



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, SEPTEMBER 11, 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, SEPTEMBER 11, 2025 AT 6:00 PM AT SEABROOK CITY HALL**, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time 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 Economic Alliance Houston Port Region. *Chad Burke - President*

2.2 Presentation by Lexie Graham, Tourism and Special Events Coordinator, for a Seabrook event during Houston Fleet Week.

2.3 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. This item was tabled on August 14, 2025.

3. EXECUTIVE SESSION

3.1 Conduct a Closed Session pursuant to Texas Government Code Sections:

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.

Section 551.071

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

4. OPEN SESSION

4.1 The Economic Development Corporation will reconvene into open session to allow for possible action on the agenda items listed under "Executive Session".

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2025-2026, in an amount not to exceed \$238,587.08. This is a budgeted item for FY 2025-2026.

5.2 Consider and take all appropriate action on approval of funding for Sponsorship for Fleet Week/Veterans' Day to be held on Tuesday, November 11, 2025, in an amount of \$10,000.00. This is a budgeted item for FY 2025-2026.

6. OLD BUSINESS

6.1 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. This item was tabled on August 14, 2025.

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 June 10, 2025 regular EDC meeting.

7.4 Approve minutes from the August 14, 2025, regular EDC meeting.

7.5 Approve minutes from the August 19, 2025, joint meeting with City Council and EDC.

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

7.7 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, September 5, 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