



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
WEDNESDAY, DECEMBER 3, 2025 - 6:00 PM**

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For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **WEDNESDAY, DECEMBER 3, 2025 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 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 Board members, 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. NEW BUSINESS

2.1 Consider and take all appropriate action on securing Bludot platform that incorporates a Customer Relationship Management (CRM) and Business Retention and Expansion (BRE) component, a public-facing business directory, and a rewards app that promotes a shop local initiative. This is based off the Seabrook Economic Development Corporation 2024-2026 Strategic Plan Goals - Goal 1: Support existing local businesses and industries; Goal 2: Business marketing and recruitment.

2.2 Consider and take all appropriate action on the approval of a proposal with

Kimley-Horn for Bayside Park Construction Documentation in an amount of \$276,000.00. This project is based off the Old Seabrook Livable Center Study - Image, Branding, and Marketing Recommendations, Section 5.2: Construct a boardwalk with fishing piers and overlooks and incorporate placemaking elements, such as benches and landscaping along the waterfront north of Main Street.

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 Economic Development Corporation 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 Reconvene Open Session

5. OLD BUSINESS

5.1 Consider and take all appropriate action on Pomodoro's Cucina Italiana's incentive agreement for the build out of a full service restaurant to be located at the Seabrook Towne Center - The Edge Retail Center for the amount of \$850,000.00

5.2 Consider and take action on awarding a Seabrook business the 2025 Business of the Year award.

6. DISCUSSION

6.1 Discuss new Capital Improvement Project for an additional District parking lot. This project is based off the Old Seabrook Livable Center Study - Transportation and Connectivity Recommendations, Section 3.3: Provide additional space in community lots adjacent to select new developments and stripe new on-street parking.

6.2 Review staff recommendations regarding incentive policy revisions. This will be discussed in further detail during the January 2026 workshop on revising the Seabrook Economic Development Corporation's Incentive Policy.

7. ROUTINE BUSINESS

7.1 Review FY2025 EDC Annual Report

7.2 Approve minutes from the October 22, 2025 special EDC meeting.

7.3 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 Tuesday, November 25, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator