



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 Jim Sweeney, Paul Dunphey, Terry Chapman, Ann Wacker, Summer Sanford and Tracy Powell. Also present were City Manager Gayle Cook, Board Secretary Kiarra Bellow, and City Attorney Scott Bounds.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

2.1 Presentation by Clear Lake Area Chamber of Commerce.

Cindy Dewease and Jacob Bigger presented the Annual Clear Lake Area Chamber of Commerce Partnership Presentation. See Exhibit A

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.

Steve Helm (HS Development Group), Louis Florida (Pomodoro's), Tina Florida (Pomodoro's), Keith Carlson (MCS Architects), and Gary Johnson (HS Development Group) gave a joint presentation on the incentive request. See Exhibit B.

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.

Chairman Paul Dunphey adjourned the meeting into executive session at 6:49 pm.

4. OPEN SESSION

4.1 Reconvene Open Session

Chairman Paul Dunphey reconvened the regular meeting into open session at 7:33 PM.

No action was taken in executive session.

Chairman Paul Dunphey suggested moving item 6.3 up on the agenda following the executive session. There were no objections.

6. NEW BUSINESS

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112

MONDAY, AUGUST 23

- 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.**

Moved up on the agenda following item 4.1.

Motion:	To Table
Made By:	EDC Member Sanford
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

6. 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 +.**

City Manager Gayle Cook gave a presentation on various short- and long-term economic development funded capital improvement projects.

- 5.2 Presentation and consideration of the draft Fiscal Year 2025-2026 SEDC Budget**

City Manager Gayle Cook gave a presentation on the draft EDC budget for Fiscal Year 2025-2026.

Board members requested a review of EDC staff job descriptions and terms of all active contracts/agreements.

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.**

No action was taken on this item.

- 6.2 Consider and take all appropriate action on the FY2025-2026 SEDC Budget.**

Motion:	To fund \$250,000 for development of the Gateway, Wayfinding, and Director Signage project.
Made By:	EDC Secretary Wacker
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

Motion:	To accept the proposed budget as presented with the abovementioned amendment.
Made By:	EDC Secretary Wacker
Seconded By:	EDC Member Powell

Vote: **Passed** unanimously by all present

- 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.**

Motion:	To Approve
Made By:	EDC Member Sanford
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

7. ROUTINE BUSINESS

- 7.1 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.

- 7.2 EDC Financial Report**

City Manager Gayle Cook reviewed the EDC financial reports for May 2025, June 2025, and July 2025. See Exhibit D.

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

This item was removed.

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

This item was removed.

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

Summer Sanford and Mayor Sweeney gave an update on recently attended partner events and meetings.

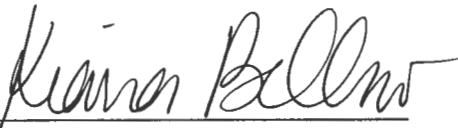
- 7.6 Establish future meeting dates and agenda items.**

Next regular meeting is scheduled for September 11, 2025.

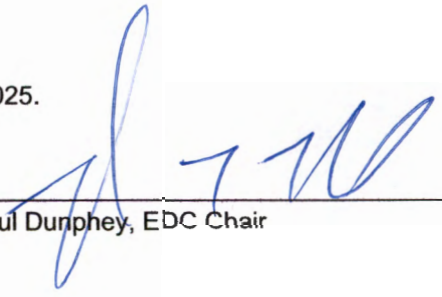
Motion:	To Adjourn
Made By:	EDC Vice-President Chapman
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

The meeting was adjourned at 8:29 pm.

APPROVED ON THE 11th DAY OF September, 2025.



Kiarra Bellow,
EDC Administrative Coordinator


Paul Dunphey, EDC Chair



Clear Lake Area Chamber of Commerce Partnership Presentation

Thursday, August 14, 2025



**Seabrook/Kemah Chamber of Commerce
incorporated on August 8, 1962**

We are a nonprofit 501c6, membership and economic membership organization.



Mission Statement:
“Champions for Business Success and Quality of Life in our Community.”

Representing:

- Seabrook
- Kemah
- Clear Lake Shores
- League City
- Webster
- Nassau Bay
- El Lago
- Taylor Lake Village
- Houston/Clear Lake City



WHO WE ARE



- Harris
- Galveston

1 COMMUNITY

Key Industries



91%

Membership
Retention Rate



125
Square Mileage



350,000

Population

BY THE NUMBERS

OCTOBER 2024- AUGUST 2025



42
Ribbon Cuttings



79
Networking Events



92
Educational Programs



185
Meetings



774,502
**Social Media &
Website Views**



15
**Legislative Priorities &
Advocacy Letters**



2024-2025 HIGHLIGHTS

"TELL THE CHAMBER STORY"



Telling our Story



Bay Area Houston Day at the Capitol



Boat Parade Award Presentation



Social Media Presence

Views

Views ⓘ

75.3K ↑ 90.2%

From followers ⓘ 48.4% ↓ 14.5%

From non-followers ⓘ 51.6% ↑ 18.9%



Reach

Facebook reach ⓘ

19.4K ↑ 99.8%

From followers ⓘ 2,523 ↑ 28.9%

From non-followers ⓘ 17,230 ↑ 124.2%



Interactions

Content interactions ⓘ

2.4K ↑ 64.3%

From followers ⓘ 1,858 ↑ 57.7%

From non-followers ⓘ 552 ↑ 91%



Follows

Follows ⓘ

80 ↑ 90.5%

Unfollows ⓘ 17 ↑ 30.8%

Net follows ⓘ 63 ↑ 117.2%

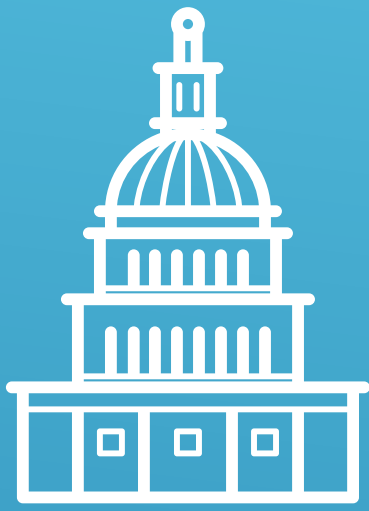


Inaugural Salute to Military & First Responders Luncheon



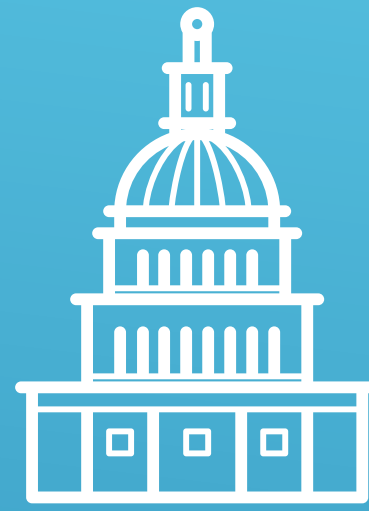
PROGRAMS





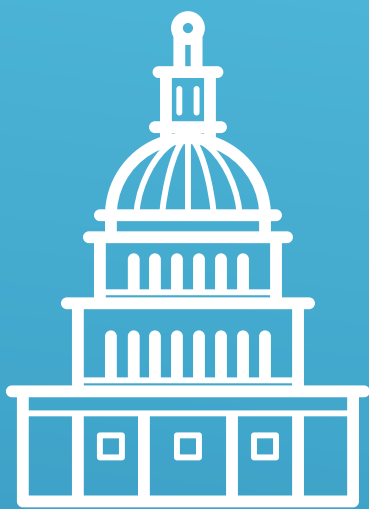
ADVOCATING

THE VOICE OF BUSINESS



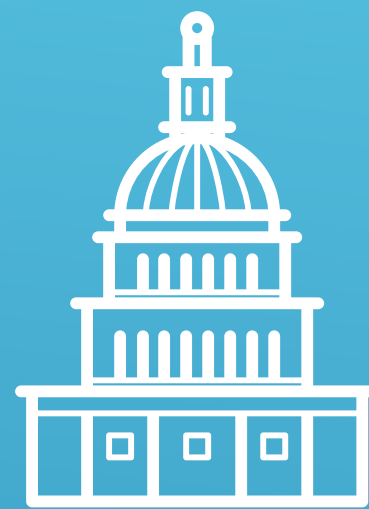
- The Chamber and BAHEP's 89th legislative session agenda included support for:
 - Texas Space Commission Growth
 - Defense Economic Adjustment: DEAAG Grant
 - Education & Workforce Development
 - Energy
 - Healthcare Systems
 - Public Safety
 - Small Business
 - Storm Surge Protection
 - Transportation & Infrastructure





ADVOCATING

THE VOICE OF BUSINESS



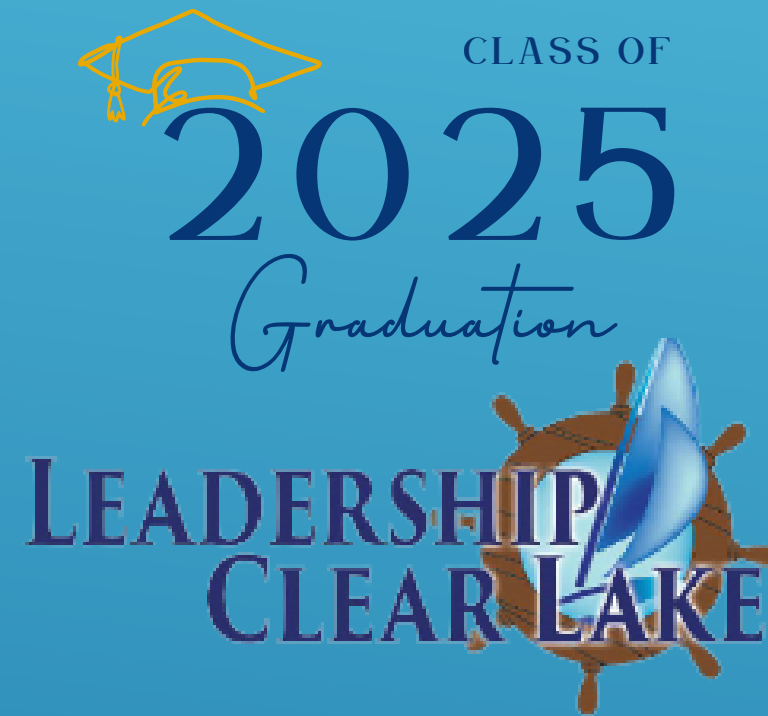
- In 2025, Your Chamber advocated for:
 - Texas Coalition - investing in the state water infrastructure
 - Houston Spaceport's application for a Community Project Funding Grant for roadway extension
 - HB 3265 - Drug pricing program protection
 - HB 4538 - Funding the Texas Abandoned Boats legislation
 - Continued funding for NASA, Johnson Space Center and Human Space Flight Exploration
 - Nearly \$10 billion in NASA funding was approved!



LEADERSHIP CLEAR LAKE

EDUCATING & EQUIPPING FUTURE LEADERS

- ➔ Professional Development
- ➔ Leadership Skills
- ➔ Community Involvement
- ➔ Personal Strengths
- ➔ Team Building



“

The program opened my eyes to the people, organizations, and challenges that shape our community, and it gave me a front-row seat to what strong, effective leadership looks like. I'm grateful to the City of Seabrook for giving me the opportunity to participate.

-Kiarra Bellow

”

TESTIMONIAL



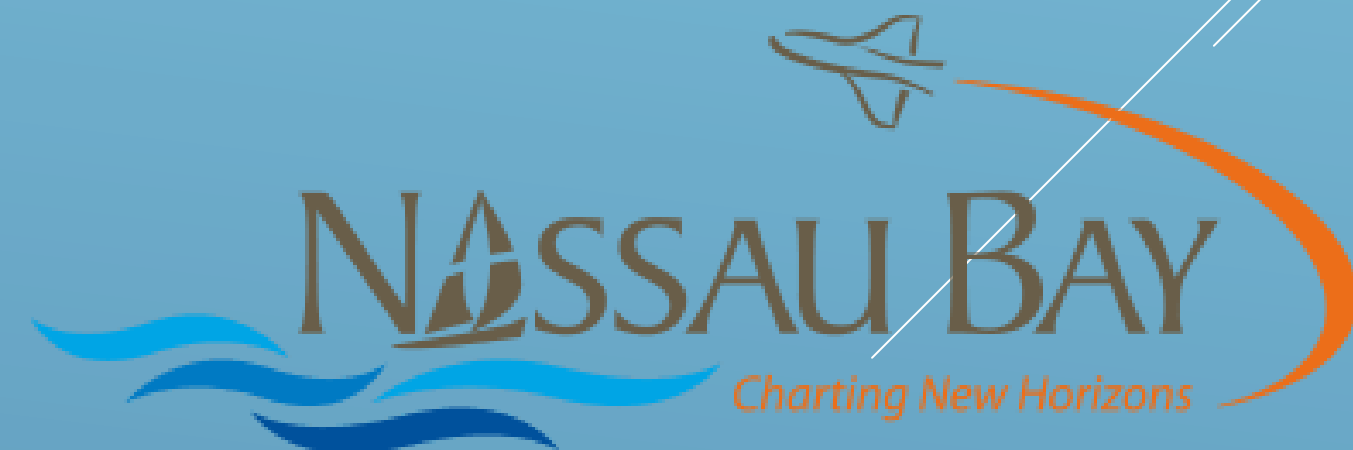
"Contacts. Contacts. Contacts. I get more out of the Chamber than I do out of my marketing budget. It has been very good for me. From toastmasters to all the other things the Chamber offers, I'm very glad to be a member."

ROB HEFNER, OLD GLORY CONSTRUCTION MANAGEMENT



**Champions for Business Success and
Quality of Life in our Community**

Thank you to our Champion Investors



Questions?

Thank you for your support and partnership.





Overview of Seabrook Town Center

Seabrook Town Center

8.14.25

DEVELOPMENT OVERVIEW



POMODORO'S
Cucina Italiana

SEABROOK TOWN CENTRE COMMERCIAL BUILDING 5

SEABROOK/ TX

MCS
ARCHITECTS LLC

2025 07 30

DEVELOPMENT VIEW- RENDERED



HS Development Group
Luxury Multi-Family Real Estate

MCS
ARCHITECTS LLC



Economic Development Incentive Proposal

POMODORO'S
Cucina Italiana

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 Florida, 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 Florida 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 Florida 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



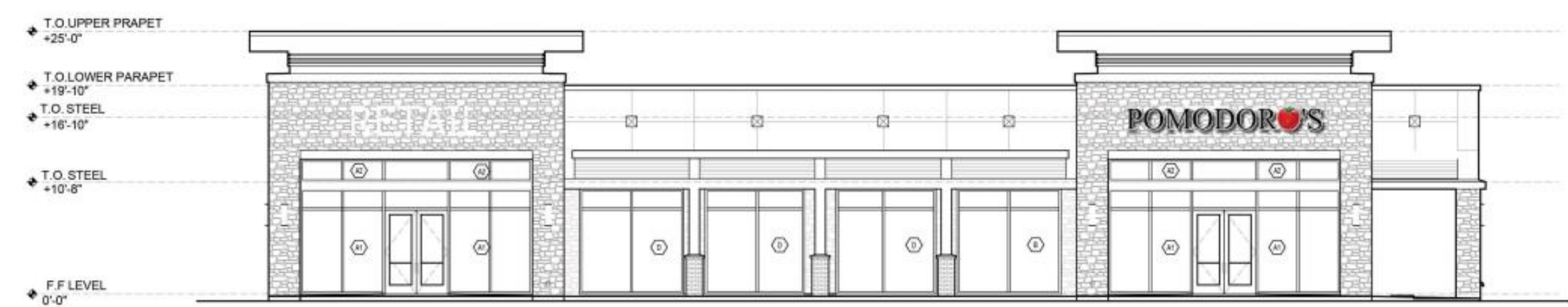
POMODORO'S FAÇADE RENDERING



ELEVATIONS



RETAIL BUILDING 5 FRONT ELEVATION (FACING SH 146)



RETAIL BUILDING 5 WEST ELEVATION (FACING PLAZA)



SOUTH SIDE ELEVATION (FACING MULTIFAMILY BLDG)



NORTH SIDE ELEVATION (FACING PARKING AREA)

POMODOROS
Cucina Italiana

SEABROOK TOWN CENTRE COMMERCIAL BUILDING 5

MCS
ARCHITECTS, LLC

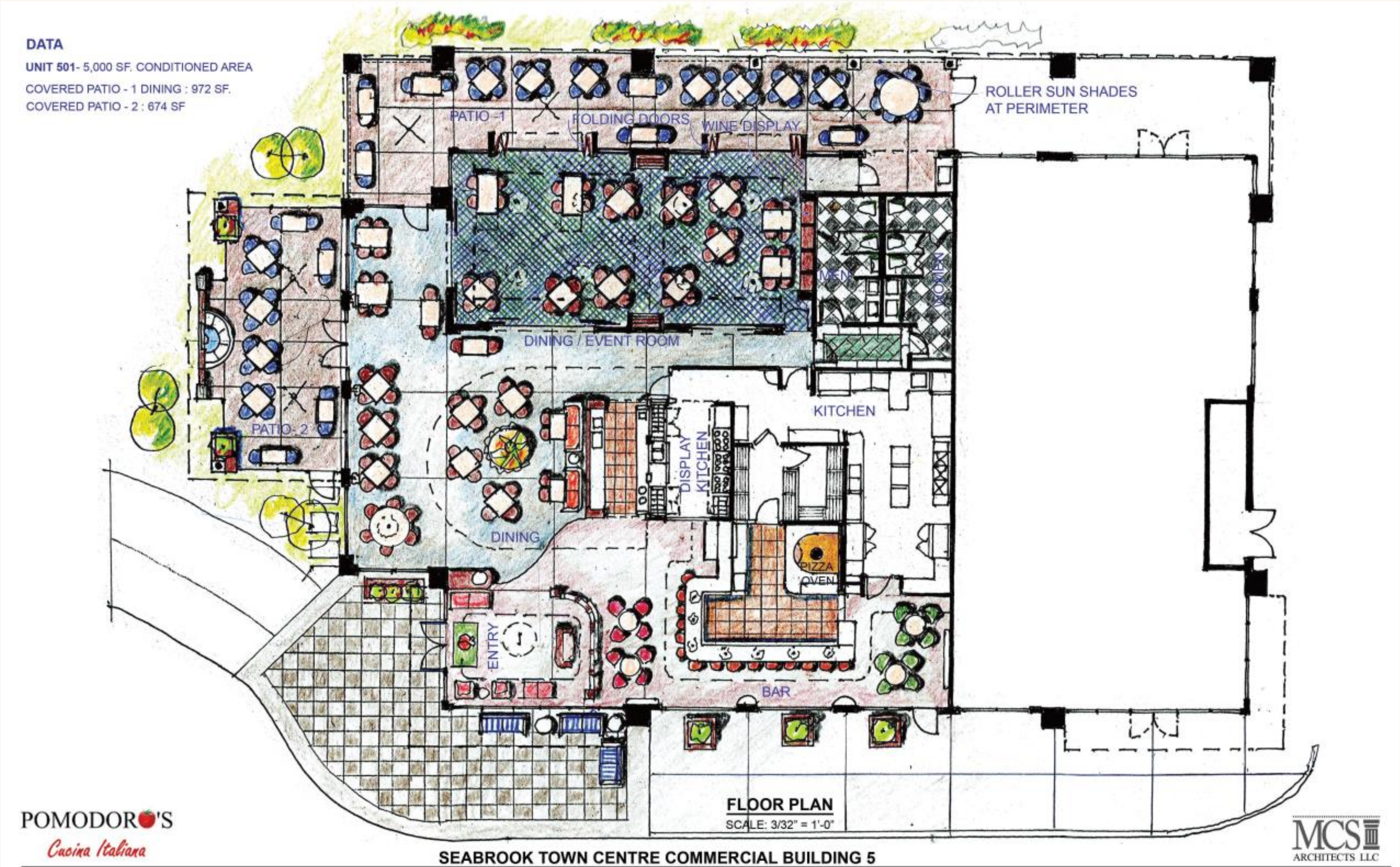
SEABROOK/ TX

2025 08 14

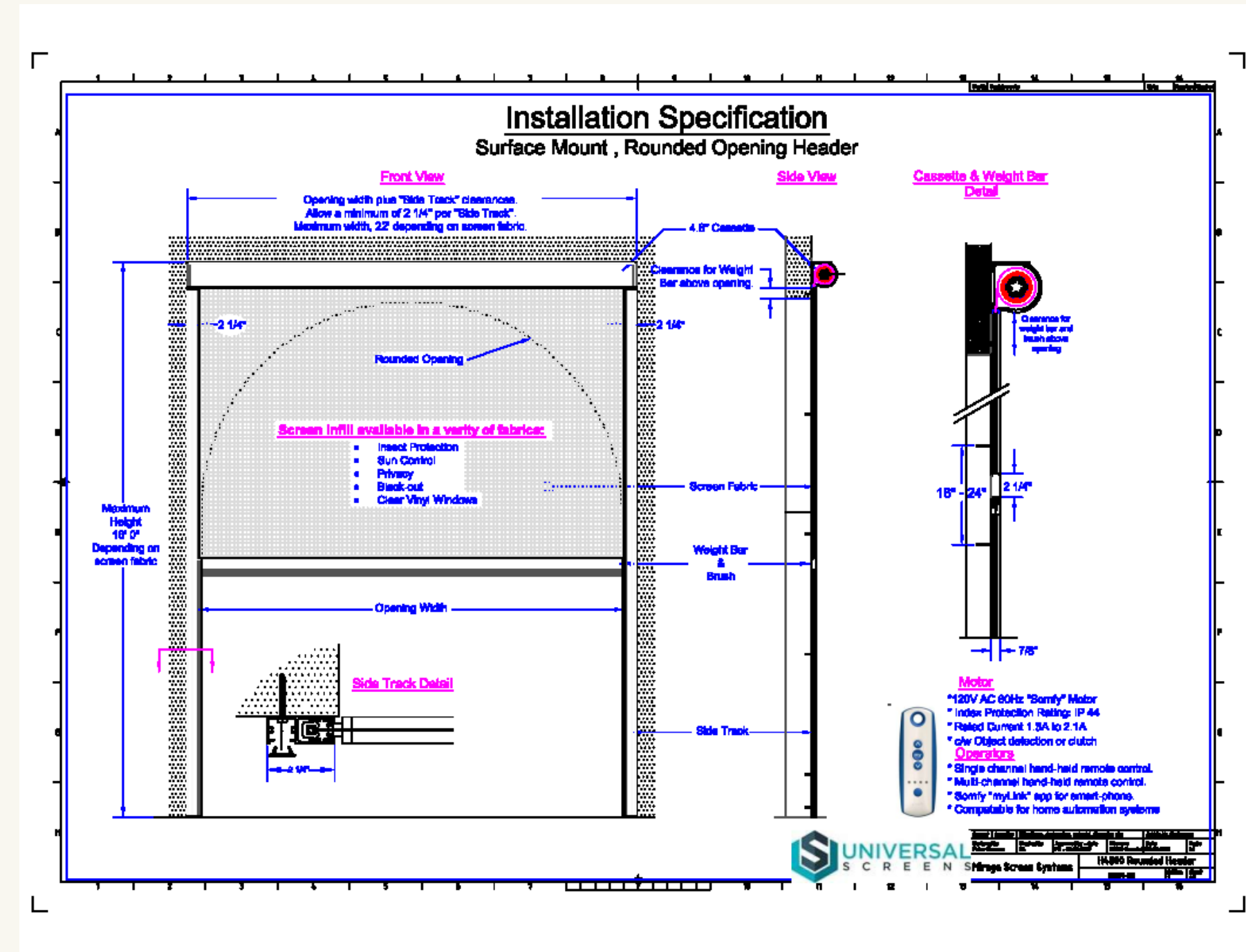
COMMUNITY PLAZA VIEW- BEHIND POMODORO'S



FLOOR PLAN



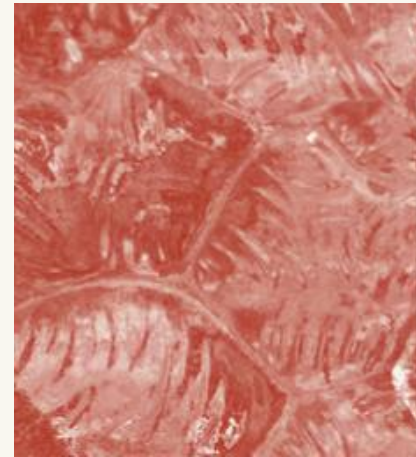
PROPOSED PANDA DOORS & MOTORIZED SCREEN UPGRADES



CONCEPTUAL IMAGES



CONCEPTUAL IMAGES CONTINUED



CONCEPT MATERIALS & FIXTURES INTENT



PIZZA OVEN



BRASS & BULB ACCENT LIGHTING



DECORATIVE CEILING FANS

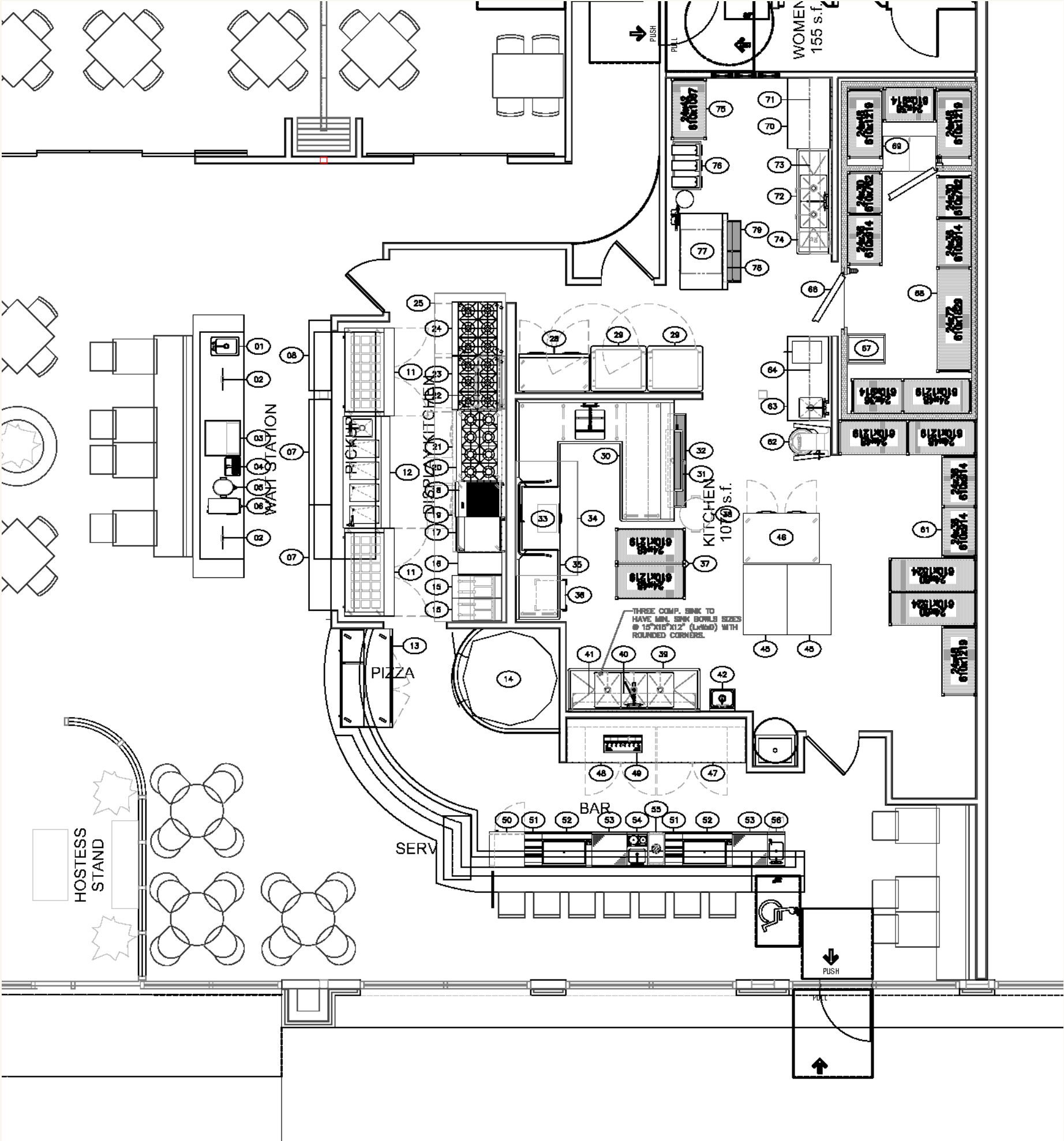


BRASS CHANDELIER



PANDA DOORS

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	DBG-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



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

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 initiatives.
- 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 \$1,025,016 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.

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	Water Impact Fee : \$23,280.00
2 In.	Sewer Impact Fee : \$22,504.00
	Tap Fee : \$1,899.00
Irrigation Meter 2022-09	Water Impact Fee :
None	Sewer Impact Fee :
	Tap Fee : No Fee
Domestic Meter (Existing Meter Credit) 2022-09	Water Impact Fee :
None	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	



