



**MEETING MINUTES
OCTOBER 9, 2025**

**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 Mayor Jim Sweeney, Paul Dunphey, Terry Chapman, Ann Wacker, Summer Sanford, Michelle Brown, and Tracy Powell. Also present were EDC Director Rick Guerrero, City Manager Gayle Cook, and Community & Economic Development Coordinator Ranya Botros.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. PRESENTATIONS

- 2.1 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.**

This item was tabled.

- 2.2 Presentation by Crown Trophy #109 seeking an incentive to assist with a business sign.**

Jennifer McKnight owner of Crown Trophy #109 gave a presentation with regard to requesting an incentive to construct and install a facade sign for her business (See Exhibit A).

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.

Meeting adjourned into closed session at 6:06 p.m.

4. OPEN SESSION

- 4.1 Reconvene Open Session**

Chairman Paul Dunphey reconvened the regular meeting into open session at 6:25 p.m.

No action was taken during the executive session.

5. NEW BUSINESS

- 5.1 Discuss and take action on Crown Trophy #109 seeking an incentive to erect a business sign.**

Motion: An amended motion to grant an incentive to Crown Trophy #109 for 50% of the requested amount subject to performance updates and a 6-month completion timeline.

Made By: EDC Secretary Wacker

Seconded By: Mayor of Seabrook Sweeney

Vote: Passed unanimously by all present.

5.2 Discuss and take action on opening the public application period for Business of the Year nominations.

Board directed Rick Guerrero, EDC Director to open the public application period for Business of the Year nominations.

5.3 Discuss and take action on the Engagement Letter for EDC Special Council with Brown & Hofmeister, LLP.

Motion: To create an engagement letter for EDC Special Council with Brown & Hofmeister, LLP.

Made By: Mayor of Seabrook Sweeney

Seconded By: EDC Member Powell

Vote: Passed unanimously by all present.

5.4 Review the incentive policy.

Board directed staff to include a review of the incentive policy on next month's agenda for open discussion.

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.

This item was tabled.

7. ROUTINE BUSINESS

7.1 Update by Director on Strategic Plan and Monthly Reporting and Activities.

Rick Guerrero, EDC Director gave a summary of updates on EDC activities (See Exhibit B).

7.2 EDC Financial Report

Rick Guerrero, EDC Director gave a summary of the EDC financial report (See Exhibit C).

7.3 Approve minutes from the September 11, 2025 regular EDC meeting.

Motion: To approve minutes from the September 11, 2025 regular EDC meeting.

Made By: EDC Vice-President Chapman

Seconded By: Mayor of Seabrook Sweeney

Vote: Passed unanimously by all present.

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

EDC Board members gave updates on EDC and partnership events.

7.5 Establish future meeting dates and agenda items.

Next regular meeting is scheduled for November 13, 2025.

Motion: To Adjourn

Made By: EDC Vice-President Chapman

Seconded By: Mayor of Seabrook Sweeney

Vote: Passed unanimously by all present.

APPROVED:

Chair

DATE:

10/22/25

ATTEST:

Ranya Botros

Community & Economic Development Coordinator

Exhibit A

CROWN TROPHY



SEABROOK, TX

Trophies And So Much More.

ESTABLISHED 2002

PREPARED BY JENNIFER MCKNIGHT







Project Vision

Objective

To replace the sign installed in 2002 and modernize the store front for Seabrook's go to shop for awards, corporate apparel, signs and promotional products

Project Description

Our original sign was spaced over our current lease space. That space has doubled over the last many years. Now it is time to replace it with more descriptive words that apply to our updated services and move it to a more central location.

Owner



Jennifer McKnight is a small business owner of Crown Trophy of Seabrook.

After being a stay at home Mom for several years, she took a part time job at Bay Elementary. It was there as a face in the front office she became a part of the community. When seeking full time employment, she discovered the franchise group of Crown Trophy. Knowing this was a need in our area and a client base she knew well, it seemed like a perfect fit. The store opened in 2002 and has been successful at the same location since that time.

About

I am the owner of your local Crown Trophy store, successfully serving the Seabrook and surrounding communities for many years. Crown Trophy has over 23 years of experience providing awards, apparel and recognition items to hundred of leagues, organizations, corporations, and educational institutions to name a few.

Our friendly and experienced customer service staff is available to provide assistance and guide you through the award selection process. Our #1 goal is to make your awards program and presentation a great success.



Project Cost

Total Cost

\$15,598.83

Requesting from EDC

\$15,598.83

Sign Fees

\$13,895.00	Fabricate and Install Non-Illuminated Channel letter sign to read "CROWN apparel, signs, awards, promotional".
\$350.00	Remove existing sign & paint over wall.
\$1188.83	Sales Tax

Permit Fees

\$165.00	Permit Administration Fee
\$0.00	City of Seabrook sign permit fees

Time Frame

Dates	Sign Removal
for	Paint over wall
items	Install new sign 15 days for complete project

Current Sales

Gross Sales for complete accurate year over year comps			
Year	2022	2023	2024
Total Gross	\$ 746,000	\$ 926,000	\$ 937,000



1851 F.M. 528 rd, Webster, Tx. 77598
Ph. 832-500-4700

Invoice

Date	Ship To	Invoice #
9/18/2025		38998

Bill To

Crown Trophy
2168 Bayport
Seabrook Tx 77586
Jennifer McKnight
281-291-9977

Item Code	Description	Quantity	Price Each	Amount
Non-Illuminated	Fabricate and Install Non-Illuminated Channel letter sign to read' CROWN apparel, signs, awards, promotional'. The letters are 30" & 17" high. The faces are 3/16' Acrylic in Black color. Trim cap is 1' in Black Color. Backs are 0.040 Aluminum. Side walls are 0.040 Aluminum 5' wide in Black color. Interior is prefinished white. Letters are mounted center justified on 3" x 7" 0.063 Aluminum raceway painted "SW 7008" color matching to wall.	1	13,895.00	13,895.00T
Removal	Removal/Dispose existing (2x- 12' raceways) Paint over dark blue accent on wall	1	350.00	350.00T
Permit Admin Fee	Permit Administration Fee ONLY. Includes application, processing, plot plans, artwork/drawing as required by the city or county. Permits are additional and will be charged according to the City/County Fees.	1	165.00	165.00T
Permit Fee	City of Seabrook sign permit fees to be billed at final invoice.	1	0.00	0.00

THANK YOU FOR YOUR BUSINESS.

Service Charge of 3% Will Be applied to payment by Credit Card.
All deposits and/or artwork charges are Non-Refundable.
All remaining balances must be paid prior to installation.

REGULATED BY THE TEXAS DEPARTMENT OF LICENSIGN AND REGULATION.
PO BOX 12157, AUSTIN, TX 78711. 1-800-803-9209. TESCL #18477

Subtotal \$14,410.00

Sales Tax (8.25%) \$1,188.83

Payments/Credits \$0.00

Balance Due \$15,598.83

SCOPE OF WORK

MANUFACTURE & INSTALL (1) ONE SET
CHANNEL LETTERING ON RACEWAY. **NON-LIT**
CENTER OVER MIDDLE PILLAR.
REMOVE/DISPOSE EXISTING WALL SIGN (2x- 12')

COLOR SCHEDULE

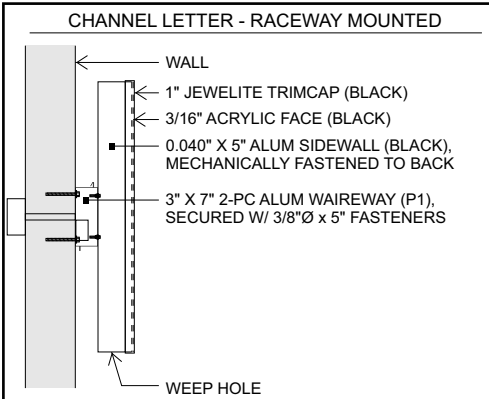
- BLACK ACRYLIC
- P1: PAINT TO MATCH BUILDING FASCIA

EXISTING CONDITIONS

REMOVE/DISPOSE



CONCEPTUAL RENDERING



27'-3"

3'-8"

CROWN

apparel signs awards promotional

 **SIGNCITY**
WWW.SIGNCITYHOUSTON.COM
1851 FM 528 • WEBSTER, TX 77598
P: 281.338.1203 • F: 281.338.2166



PROJECT: Crown Trophies

ADDRESS:
2168 Bayport
Seabrook 77586

SALES: Mary Graffagnino DESIGN: MG

CLIENT: Jennifer McKnight 281-291-9977

REVISION LOG:
sales@crowntrophytx.com

PRINTED:

LANDLORD
APPROVAL: _____ DATE: _____

CUSTOMER
APPROVAL: _____ DATE: _____

FILE PATH: Z:\CF\

SCALE: 3/8" = 1'-0" SHEET: 1.0



This is an original, unpublished drawing, submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside your organization without written permission of SIGN CITY

Contact

Phone

281-291-9977

Address

2168 Bayport Blvd.
Seabrook, TX 77586

Email

sales@crowntrophytx.com

Website

crowntrophy.com/store-109

Thank You

for Your Time
and Consideration

Exhibit B



MONTHLY ACTIVITY REPORT

Period: August-September 2025

Active
Businesses

215

Properties
For Sale

16

Sources: Crexi, Loopnet

Active
Projects

10

DEVELOPMENT UPDATES

Miramar Shopping Center (2000 Bayport Blvd) - Completed

The Edge at Seabrook Town Center - In permitting

Car Wash (2710 E. Nasa Pkwy) - In permitting

Margarita Jones (1818 Nasa Pkwy) - Completed and opened in early October

Quiet Warehouse (5815 Old Hwy 146) - In plan review

Unit Cold Storage (Old Hwy 146) - In plan review

5735 Bayport Plaza - Under construction

Seabrook Retail LLC - Under construction

COMMERCIAL VALUATIONS

New Commercial

Commercial Additions

Month		#	Valuation		#	Valuation
June		2	\$2,976,000.00		3	\$81,167.00
July		0	-		3	\$47,000.00
August		0	-		8	\$239,000.00
Year-to-Date		2	\$2,976,000.00		14	\$367,167.00

PERIOD INSIGHTS

Business Retention Activities

BRE Events **6**
(Ribbon Cutting Ceremony **1**
for Barge 295)

Business Incentive Program Activities

2 Active Incentive Application
2 Incentive Inquire

Development Activities

Development Meetings - **2**



ACTIVE AGREEMENTS

Period: As of October 9 , 2025

Active	Date of Agreement	Term Length	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type
CLOSED	8/13/2025	10 years	2023-01/EDC	Midnite Slice	\$26,482.50	\$0	Business Development	Incentive
Y	8/13/2025	10 years	2023-01/EDC	5735 Bayport Blvd	\$30,000	\$30,000	Commercial Facade	Incentive
CLOSED	6/10/2025	10 years	2023-01/EDC	Driver and Rescue LLC (Barge 295)	\$50,000	\$0	Small Business Development	Incentive
Y	6/10/2025	10 years	2023-01/EDC	Driver and Rescue LLC (Barge 295)	\$30,000	\$30,000	Sales Tax Rebate	Incentive
Y	6/10/2025	10 Years	2023-01/EDC	Soulfreak Holdings	\$41,400	\$41,400	New Busines Development	Incentive
Y	2/13/2025	10 Years	2023-01/EDC	Seabrook Retail LLC	\$50,000	\$50,000	Retail Redevelopment	Incentive
Y	1/9/2025	10 Years	2023-01/EDC	MJones Seabrook Operating LLC	\$200,000	\$200,000	Business reconstruction/renovations	Incentive
Y	11/25/2024	10 Years	2023-01/EDC	Miramar Beltline GP, LLC	\$300,000	\$300,000	Parking Lot and Lighting Improvements	Incentive
Y	10/17/2023	10 Years	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	10 Years	2023-09	The Edge (Seabrook Town Centre Partners LLC)	\$397,947.48	\$397,947.48	Sanitary sewer relocation	Incentive
Y	5/2/2023	4 Years	na	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	\$8,520.00	\$8,520	Reimbursement of natural gas line installation	Incentive
Y	5/2/2017	10 Years	2017-07	Merlion Thai Restaurant	\$40,000 (tax rebate)	\$1,691.12	Reimburse impact fees \$33,252.50 and EDC tax paid \$40,000 or 10 yrs, whichever comes first	Incentive
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	\$5,096,720.78	\$3,305,123.40		

August Social Reports

FACEBOOK	MONTH	YTD	LINKEDIN	MONTH	YTD
Posts	2	33	Posts	1	26
Total Followers	334		Total Followers	243	
New Follows	98	327	New Follows	7	144
Views	47,927	176,536	Impressions	406	4,249
Reach	13,893	22,636	Reactions	17	86
Interactions	921	3,460	Comments	3	6
Link Clicks	44	1,052	Page Views	7	115
Visits	1142	4,568	Unique Visitors	5	64
			Reposts	1	4

September Social Reports

FACEBOOK	MONTH	YTD	LINKEDIN	MONTH	YTD
Posts	2	35	Posts	2	28
Total Followers	354		Total Followers	249	
New Follows	25	349	New Follows	3	148
Views	4,840	181,287	Impressions	107	4,353
Reach	1,980	23,695	Reactions	3	89
Interactions	114	3,573	Comments	0	6
Link Clicks	10	1,062	Page Views	3	118
Visits	333	4,898	Unique Visitors	3	67
			Reposts	0	4



UPCOMING EVENTS

EDC Events



EVENT: EDC | Ribbon Cutting
Soulfreak Seabrook Cafe
Date: TBD
Time: TBD

Partner Events



EVENT: BAHEP | Harris County Priorities & Regional Impact
Date: 10/21/2025
Time: 4 PM



EVENT: CLACC | General Membership Luncheon:
Spaceport at Ellington Update
Date: 10/29/2025
Time: 11 AM

Exhibit C

Economic Development Corporation

Preliminary September Monthly Financial Report

Unaudited 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	\$ 1,151,882	\$ 1,197,957	\$ 1,233,896	\$ 1,365,913	\$ 1,406,890	\$ 1,505,472
GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	22,372	156,180	218,343	186,290	219,095	243,845	197,560	132,753	107,969	149,505
OTHER INCOME	240	557	2,195	1,200	180	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	\$ 1,371,157	\$ 1,443,002	\$ 1,433,156	\$ 1,500,466	\$ 1,516,760	\$ 1,656,977
PERSONNEL SERVICES	0	0	0	0	600	0	0	0	0	0
MATERIALS & SUPPLIES	232	2,229	1,518	500	536	500	515	530	546	563
SERVICES	274,707	239,983	211,327	1,801,621	270,286	1,922,850	2,085,887	1,558,958	112,666	119,609
CAPITAL OUTLAY	13,868	0	0	0	0	0	0	0	0	0
TRANSFERS OUT	471,381	482,809	305,459	310,690	340,690	436,911	440,341	444,071	447,719	451,285
TOTAL EXPENSES	\$ 760,189	\$ 725,020	\$ 518,304	\$ 2,112,811	\$ 612,112	\$ 2,360,261	\$ 2,526,743	\$ 2,003,559	\$ 560,932	\$ 571,457
BEGINNING BAL-UNRESTR	2,883,264	3,237,234	3,867,271	4,659,732	4,659,732	5,418,777	4,501,518	3,407,932	2,904,839	3,860,667
CHANGE IN FUND BALANCE	353,970	630,038	792,461	(814,150)	759,045	(917,259)	(1,093,587)	(503,093)	955,828	1,085,520
ENDING BAL-UNRESTR	\$ 3,237,234	\$ 3,867,271	\$ 4,659,732	\$ 3,845,582	\$ 5,418,777	\$ 4,501,518	\$ 3,407,932	\$ 2,904,839	\$ 3,860,667	\$ 4,946,187
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	3,417,233.67	4,047,271.4	4,839,732	4,025,582	5,598,777	4,681,518	3,587,932	3,084,839	4,040,667	5,126,187



	2025	2026	2027	2028	2029	2030	**2031
Base Services	\$ 100,912	196265	104444	105957.6	109666	112956	
Debt Obligation	196945	198324	194596	195869	197035	198094	194047
Transfer Admin Service	143745	238587	245745	248202.1	250684	253191	255723
Total Transfer	340690	436911	440341	444071.1	447719	451285	449770

** Debt payment matures FY31

The Edge-Utility Relocate-Multi Use	397,947	2027
Merlion-EDC Sales Tax Abatement up to \$40,000 or 10yrs 5/2027	6,391	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	2026
Miramar Shopping Center-2024 Retail Redevelopment	300,000	2026
Mjones-2024 Restaurant Build Out	200,000	2026
Seabrook Retail-2025 Retail Redevelopment	50,000	2026
Soulfreak Holdings-2025 Café Build Out New Business Development	41,400	2026
Fay& Fay-2017 70% Parking; 70% Dock; 50% Landscaping	127,371	2027
Seabrook Pals Mini Mural 2024	1,000	2026
Bayside Park Design Consultant 2024	86,500	2025
Barge295-2025 Small Business Development	50,000	2025
Barge295-2025 EDC Sales Tax Abatement up to \$30,000 or 10yrs	30,000	2026-2036
5735 Bayport Plaza LLC-2025 Retail Development	30,000	2026
Midnite Slice - 2025 Parking Lot Expansion	26,483	2025
HOLD-Gateway, Wayfinding, Directional Signage Consultant	93,000	2026

86,500

82,874

**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
3015 CONTRACT LABOR	-	-	-	-	600	-
3350 UNEMPLOYMENT BENEFITS	-	-	-	-	-	-
TOTAL PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -
4010 OFFICE SUPPLIES	232	684	557	500	536	500
4150 SMALL EQUIPMENT	-	1,545	960	-	-	-
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 536	\$ 500
5010 ADVERTISING	15,134	34,154	19,850	51,300	10,343	51,300
5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	1,571	1,465
5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-
5042 IT SOFTWARE	-	-	22,065	22,350	13,175	22,350
5182 TRAIL MAINTENANCE	14,014	-	27,447	30,000	26,614	30,000
5215 PROF FEES - ENGINEERING	-	-	-	-	-	-
5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	12,437	16,800
5227 PROF FEES - CONSULTING	82,650	37,405	67,406	-	30,000	60,000
5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	6,138	13,800
5400 TELEPHONE	302	351	129	-	-	-
5465 MISC EXPENDITURES	216	370	444	500	634	500
5470 DEBT SERVICE AGENT	-	-	-	-	-	-
5610 BUSINESS INCENTIVES	-	-	-	-	-	-
5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	86,500	1,000,000
5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	82,874	665,406
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,801,621	\$ 270,286	\$ 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	143,745	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	\$ 340,690	\$ 310,689
TOTAL EXPENDITURES	\$ 760,192	\$ 725,020	\$ 518,304	\$ 2,112,811	\$ 612,112	\$ 2,172,810

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

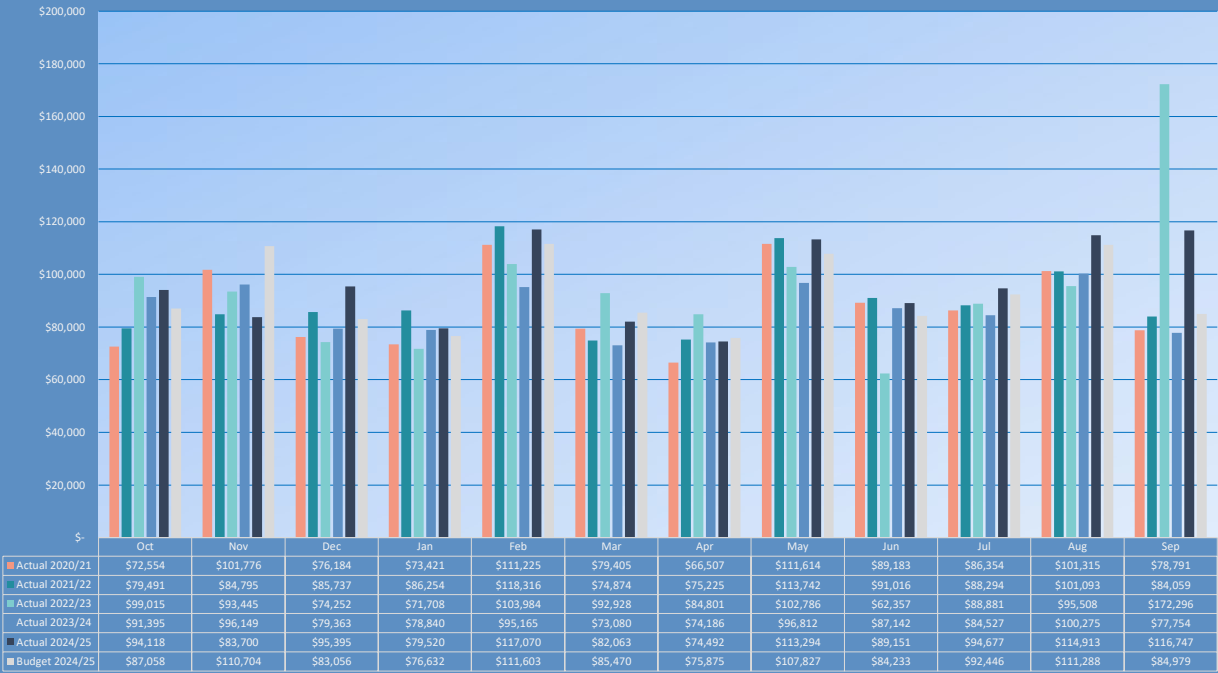
707 - EDC

EXPENSE ACCOUNTS	FOR FISCAL YEAR ENDING SEPTEMBER 30,						2025 BUDGET VS		2025 BUDGET VS	
	2022	2023	2024	BUDGET 2025	FORECAST 2025	BUDGET 2026	2024 FORECAST \$CHANGE	%CHANGE	2024 BUDGET \$CHANGE	%CHANGE
3015 CONTRACT LABOR	-	-	-	-	600	-	-	0.00%	-	0.00%
3350 UNEMPLOYMENT BENEFITS	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	0.00%	\$ -	0.00%
4010 OFFICE SUPPLIES	232	684	557	500	536	500	(36)	-6.69%	-	0.00%
4150 SMALL EQUIPMENT	-	1,545	960	-	-	-	(960)	-100.00%	-	0.00%
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 536	\$ 500	\$ (996)	-65.63%	\$ -	0.00%
5010 ADVERTISING	15,134	34,154	19,850	51,300	10,343	51,300	40,957	396.01%	-	0.00%
5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	1,571	1,465	(106)	-6.77%	-	0.00%
5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-	-	0.00%	-	0.00%
5042 IT SOFTWARE	-	-	22,065	22,350	13,175	22,350	-	0.00%	-	0.00%
5182 TRAIL MAINTENANCE	14,014	-	27,447	30,000	26,614	30,000	3,386	12.72%	-	0.00%
5215 PROF FEES - ENGINEERING	-	-	-	-	-	-	-	0.00%	-	0.00%
5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	12,437	16,800	4,364	35.09%	-	0.00%
5227 PROF FEES - CONSULTING	82,650	37,405	67,406	-	30,000	60,000	30,000	100.00%	60,000	0.00%
5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	6,138	13,800	7,662	124.81%	-	0.00%
5400 TELEPHONE	302	351	129	-	-	-	-	0.00%	-	0.00%
5465 MISC EXPENDITURES	216	370	444	500	634	500	(134)	-21.11%	-	0.00%
5470 DEBT SERVICE AGENT	-	-	-	-	-	-	-	0.00%	-	0.00%
5610 BUSINESS INCENTIVES	-	-	-	-	-	-	-	0.00%	-	0.00%
5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	86,500	1,000,000	913,500	1056.07%	-	0.00%
5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	82,874	665,406	582,532	702.91%	-	0.00%
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,801,621	\$ 270,286	\$ 1,861,621	\$ 1,582,160	748.68%	\$ 60,000	3.33%
6020 EQUIPMENT	13,868	-	-	-	-	-	-	0.00%	-	0.00%
6035 FACILITIES & PARKS	-	-	-	-	-	-	-	0.00%	-	0.00%
6036 WATERFRONT	-	-	-	-	-	-	-	0.00%	-	0.00%
6038 TRAIL CONSTRUCTION	-	-	-	-	-	-	-	0.00%	-	0.00%
6039 SIGNAGE	-	-	-	-	-	-	-	0.00%	-	0.00%
6077 RIGHT OF WAY EXPENSE	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL CAPITAL OUTLAY	\$ 13,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	0.00%
6250 GENERAL FUND REIMBURSEMENT	274,106	288,942	110,000	113,745	143,745	113,745	(30,000)	-20.87%	(0)	0.00%
6255 TRANSFER TO ENTERPRISE FUND PROJECT	197,275	193,867	195,459	196,945	196,945	196,945	(1)	0.00%	(1)	0.00%
6325 REDEMPTION OF BONDS	-	-	-	-	-	-	-	0.00%	-	0.00%
6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-	-	0.00%	-	0.00%
TRANSFERS OUT	\$ 471,381	\$ 482,809	\$ 305,459	\$ 310,690	\$ 340,690	\$ 310,689	\$ (30,001)	-9.82%	\$ (1)	0.00%
TOTAL EXPENDITURES	\$ 760,192	\$ 725,020	\$ 518,304	\$ 2,112,811	\$ 612,112	\$ 2,172,810	\$ 1,551,164	299.28%	\$ 59,999	2.84%

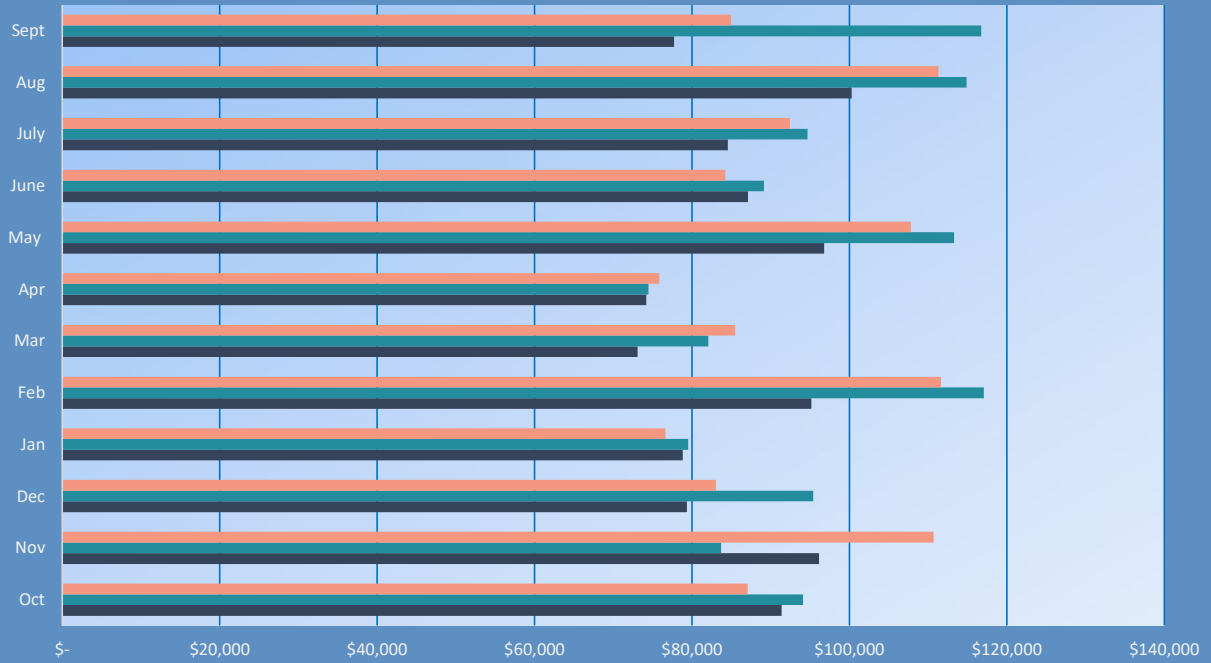
CITY OF SEABROOK
SEDC - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>SEDC</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
REVENUES						
1,151,882	1,111,171	40,711	Sales Tax	1,151,882	1,111,171	40,711
0	0	0	Grant Proceeds	0	0	0
219,095	186,290	32,805	Interest Income	219,095	186,290	32,805
180	1,200	(1,020)	Other Revenue	180	1,200	(1,020)
0	0	0	Loan Repayment	0	0	0
1,371,156	1,298,661	72,495	Total Revenues	1,371,156	1,298,661	72,495
EXPENDITURES						
600	0	(600)	Personnel Services	600	0	(600)
536	500	(36)	Materials & Supplies	398	500	102
270,286	1,861,621	1,591,335	Services	248,664	1,450,589	1,201,925
340,690	370,690	30,000	Transfers Out	284,799	344,799	60,000
612,112	2,232,811	1,620,699	Total Expenditures	534,461	1,795,888	1,261,428
FUND BALANCE						
4,659,732	4,659,732	0	Beginning Balance Estimate	4,659,732	4,659,732	0
759,045	(934,150)	1,693,195	Change in Fund Balance	836,696	(497,227)	1,333,923
5,418,777	3,725,582	1,693,195	Ending Balance	5,496,428	4,162,505	1,333,923

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	\$113,294	\$89,151	\$94,677	\$114,913	\$116,747
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	113,294	107,827	16,481	17.02%	5,466	5.07%
June	87,142	89,151	84,233	2,009	2.31%	4,918	5.84%
July	87,142	95,253	92,446	8,111	9.31%	2,807	3.04%
August	100,275	114,913	111,288	14,637	14.60%	3,625	3.26%
September	77,754	116,747	84,979	38,993	50.15%	31,768	37.38%
Totals	1,037,304	1,155,715	1,111,171	118,412	11.42%	44,544	4.01%