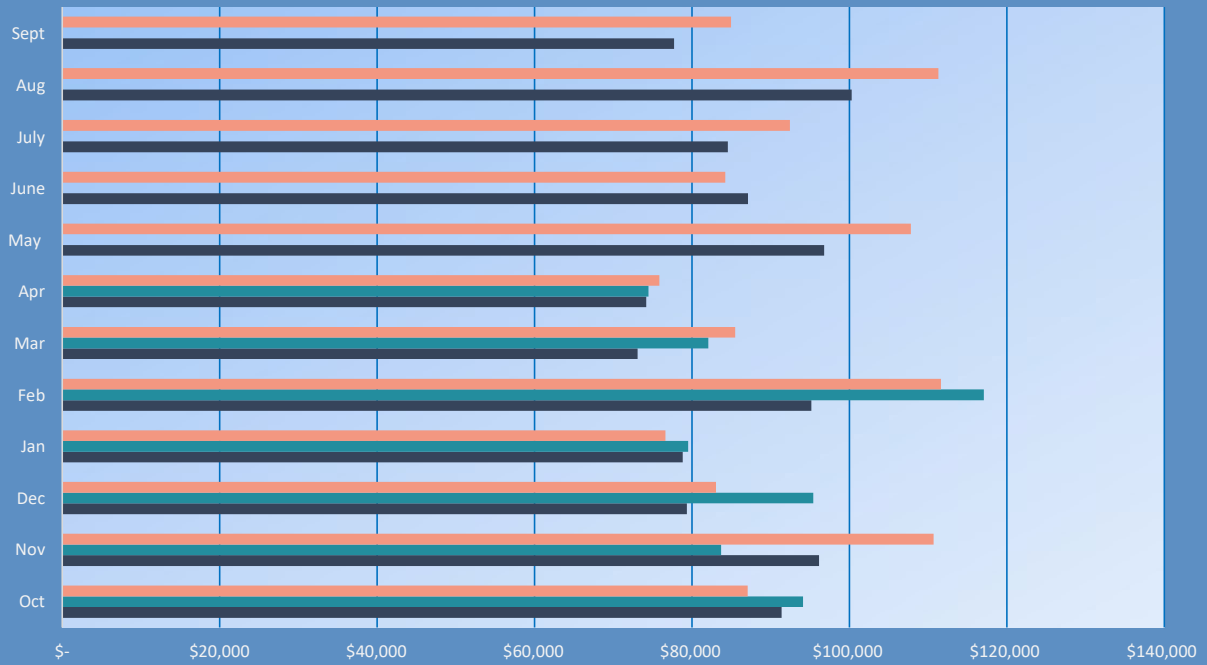
CITY OF SEABROOK
SEDC - MONTHLY REPORT
April 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD	SEDC	ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV) VARIANCE				FAV/(UNFAV) VARIANCE
REVENUES						
1,103,873	1,111,171	(7,298)	Sales Tax	623,100	630,397	(7,298)
0	0	0	Grant Proceeds	0	0	0
198,981	186,290	12,691	Interest Income	125,638	112,947	12,691
1,252	1,200	52	Other Revenue	60	8	52
0	0	0	Loan Repayment	0	0	0
1,304,106	1,298,661	5,445	Total Revenues	748,797	743,352	5,445
EXPENDITURES						
600	0	(600)	Personnel Services	600	0	(600)
431	500	69	Materials & Supplies	152	221	69
1,428,253	1,861,621	433,368	Services	122,631	491,765	369,134
310,690	310,690	(0)	Transfers Out	181,236	181,236	(0)
1,739,974	2,172,811	432,837	Total Expenditures	304,619	673,222	368,603
FUND BALANCE						
4,139,771	4,139,771	0	Beginning Balance Estimate	4,139,771	4,139,771	0
(435,868)	(874,150)	438,282	Change in Fund Balance	444,179	70,130	374,048
3,703,903	3,265,621	438,282	Ending Balance	4,583,950	4,209,901	374,048

EDC Annual Sales Tax Comparison by Month



EDC Monthly Sales Tax Comparison



	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	\$82,063	\$74,492	\$-	\$-	\$-	\$-	\$-
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 to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2023/24	2024/25	2024/25				
	Actual	Actual	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	74,492	75,875	306	0.41%	(1,383)	-1.82%
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	588,178	626,358	630,397	38,179	6.49%	(4,040)	-0.64%