



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF WORKSHOP SESSION AND REGULAR MEETING
THURSDAY, JANUARY 8, 2026 - 5:00 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, JANUARY 8, 2026 AT 5:00 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. PRESENTATIONS

1.1 Conduct Oath of Office for reappointed Seabrook Economic Development Corporation board members and discuss training requirements.

2. ENTER INTO WORKSHOP SESSION

2.1 Discuss staff recommendations for revising the Seabrook Economic Development Corporation's incentive policy.

3. ADJOURN WORKSHOP SESSION AND ENTER INTO REGULAR SESSION

4. 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

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the infrastructure improvement project to install Architectural Marine Bollards in the amount of \$16,630.25.

6. EXECUTIVE SESSION

6.1 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.

7. OPEN SESSION

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

8. OLD BUSINESS

8.1 Consider and take all appropriate action when selecting an option to revise the Seabrook Economic Development Corporation's incentive policy.

9. ROUTINE BUSINESS

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

9.2 Approve minutes from the December 3, 2025 regular EDC meeting.

9.3 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 December 31, 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



INCENTIVE POLICY REVIEW

EDC Workshop - JANUARY 8, 2026

NEIGHBORING EDCS', CDC & CEDC INCENTIVE POLICIES

Surveyed 13 EDCs, CDC & CEDC

1

Deer Park EDC

2

La Porte EDC

3

Texas City EDC

4

Kemah CDC

5

Dickinson EDC

6

Webster EDC

7

Friendswood CEDC

8

League City EDC

9

Santa Fe EDC

10

Pasadena EDC

11

Dalhart EDC

12

Oak Point EDC

13

Corinth EDC

Deer Park EDC Business Incentives – Pop. 34,495 – FY2024 Sales Tax Revenue = \$4,554,814

- Tax Abatement – City of Deer Park
- Chapter 380/Municipal Grant Program – City of Deer Park
- Target Priorities
 - Quality-of-Life Projects
 - Construction of New City Buildings
- No incentive agreements. City Council is very conservative; they use their funds for quality-of-life projects and to build new city buildings. No tax abatements, they have done one (1) 380 agreement, nonetheless no construction after 7 yrs. - Debbie Westbeld

Click link for more details:

<https://www.deerparktx.gov/DocumentCenter/View/81/Business-Incentives?bidId=>

Select Fiscal Year(s).

FISCAL YEAR

- ☒ 2016☒ 2017☒ 2018☒ 2019☒ 2020
- ☒ 2021☒ 2022☒ 2023☒ 2024☒ 2025
- ☐ 2015☐ 1997☐ 1998☐ 1999☐ 2000
- ☐ 2001☐ 2002☐ 2003☐ 2004☐ 2005

☐ Select All

Select City(s).

CITY

- ☒ Deer Park
- ☐ Alamo
- ☐ Alba
- ☐ Albany
- ☐ Aledo
- ☐ Allen
- ☐ Alto
- ☐ Alton
- ☐ Alvarado
- ☐ Alvord
- ☐ Andrews
- ☐ Angleton
- ☐ Anna
- ☐ Anson
- ☐ Archer City
- ☐ Arcola
- ☐ Argyle
- ☐ Arlington
- ☐ Aspermont

☐ Select All

Select Corporation Type(s).

- ☐ Type A
- ☒ Type B
- ☐ Select All

4

Select tabs to view data categories.

Show Totals

or graph to print, export,
or send data to Excel.

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

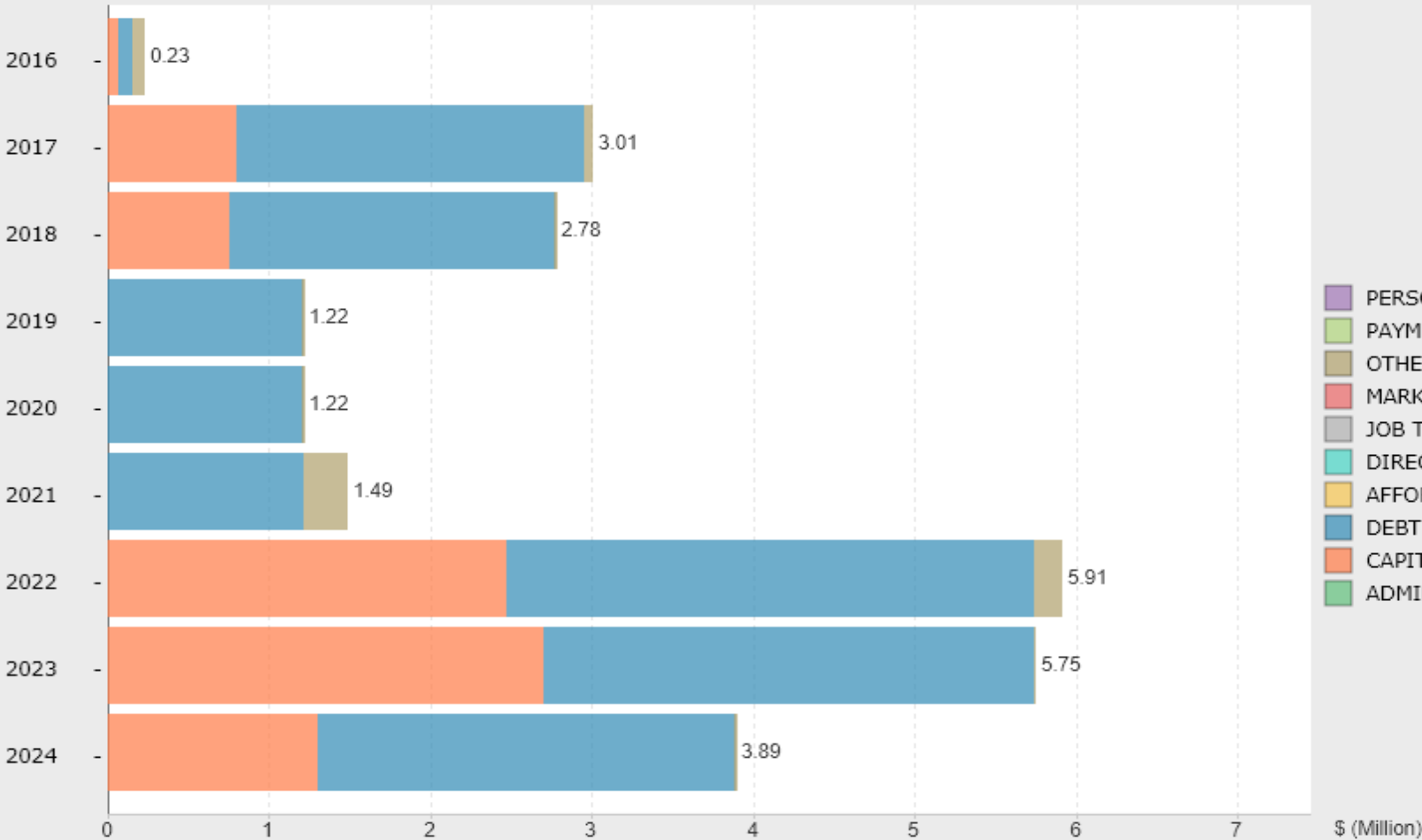
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Deer Park - Type B



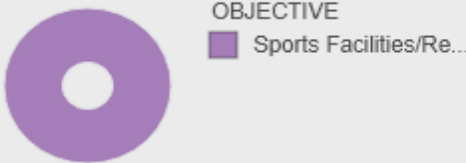
- ☐ PERSONNEL
- ☐ PAYMENTS TO TAXING UNITS
- ☐ OTHER
- ☐ MARKETING and PROMOTION
- ☐ JOB TRAINING
- ☐ DIRECT BUSINESS INCENTIVES
- ☐ AFFORDABLE HOUSING
- ☐ DEBT SERVICE
- ☐ CAPITAL COSTS
- ☐ ADMINISTRATION

Show ALL Data

EDC ASSET TYPES

No data to display

EDC OBJECTIVES



Comptroller's office is not responsible for the accuracy of the data reported but only for accurately compiling and publishing the data received.

Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

FISCAL YEAR

- ☒ 2016☒ 2017☒ 2018☒ 2019☒ 2020
- ☒ 2021☒ 2022☒ 2023☒ 2024
- ☐ 2015☐ 1997☐ 1998☐ 1999☐ 2000
- ☐ 2001☐ 2002☐ 2003☐ 2004☐ 2005

☐ Select All

Select City(s).

CITY

- ☒ Deer Park
- ☐ Abilene
- ☐ Alamo
- ☐ Alba

4

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Show Totals

or graph to print, export,
or send data to Excel.

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR

HEADQUARTERS CITY

EDC TYPE

ADMINISTRATION

CAPITAL COSTS

DEBT SERVICE

AFFORDABLE HOUSING

DIRECT BUSINESS INCENTIVES

JOB TRAINING

MARKETING and PROMOTION

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
2016	Deer Park	Type B	\$0	\$8,076,836	\$16,819,165	\$0	\$0	\$0	\$0
2017	Deer Park	Type B	\$0	\$62,269	\$87,231	\$0	\$0	\$0	\$0
2018	Deer Park	Type B	\$0	\$793,174	\$2,154,196	\$0	\$0	\$0	\$0
2019	Deer Park	Type B	\$0	\$751,480	\$2,024,358	\$0	\$0	\$0	\$0
2020	Deer Park	Type B	\$0	\$0	\$1,215,475	\$0	\$0	\$0	\$0
2021	Deer Park	Type B	\$0	\$0	\$1,216,797	\$0	\$0	\$0	\$0
2022	Deer Park	Type B	\$0	\$0	\$1,217,779	\$0	\$0	\$0	\$0
2023	Deer Park	Type B	\$0	\$2,468,783	\$3,272,102	\$0	\$0	\$0	\$0
2024	Deer Park	Type B	\$0	\$2,705,361	\$3,037,750	\$0	\$0	\$0	\$0
2024	Deer Park	Type B	\$0	\$1,295,769	\$2,593,477	\$0	\$0	\$0	\$0

Show ALL Data

EDC ASSET TYPES

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La Porte EDC Incentive Program – Pop. 38,046 – FY2024 Sales Tax Revenue = \$4,995,826

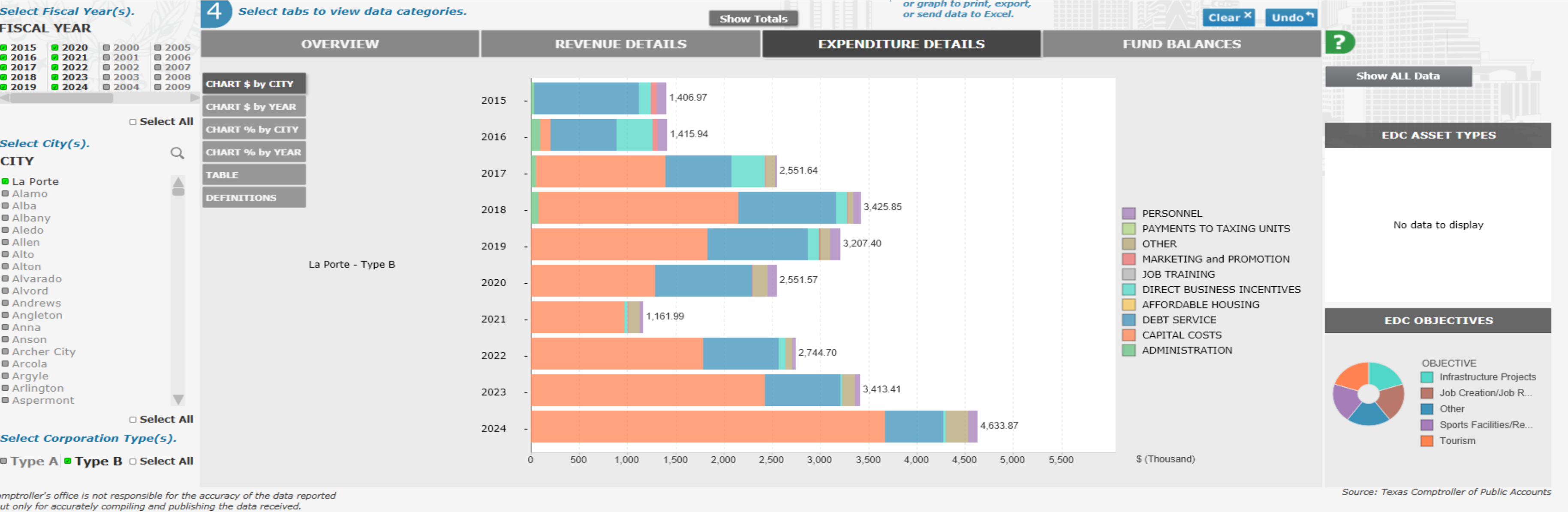
- ALL projects for a matching grant greater than \$25,000.00 must also be approved by the La Porte City Council.

Eligible Projects

- Façade Rehabilitation/Enhancement
- New Awnings, Canopies, Porches, and Signage
- Beautification Projects
- Parking Lot Improvements
- Enhancement Grant Program –
<https://www.laportetx.gov/DocumentCenter/View/11139/Enhancement-Grant-Application?bidId=>
- Business Grant Application

Click link for more details:

<https://www.laportetx.gov/DocumentCenter/View/10709/Incentive-Grant-Application?bidId=>



omptroller's office is not responsible for the accuracy of the data reported but only for accurately compiling and publishing the data received.

Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

FISCAL YEAR

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009

Select All

Select City(s).

CITY

La Porte

Abilene

Alamo

Alba

Albany

Select All

4

Select tabs to view data categories.

Show Totals

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
2015	La Porte	Type B	\$273,925	\$15,499,750	\$7,670,373	\$0	\$1,245,867	\$0	\$140,075
2016	La Porte	Type B	\$37,111	\$0	\$1,083,817	\$0	\$123,957	\$0	\$58,540
2017	La Porte	Type B	\$99,641	\$107,669	\$680,668	\$0	\$377,561	\$0	\$50,000
2018	La Porte	Type B	\$52,820	\$1,340,200	\$685,247	\$0	\$351,000	\$0	\$8,450
2019	La Porte	Type B	\$84,353	\$2,065,200	\$1,014,012	\$0	\$120,000	\$0	\$3,204
2020	La Porte	Type B	\$0	\$1,835,700	\$1,033,362	\$0	\$124,846	\$0	\$5,803
2021	La Porte	Type B	\$0	\$1,292,950	\$1,004,822	\$0	\$0	\$0	\$4,440
2022	La Porte	Type B	\$0	\$967,000	\$0	\$0	\$40,000	\$0	\$9,638
2023	La Porte	Type B	\$0	\$1,791,031	\$778,752	\$0	\$72,000	\$0	\$0
2024	La Porte	Type B	\$0	\$2,425,000	\$785,255	\$0	\$15,000	\$0	\$0
2024	La Porte	Type B	\$0	\$3,675,000	\$604,438	\$0	\$21,503	\$0	\$0

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Show ALL Data

EDC ASSET TYPES

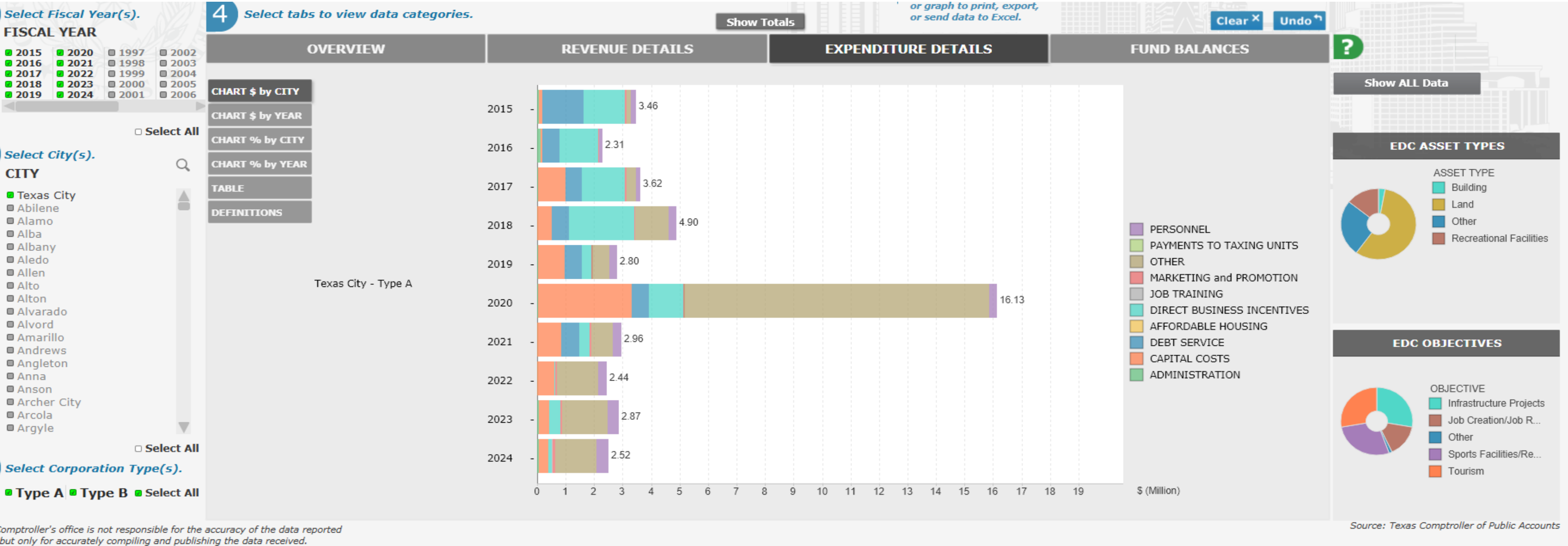
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Texas City EDC – Pop. 55,340 – FY2024 Sales Tax Revenue = \$6,023,180

- Chapter 380 – Municipal Agreements
- Chapter 381 – Counties Agreements
- Chapter 312 Tax Abatements Agreement – real and/or tangible personal property
- Foreign Trade Zone (FTZ) Number 199
- TCEDC Project Assistance
 - 6th Street Signage
 - 6th Street Awnings
 - 6th Street Paint Assistance
- Business Incentive Grant (BIG) Program
 - Matching grant up to 15k for qualified business improvements
- Chamber of Commerce Dues Assistance

Click link for more details:

<https://www.texascityedc.com/166/Local-State-Incentives>



Select Fiscal Year(s).

FISCAL YEAR

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

1997

1998

1999

2000

2001

2002

2003

2012

2013

2014

Select All

Select City(s).

CITY

Texas City

Abilene

Albany

Allen

Alton

Select All

4

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Show Totals

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
2015	Texas City	Type A	\$56,051	\$138,679	\$1,445,308	\$0	\$1,445,895	\$0	\$36,949
2016	Texas City	Type A	\$127,782	\$55,454	\$596,306	\$0	\$1,370,313	\$0	\$23,844
2017	Texas City	Type A	\$28,334	\$953,619	\$595,531	\$0	\$1,512,639	\$0	\$41,747
2018	Texas City	Type A	\$7,823	\$518,745	\$602,777	\$0	\$2,277,190	\$0	\$43,027
2019	Texas City	Type A	\$18,348	\$935,577	\$606,133	\$0	\$356,796	\$0	\$17,078
2020	Texas City	Type A	\$41,879	\$3,278,308	\$608,603	\$0	\$1,227,797	\$0	\$12,916
2021	Texas City	Type A	\$4,641	\$854,045	\$613,084	\$0	\$382,561	\$0	\$41,021
2022	Texas City	Type A	\$3,079	\$595,166	\$0	\$0	\$45,691	\$0	\$37,231
2023	Texas City	Type A	\$53,673	\$383,285	\$0	\$0	\$364,613	\$0	\$74,726
2024	Texas City	Type A	\$46,073	\$336,058	\$0	\$0	\$142,094	\$7,519	\$99,779

Show ALL Data

EDC ASSET TYPES

ASSET TYPE

Building

Land

Other

Recreational Facilities

Kemah Community Development Corporation (CDC) – Pop. 2,853 – FY2024

Sales Tax Revenue = \$3,452,134

- Currently, there is no information listed regarding incentives on the website

Click link for more details:

<https://www.kemahtx.gov/833/Economic-Development>



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FISCAL YEAR

2015 2020 1997 2002
2016 2021 1998 2003
2017 2022 1999 2004
2018 2023 2000 2005
2019 2024 2001 2006

Select City(s).
CITY

Kemah
Abilene
Alamo
Alba
Albany

Select All

Select Corporation Type(s).
Type A Type B Select All

OVERVIEW REVENUE DETAILS EXPENDITURE DETAILS FUND BALANCES

CHART \$ by CITY
CHART \$ by YEAR
CHART % by CITY
CHART % by YEAR
TABLE
DEFINITIONS

CHART \$ by CITY	FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
CHART \$ by YEAR	2015	Kemah	Type B	\$1,119,787	\$5,956,630	\$0	\$0	\$0	\$1,040	\$460,625
CHART % by CITY	2016	Kemah	Type B	\$204,910	\$384,292	\$0	\$0	\$0	\$0	\$0
CHART % by YEAR	2017	Kemah	Type B	\$211,038	\$530,456	\$0	\$0	\$0	\$0	\$64,613
TABLE	2018	Kemah	Type B	\$60,404	\$900,000	\$0	\$0	\$0	\$0	\$69,954
DEFINITIONS	2019	Kemah	Type B	\$58,450	\$0	\$0	\$0	\$0	\$0	\$28,947
	2020	Kemah	Type B	\$57,875	\$1,178,335	\$0	\$0	\$0	\$1,040	\$43,297
	2021	Kemah	Type B	\$103,918	\$0	\$0	\$0	\$0	\$0	\$23,161
	2022	Kemah	Type B	\$60,000	\$0	\$0	\$0	\$0	\$0	\$3,928
	2023	Kemah	Type B	\$59,463	\$93,454	\$0	\$0	\$0	\$0	\$33,163
	2024	Kemah	Type B	\$142,517	\$1,167,108	\$0	\$0	\$0	\$0	\$127,990
				\$161,212	\$1,702,985	\$0	\$0	\$0	\$0	\$65,572

ASSET TYPE
Land
Other

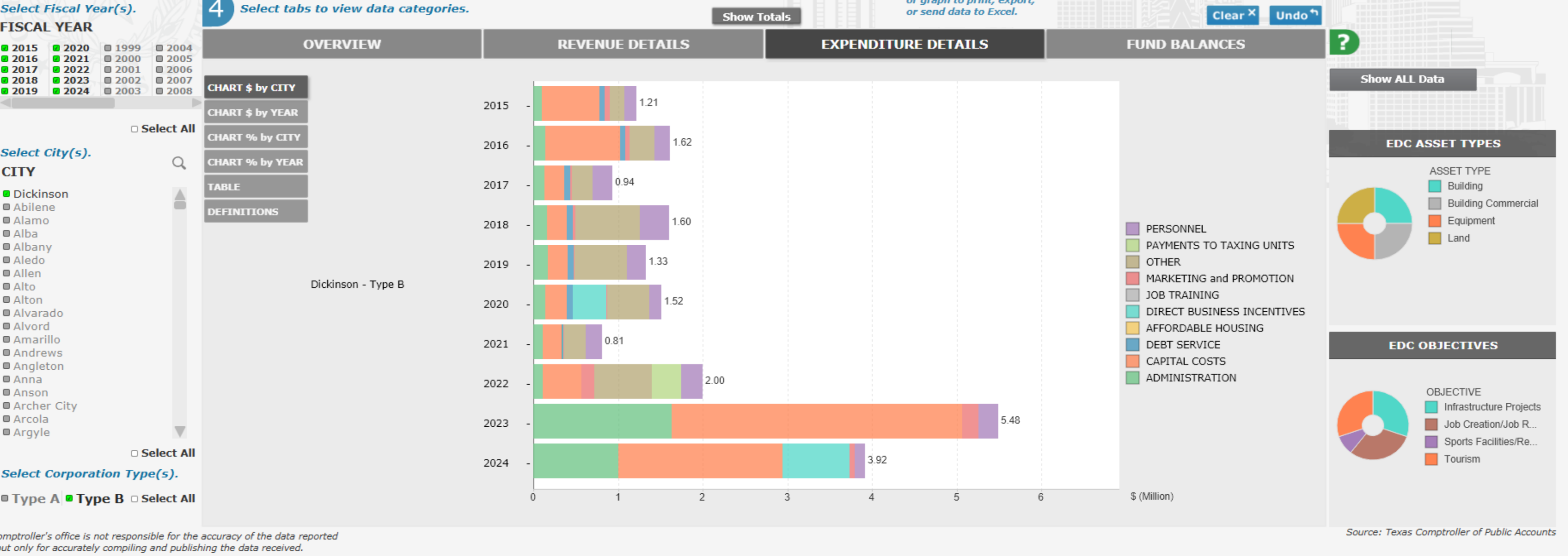
EDC ASSET TYPES

Dickinson EDC – Pop. 22,017 – FY2024 Sales Tax Revenue = \$2,809,435

- Chapter 380 - <https://dickinsonedc.com/do-business-here/business-incentive-program/>
- Incentive Request Application-
<https://dickinsonedc.com/wp-content/uploads/2024/12/Incentive-Request-Application.pdf>

Click link for more details:

<https://dickinsonedc.com/>



Select Fiscal Year(s). FISCAL YEAR 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 Select All Select City(s). CITY Dickinson Abilene Alamo Alba Albany Select Corporation Type(s). Type A Type B Select All

4 Select tabs to view data categories. Show Totals Clear Undo

OVERVIEW REVENUE DETAILS EXPENDITURE DETAILS FUND BALANCES

CHART \$ by CITY	FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
CHART \$ by YEAR				\$3,702,501	\$8,578,031	\$406,243	\$0	\$1,202,588	\$0	\$593,034
CHART % by CITY	2015	Dickinson	Type B	\$97,152	\$682,134	\$62,705	\$0	\$0	\$0	\$57,199
CHART % by YEAR	2016	Dickinson	Type B	\$140,034	\$884,061	\$65,993	\$0	\$0	\$0	\$44,727
TABLE	2017	Dickinson	Type B	\$131,542	\$235,143	\$68,980	\$0	\$0	\$0	\$24,886
DEFINITIONS	2018	Dickinson	Type B	\$163,280	\$234,193	\$66,805	\$0	\$0	\$0	\$28,052
	2019	Dickinson	Type B	\$170,589	\$234,193	\$69,380	\$0	\$0	\$0	\$9,873
	2020	Dickinson	Type B	\$146,959	\$249,193	\$67,380	\$0	\$394,488	\$0	\$15,956
	2021	Dickinson	Type B	\$108,618	\$234,293	\$5,000	\$0	\$10,000	\$0	\$11,915
	2022	Dickinson	Type B	\$106,616	\$463,427	\$0	\$0	\$0	\$0	\$150,395
	2023	Dickinson	Type B	\$1,629,107	\$3,431,537	\$0	\$0	\$0	\$0	\$194,448
	2024	Dickinson	Type B	\$1,008,604	\$1,929,857	\$0	\$0	\$798,100	\$0	\$55,583

EDC ASSET TYPES

ASSET TYPE
Building
Building Commercial
Equipment
Land

Webster EDC – Pop. 12,748 FY2024 Sales Tax Revenue = \$8,787,900

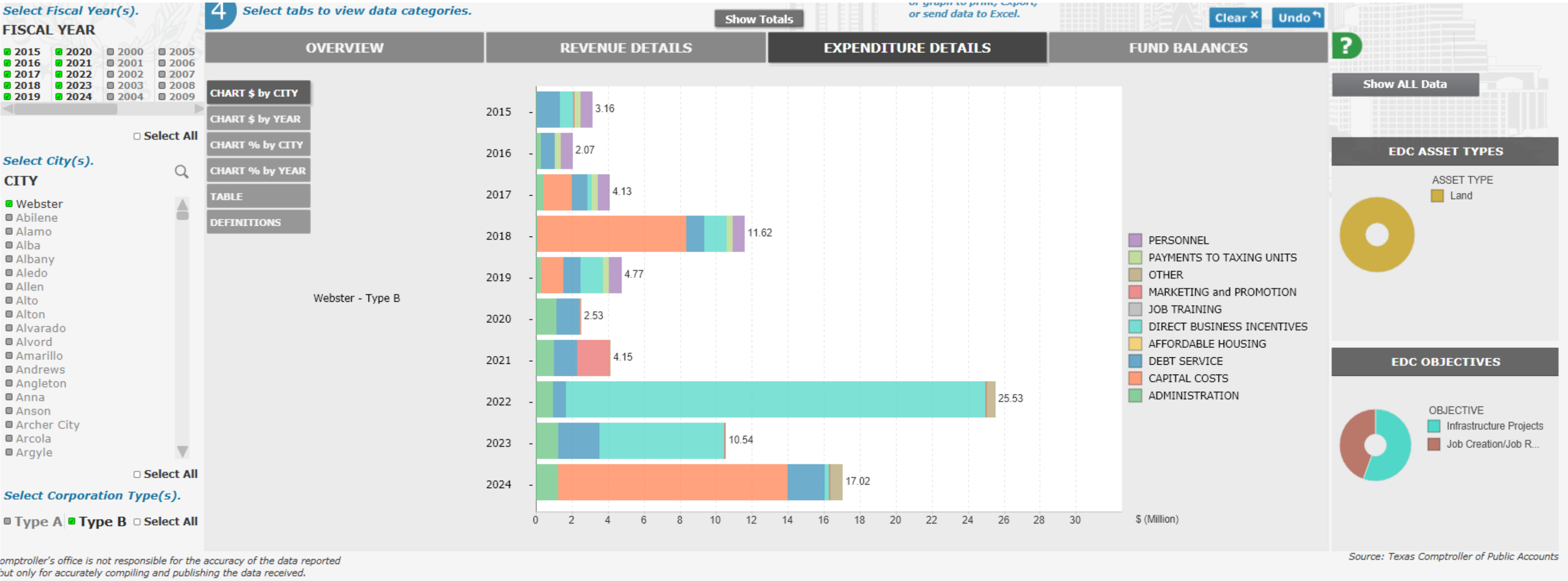
- Targeted Industries

- Aerospace
- Medical
- Retail
- Energy
- General Fund Incentive application

<https://txwebster3.civicplus.com/DocumentCenter/View/12121/General-Fund-Distribution-Policy>

Click link for more details:

<https://www.cityofwebster.com/353/Economic-Development>



Select Fiscal Year(s). FISCAL YEAR 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009

Select City(s). CITY Webster Abilene Alamo Alba Albany Aledo Allen Alto Alton Alvarado Alvord Amarillo Andrews Angleton Anna Anson Archer City Arcola Argyle

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OVERVIEW REVENUE DETAILS EXPENDITURE DETAILS FUND BALANCES

CHART \$ by CITY CHART \$ by YEAR CHART % by CITY CHART % by YEAR TABLE DEFINITIONS

CHART \$ by CITY	FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
CHART \$ by YEAR	2015	Webster	Type B	\$6,703,926	\$23,845,748	\$12,521,559	\$0	\$34,087,561	\$399	\$1,941,910
CHART % by CITY	2016	Webster	Type B	\$62,470	\$0	\$1,279,955	\$0	\$750,000	\$399	\$37,735
CHART % by YEAR	2017	Webster	Type B	\$270,079	\$0	\$772,680	\$0	\$0	\$0	\$0
TABLE	2018	Webster	Type B	\$421,447	\$1,580,363	\$846,161	\$0	\$250,000	\$0	\$0
DEFINITIONS	2019	Webster	Type B	\$100,532	\$8,260,014	\$983,043	\$0	\$1,250,000	\$0	\$0
	2020	Webster	Type B	\$266,428	\$1,246,271	\$973,843	\$0	\$1,250,000	\$0	\$0
	2021	Webster	Type B	\$1,162,714	\$0	\$1,295,980	\$0	\$0	\$0	\$38,286
	2022	Webster	Type B	\$1,006,215	\$0	\$1,290,480	\$0	\$0	\$0	\$1,823,727
	2023	Webster	Type B	\$957,382	\$0	\$713,094	\$0	\$23,336,893	\$0	\$20,026
	2024	Webster	Type B	\$1,231,462	\$0	\$2,292,434	\$0	\$6,997,488	\$0	\$2,500
	2024	Webster	Type B	\$1,225,197	\$12,759,100	\$2,073,889	\$0	\$253,180	\$0	\$19,636

EDC ASSET TYPES ASSET TYPE Land

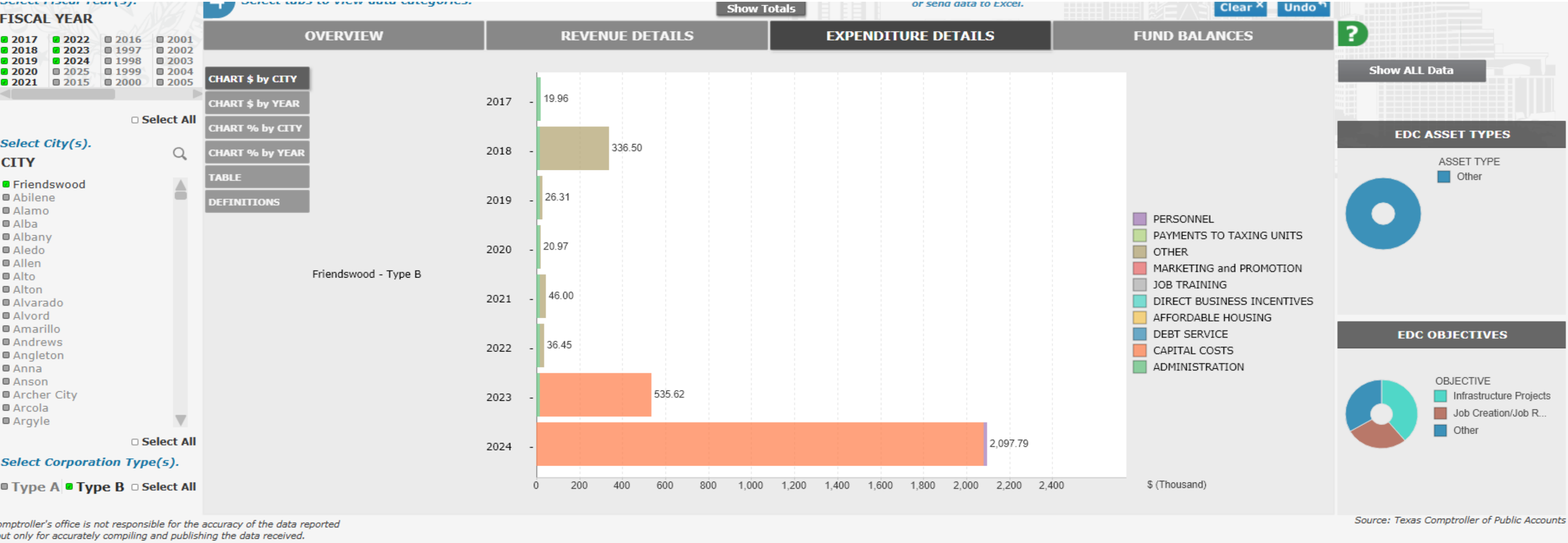
Friendswood Community & Economic Development Committee (CEDC) – Pop. 41,118 – FY2024 Sales Tax Revenue = \$2,088,058

Policy of Economic Development – Strategies 1-5 - Pages 4 & 5

- \$100k-\$200k to be used at the discretion of CEDC for various economic incentives, business grants, etc.
- Chapter 380 Agreements
- **Targeted Markets**
 - Professional Services
 - Healthcare
 - Retail
 - Commercial
 - Light Industrial
 - Panhandle Area
 - Downtown

Click link for more details:

<https://www.ci.friendswood.tx.us/DocumentCenter/View/169/Resolution-Number-R2015--01-PDF>



Select Fiscal Year(s).

FISCAL YEAR

2017

2018

2019

2020

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2025

2015

2016

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2002

2003

2004

2005

Select All

Select City(s).

CITY

Friendswood

Abilene

Alamo

Select All

4

Select tabs to view data categories.

Show Totals

or graph to print, export, or send data to Excel.

Clear

Undo

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
			\$117,717	\$2,601,409	\$0	\$0	\$0	\$0	\$0
2017	Friendswood	Type B	\$19,959	\$0	\$0	\$0	\$0	\$0	\$0
2018	Friendswood	Type B	\$17,499	\$0	\$0	\$0	\$0	\$0	\$0
2019	Friendswood	Type B	\$16,139	\$0	\$0	\$0	\$0	\$0	\$0
2020	Friendswood	Type B	\$16,120	\$0	\$0	\$0	\$0	\$0	\$0
2021	Friendswood	Type B	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0
2022	Friendswood	Type B	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0
2023	Friendswood	Type B	\$16,000	\$519,618	\$0	\$0	\$0	\$0	\$0
2024	Friendswood	Type B	\$0	\$2,081,791	\$0	\$0	\$0	\$0	\$0

Show ALL Data

EDC ASSET TYPES

ASSET TYPE

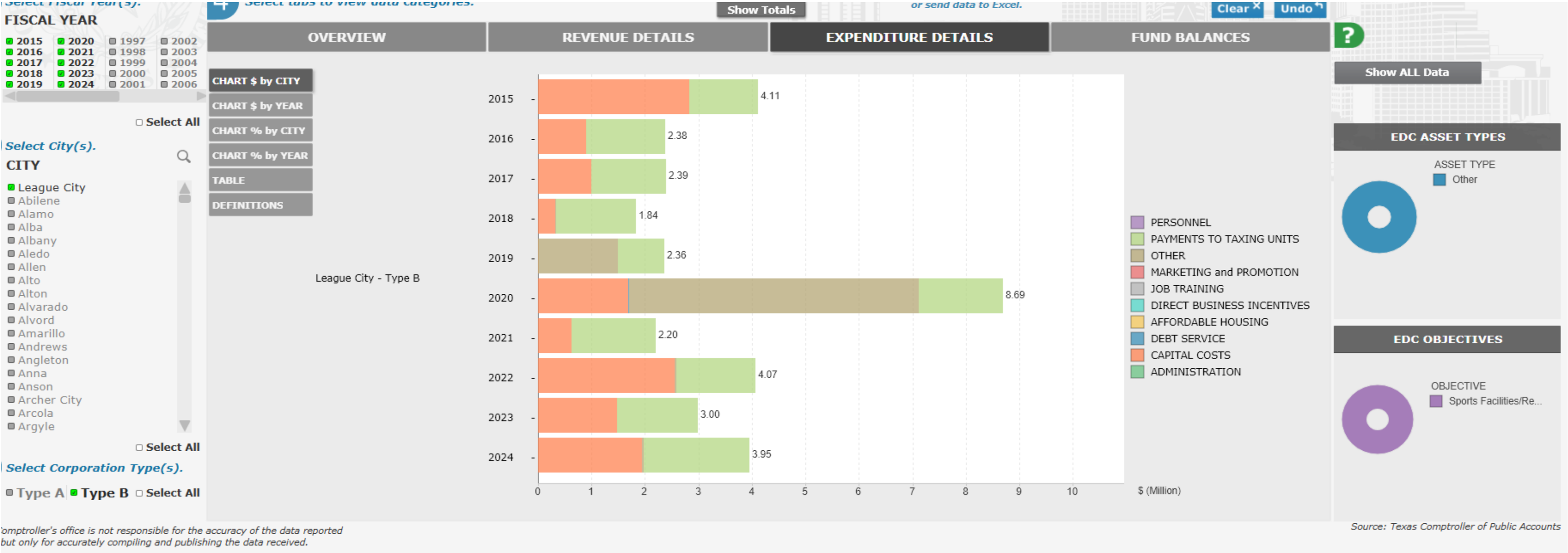
Other

League City EDC – Pop. 120,317 – FY2024 Sales Tax Revenue = \$4,811,211

- Chapter 380 Agreements
- Tax Abatements
- Freeport Property Tax Exemption
- Public Improvement Districts
- Tax Increment Reinvestment Zone
- Municipal Management Districts
- Municipal Development Districts
- Empowerment Zone
- Industrial Revenue Bonds
- City Financed Infrastructure Improvements
- HOT Fund Grants for qualified projects

Click link for more details:

<https://www.leaguecityedc.com/137/Local-Incentives>



Select Fiscal Year(s).

FISCAL YEAR

2015

2016

2017

2018

2019

2020

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1997

1998

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Select All

Select City(s).

CITY

League City

Abilene

Alamo

Alba

Albany

4

Select tabs to view data categories.

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR

HEADQUARTERS CITY

EDC TYPE

ADMINISTRATION

CAPITAL COSTS

DEBT SERVICE

AFFORDABLE HOUSING

DIRECT BUSINESS INCENTIVES

JOB TRAINING

MARKETING and PROMOTION

\$0

\$13,328,794

\$23,287

\$0

\$0

\$0

\$0

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2015

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League City

League City

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League City

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League City

League City

League City

Type B

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\$0

\$2,826,234

\$892,781

\$993,578

\$327,152

\$4,065

\$1,679,636

\$619,631

\$2,558,081

\$1,484,865

\$1,942,771

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Show ALL Data

EDC ASSET TYPES

ASSET TYPE

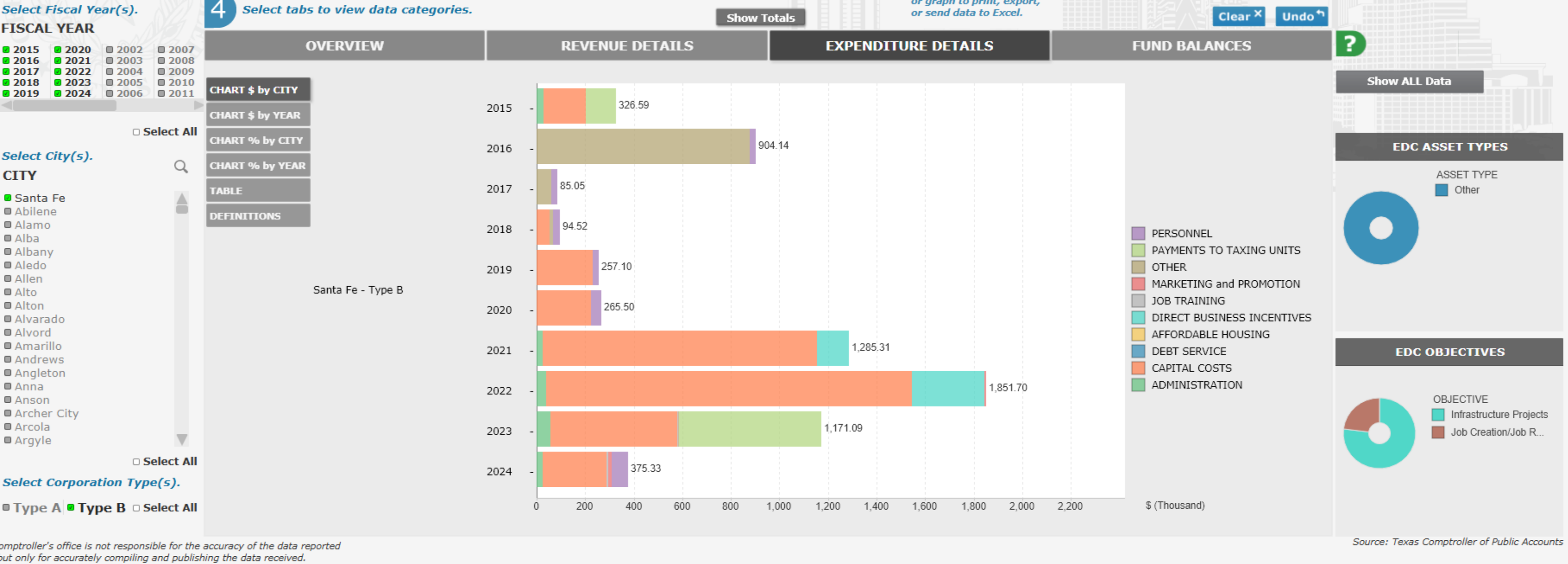
Other

Santa Fe EDC – Pop. 12,870 – FY2024 Sales Tax Revenue = \$1,025,883

- Chapter 380 Agreements
- Business Expansion, Attraction, and Retention “BEAR” Program
 - Targeted Corridors – max ask \$50k per app, program budget \$140k
 - Application Fee of \$500
 - Re-apply after 3 years
 - 75% of budget for infrastructure.

Click link for more details:

<https://www.santafetx.gov/economic/page/doing-business>



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Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

FISCAL YEAR

2015

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2019

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2022

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2009

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2011

Select All

Select City(s).

CITY

Santa Fe

Abilene

Alamo

Alba

Albany

Select All

4

Select tabs to view data categories.

Show Totals

or send data to Excel.

Clear X

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

CHART \$ by CITY	FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
CHART \$ by YEAR	2015	Santa Fe	Type B	\$171,083	\$4,110,515	\$0	\$0	\$427,983	\$11,235	\$22,689
CHART % by CITY	2016	Santa Fe	Type B	\$26,725	\$176,463	\$0	\$0	\$0	\$0	\$0
CHART % by YEAR	2017	Santa Fe	Type B	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TABLE	2018	Santa Fe	Type B	\$0	\$53,060	\$0	\$0	\$0	\$0	\$0
DEFINITIONS	2019	Santa Fe	Type B	\$0	\$231,338	\$0	\$0	\$0	\$0	\$0
	2020	Santa Fe	Type B	\$0	\$224,798	\$0	\$0	\$0	\$0	\$0
	2021	Santa Fe	Type B	\$24,492	\$1,130,680	\$0	\$0	\$130,137	\$0	\$0
	2022	Santa Fe	Type B	\$38,147	\$1,508,107	\$0	\$0	\$297,846	\$0	\$7,600
	2023	Santa Fe	Type B	\$55,532	\$522,719	\$0	\$0	\$0	\$5,659	\$0
	2024	Santa Fe	Type B	\$26,187	\$263,350	\$0	\$0	\$0	\$5,576	\$15,089

Show ALL Data

EDC ASSET TYPES

ASSET TYPE

Other

Pasadena EDC Façade Forward Grant Guidelines – Pop. 150,998 – FY2024

Sales Tax Revenue = \$14,634,844

- Façade Grant
 - Max matching amount \$20k
 - Eligible to re-apply after a min. of 5 yrs. from most recent award – Annual budget - \$200k
- Fast Track Approvals
 - Expedite the permit approval process – No costs associated
- Target priorities
 - Major corridors in Historic Pasadena

Click link for more details:

https://www.pasadenaedc.com/media/userfiles/subsite_18/files/incentives/Facade%20Forward%20Grant%20Program%20Guidelines%2025.pdf

Select Fiscal Year(s).

FISCAL YEAR

- ☒ 2015
- ☒ 2016
- ☒ 2017
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
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- ☒ 2024
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- ☐ 2008

Select All

Select City(s).

CITY

- ☒ Pasadena
- ☐ Abilene
- ☐ Alamo
- ☐ Alba
- ☐ Albany
- ☐ Aledo
- ☐ Allen
- ☐ Alto
- ☐ Alton
- ☐ Alvarado
- ☐ Alvord
- ☐ Amarillo
- ☐ Andrews
- ☐ Angleton
- ☐ Anna
- ☐ Anson
- ☐ Archer City
- ☐ Arcola
- ☐ Argyle

Select All

Select Corporation Type(s).

- ☐ Type A
- ☒ Type B
- ☐ Select All

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Select Fiscal Year(s).

FISCAL YEAR

- ☒ 2015
- ☒ 2016
- ☒ 2017
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
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- ☐ 2006
- ☐ 2007
- ☐ 2008

Select All

Select City(s).

CITY

- ☒ Pasadena
- ☐ Abilene
- ☐ Alamo
- ☐ Alba
- ☐ Albany

Select tabs to view data categories.

Show Totals

or send data to Excel.

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

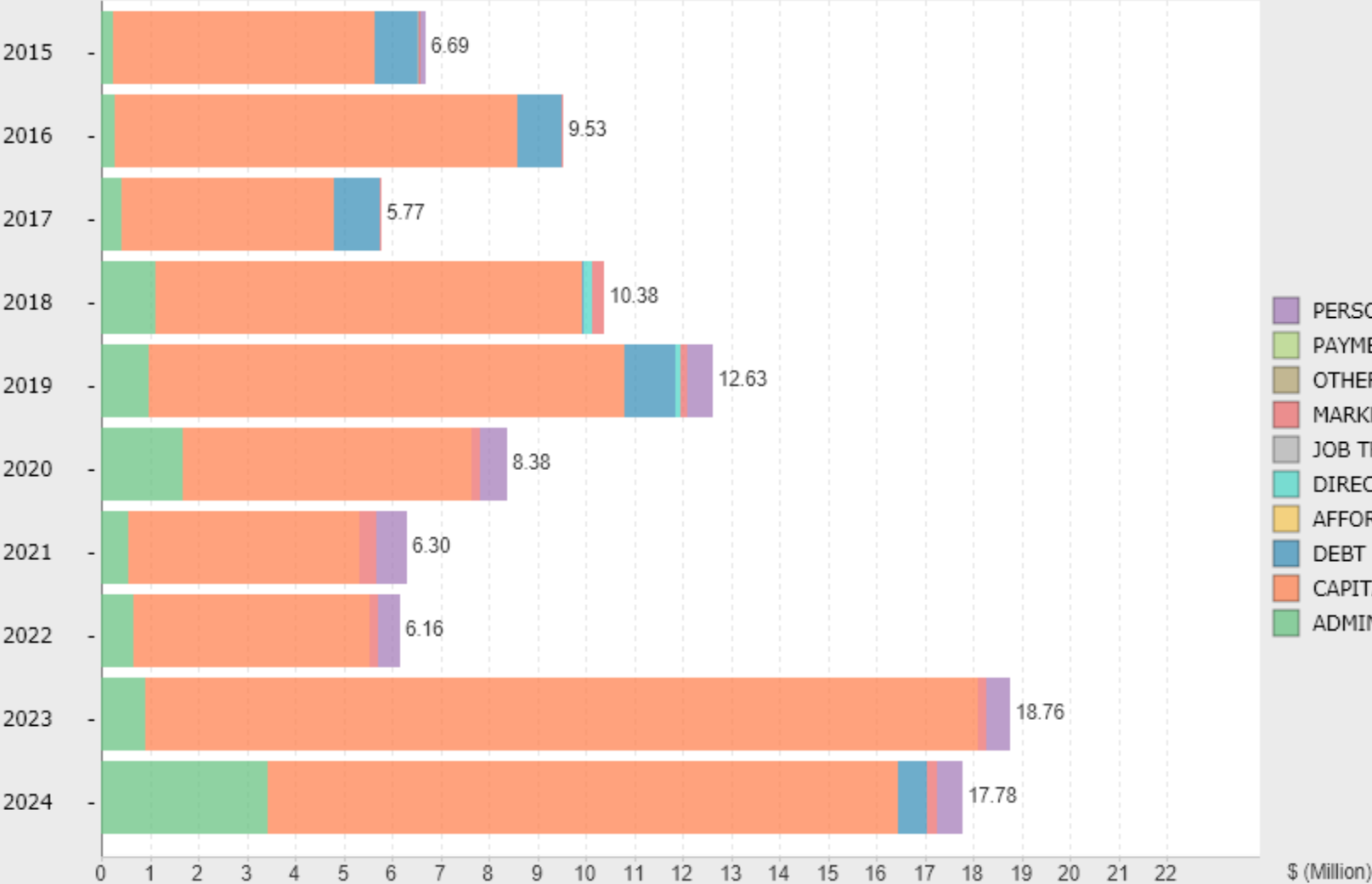
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Pasadena - Type B

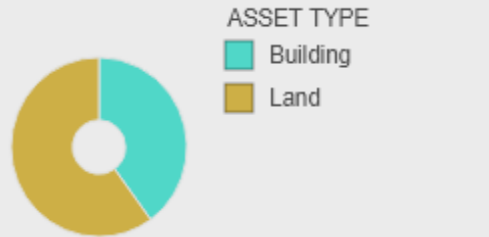


- ☐ PERSONNEL
- ☐ PAYMENTS TO TAXING UNITS
- ☐ OTHER
- ☐ MARKETING and PROMOTION
- ☐ JOB TRAINING
- ☐ DIRECT BUSINESS INCENTIVES
- ☐ AFFORDABLE HOUSING
- ☐ DEBT SERVICE
- ☐ CAPITAL COSTS
- ☐ ADMINISTRATION

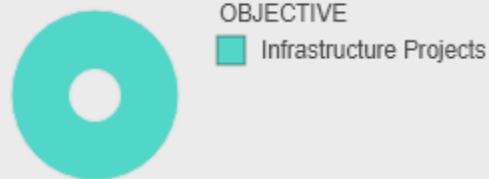
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Show ALL Data

EDC ASSET TYPES



EDC OBJECTIVES



Source: Texas Comptroller of Public Accounts

Select tabs to view data categories.

Show Totals

or graph to primary category or send data to Excel.

Clear

Undo

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

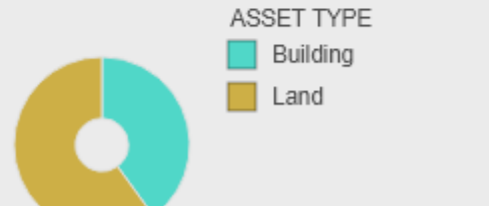
DEFINITIONS

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
2015	Pasadena	Type B	\$10,296,022	\$82,579,352	\$4,422,901	\$0	\$305,137	\$6,779	\$1,545,939
2016	Pasadena	Type B	\$242,705	\$5,400,066	\$913,850	\$0	\$0	\$6,779	\$30,456
2017	Pasadena	Type B	\$287,685	\$8,313,605	\$916,550	\$0	\$0	\$0	\$14,544
2018	Pasadena	Type B	\$426,755	\$4,381,714	\$957,377	\$0	\$0	\$0	\$5,000
2019	Pasadena	Type B	\$1,139,071	\$8,784,867	\$24,600	\$0	\$173,694	\$0	\$259,136
2020	Pasadena	Type B	\$983,762	\$9,834,912	\$1,025,900	\$0	\$131,443	\$0	\$143,594
2021	Pasadena	Type B	\$1,675,156	\$5,955,309	\$0	\$0	\$0	\$0	\$190,979
2022	Pasadena	Type B	\$547,393	\$4,798,006	\$0	\$0	\$0	\$0	\$353,964
2023	Pasadena	Type B	\$662,270	\$4,874,013	\$0	\$0	\$0	\$0	\$180,608
2024	Pasadena	Type B	\$908,434	\$17,194,830	\$0	\$0	\$0	\$0	\$162,845
2024	Pasadena	Type B	\$3,422,791	\$13,042,030	\$584,624	\$0	\$0	\$0	\$204,813

?

Show ALL Data

EDC ASSET TYPES



Dalhart EDC – Pop. 8,443 - FY2024 Sales Tax Revenue = \$869,310

- Infrastructure Incentive
- Green Space, Outdoor Lighting, and Community Art Incentive Program
- Signage Incentive Program
 - Up to 50% Reimbursement
 - Max \$10k

Click link for more details:

<https://www.dalharttx.gov/336/BUSINESS-INCENTIVES-ASSISTANCE>

Select Fiscal Year(s).

FISCAL YEAR

2015

2016

2017

2018

2019

2020

2021

2022

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2024

1997

1998

1999

2000

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2006

Select City(s).

CITY

Dalhart

Abilene

Alamo

Alba

Albany

Aledo

Allen

Alto

Alton

Alvarado

Alvord

Amarillo

Andrews

Angleton

Anna

Anson

Archer City

Arcola

Argyle

Select All

Select Corporation Type(s).

Type A

Type B

Select All

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Select Fiscal Year(s).

FISCAL YEAR

2015

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2006

Select City(s).

CITY

Dalhart

Abilene

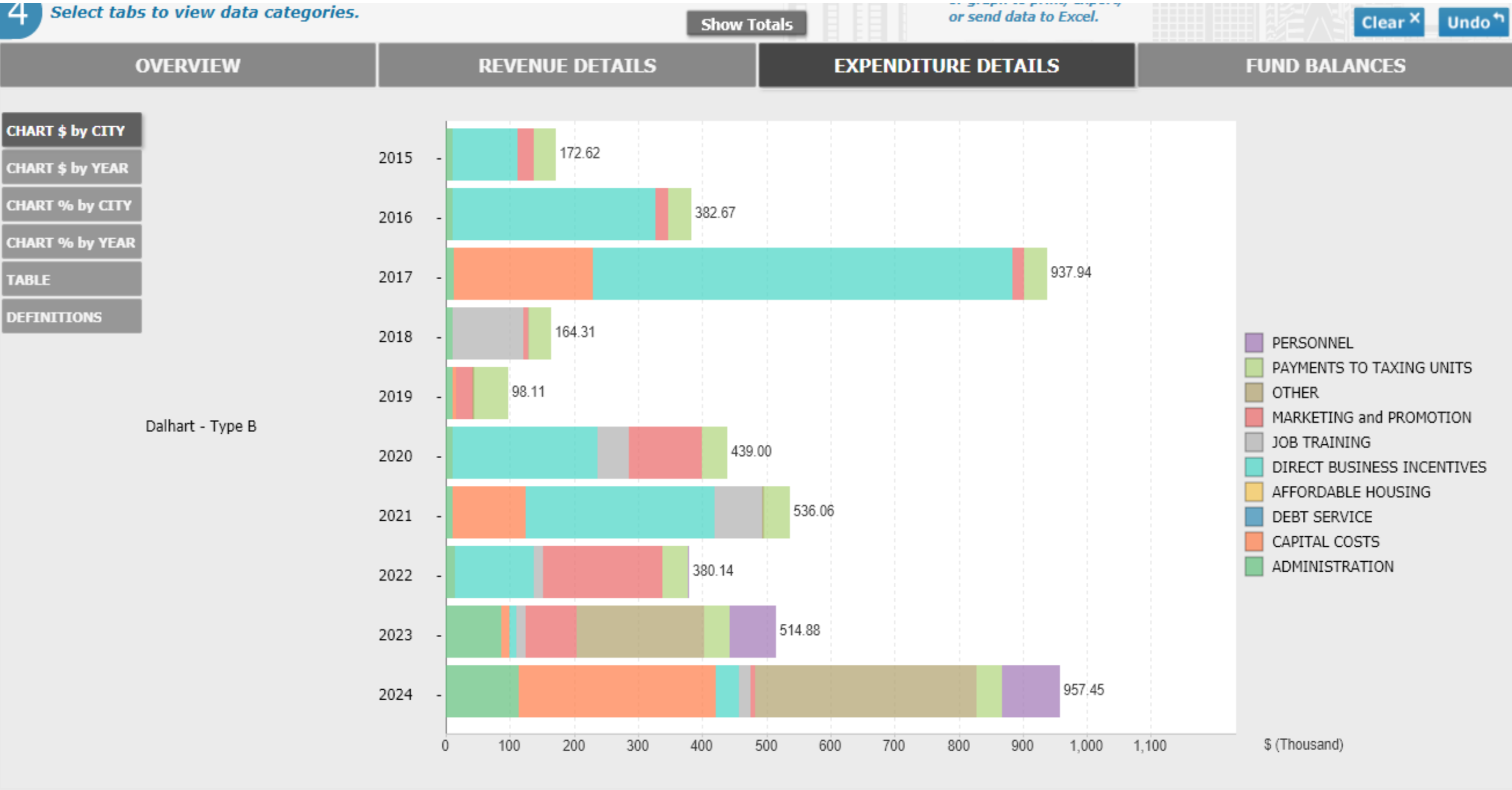
Alamo

Alba

Albany

Aledo

Select All



4 Select tabs to view data categories.

Show Totals

or send data to Excel.

Clear X

Undo ↶

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Show ALL Data

EDC ASSET TYPES

EDC OBJECTIVES

ASSET TYPE

OBJECTIVE

Oak Point EDC Business Incentives – Pop. 6,826 - FY2024 Sales Tax Revenue = \$268,642

- Fee Waivers
 - Reduction or elimination of any city fees associated with the development of the project
- Infrastructure Improvements
 - Provision of, or participation in, the extension of community infrastructure to the project site, including water, wastewater, drainage or road improvements.
- Loans and Grants
 - The City may consider providing loans and grants with available funds, and other facilities or agreements allowed by law.
- Fast Track Approvals
 - A fast-track service involving all inspections, permitting, and planning activities may be provided. The City's development coordinator may be assigned to assist with the progress of the project.
- Other incentives may be offered on a case-by-case basis.
 - EDC may provide other cash or non-cash incentives, and any rights or obligations arising thereunder, as authorized by Chapters 501 and 505 of the Texas Local Government Code.

Oak Point EDC Business Incentives – Cont'd

- Targeted Incentives
 - Along with Section 3, the City of Oak Point may consider providing one, or a combination of any of the following targeted incentives in order to further its strategic objectives:
 - The maximum grant amount cannot exceed 50% of the net new ad valorem and business personal property taxes paid annually to the City of Oak Point as a result of the project.
- Specialty Retail, Entertainment, and Restaurant
- Matching Grants
- Grease Trap Rebate
- Job Creation
 - For each job paying 100-124% of the average annual wage for Denton County, the incentive is \$3,000 per job, payable as \$1,500 each year over a two-year period.
 - For each job paying 125% or more of the average annual wage for Denton County, the incentive is \$5,000 per job, payable as \$2,500 each year over a two-year period.
- Available Incentives – Pages 3 & 4
- Targeted Incentives – Pages 4 & 5

Click link for more details:

<https://oakpointtexas.com/DocumentCenter/View/1356/EDC-Incentive-Policy-Statement>

Select Fiscal Year(s).

FISCAL YEAR

- 2015

2016

2017

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2019

2020

2021

2022

2023

2024

1997

1998

1999

2000

2001

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2006

Select All

Select City(s).

CITY

- Dalhart

Abilene

Alamo

Alba

Albany

Aledo

Allen

Alto

Alton

Alvarado

Alvord

Amarillo

Andrews

Angleton

Anna

Anson

Archer City

Arcola

Argyle

Select All

Select Corporation Type(s).

- Type A

Type B

Select All

Select tabs to view data categories.

Show Totals

or send data to Excel.

Clear

Undo

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

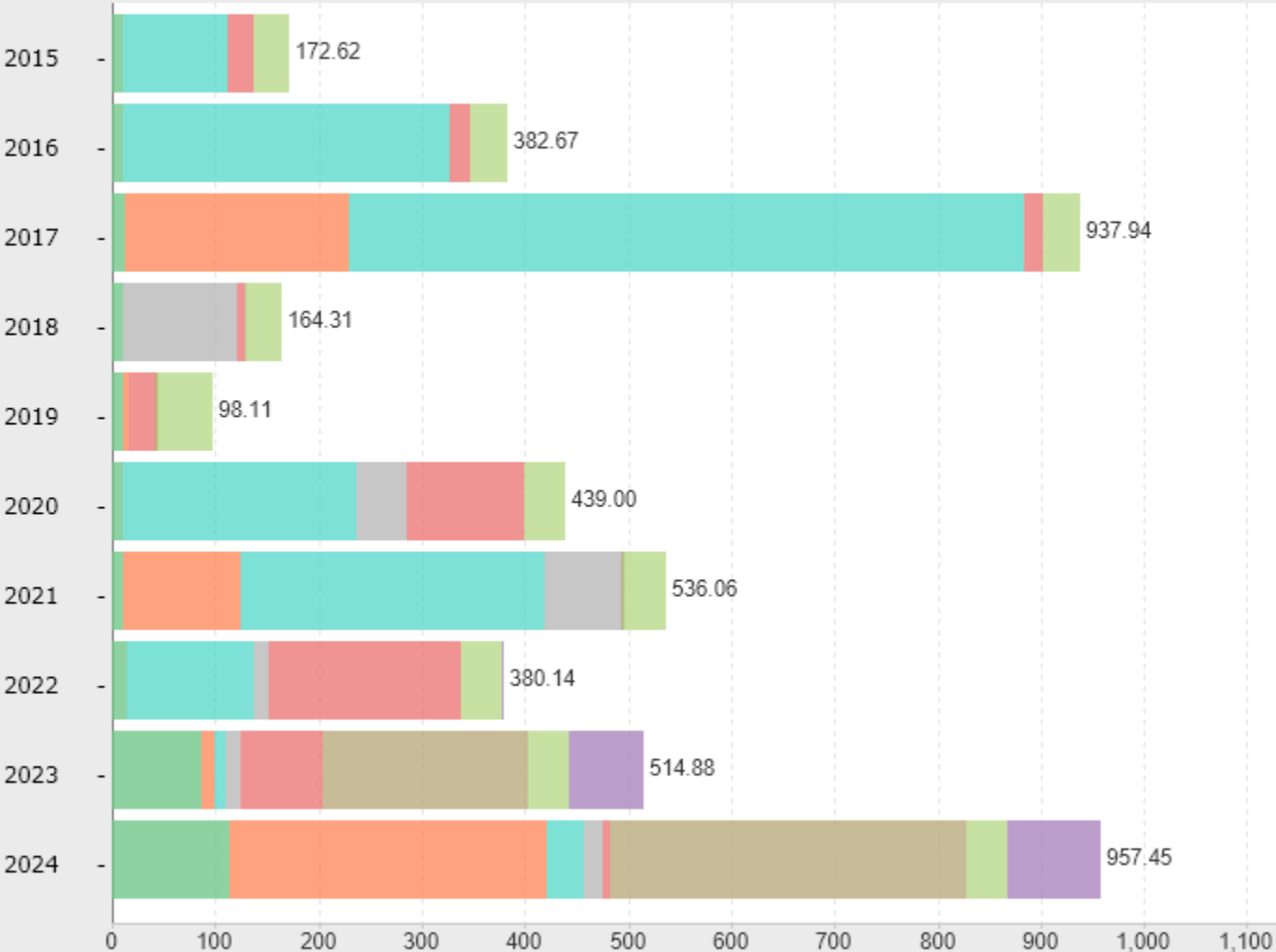
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Dalhart - Type B



- PERSONNEL

PAYMENTS TO TAXING UNITS

OTHER

MARKETING and PROMOTION

JOB TRAINING

DIRECT BUSINESS INCENTIVES

AFFORDABLE HOUSING

DEBT SERVICE

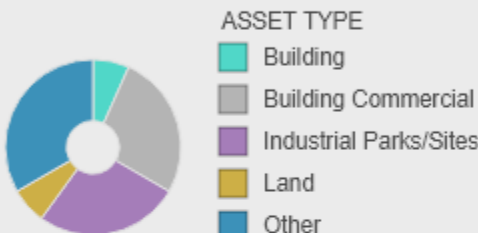
CAPITAL COSTS

ADMINISTRATION

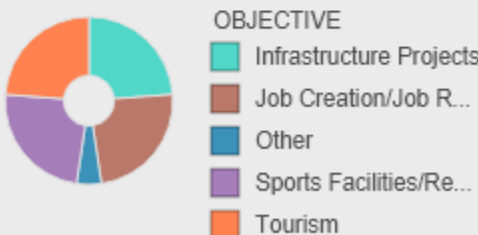


Show ALL Data

EDC ASSET TYPES



EDC OBJECTIVES



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Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

Select tabs to view data categories.

Show Totals

or send data to Excel.

Clear

Undo

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR

HEADQUARTERS CITY

EDC TYPE

ADMINISTRATION

CAPITAL COSTS

DEBT SERVICE

AFFORDABLE HOUSING

DIRECT BUSINESS INCENTIVES

JOB TRAINING

MARKETING and PROMOTION

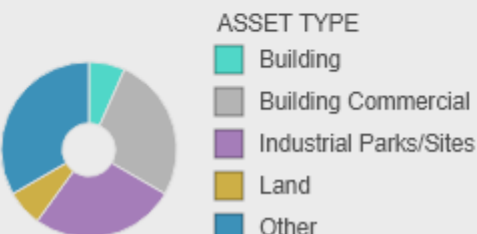
2015	Dalhart	Type B
2016	Dalhart	Type B
2017	Dalhart	Type B
2018	Dalhart	Type B
2019	Dalhart	Type B
2020	Dalhart	Type B
2021	Dalhart	Type B
2022	Dalhart	Type B
2023	Dalhart	Type B
2024	Dalhart	Type B

\$291,935	\$658,606	\$0	\$0	\$1,761,670	\$281,179	\$484,955
\$11,500	\$0	\$0	\$0	\$101,354	\$0	\$24,764
\$11,500	\$0	\$0	\$0	\$314,916	\$0	\$21,255
\$11,850	\$217,720	\$0	\$0	\$654,258	\$0	\$19,109
\$11,500	\$0	\$0	\$0	\$0	\$110,000	\$6,702
\$11,500	\$4,014	\$0	\$0	\$0	\$0	\$27,093
\$10,000	\$0	\$0	\$0	\$226,274	\$50,000	\$112,729
\$10,000	\$115,000	\$0	\$0	\$295,162	\$75,000	\$0
\$13,689	\$0	\$0	\$0	\$123,627	\$14,326	\$187,032
\$86,758	\$13,443	\$0	\$0	\$10,000	\$14,834	\$79,527
\$113,638	\$308,429	\$0	\$0	\$36,079	\$17,019	\$6,744



Show ALL Data

EDC ASSET TYPES



Corinth EDC Incentive Program – Pop. 24,450 FY2024 Sales Tax Revenue = \$1,263,178

- Chapter 380 Agreements
- Economic Development Grants
- Fee Reductions/Waivers
- Infrastructure Assistance
- Sales Tax Rebates
- Hotel/Motel Occupancy Tax
- Fast Track Development Process
- Business Improvement Grant
- Specialty Retail & Restaurant Incentive Program
- Tax Increment Reinvestment Zone (TIRZ)

Targeted Priorities

- Job Creation
- Transit-Orient-Development
- Niche/Specialty Retail, Entertainment, or Restaurant
- Mixed-use Developments
- Big-Box Retailers
- Office/Professional Services
- Full-Service Hotels
- Distribution and Logistics
- Medical/Healthcare
- Target Priorities – Pages 4 & 5
- Available Incentives – Pages 5 & 6

Click link for more details:

https://www.corinthedc.com/sites/default/files/fileattachments/economic_development/page/2331/230710_economic_development_incentive_policy_final.pdf

Select Fiscal Year(s).

FISCAL YEAR

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Select City(s).

CITY

Corinth

Abilene

Alamo

Alba

Albany

Aledo

Allen

Alto

Alton

Alvarado

Alvord

Amarillo

Andrews

Angleton

Anna

Anson

Archer City

Arcola

Argyle

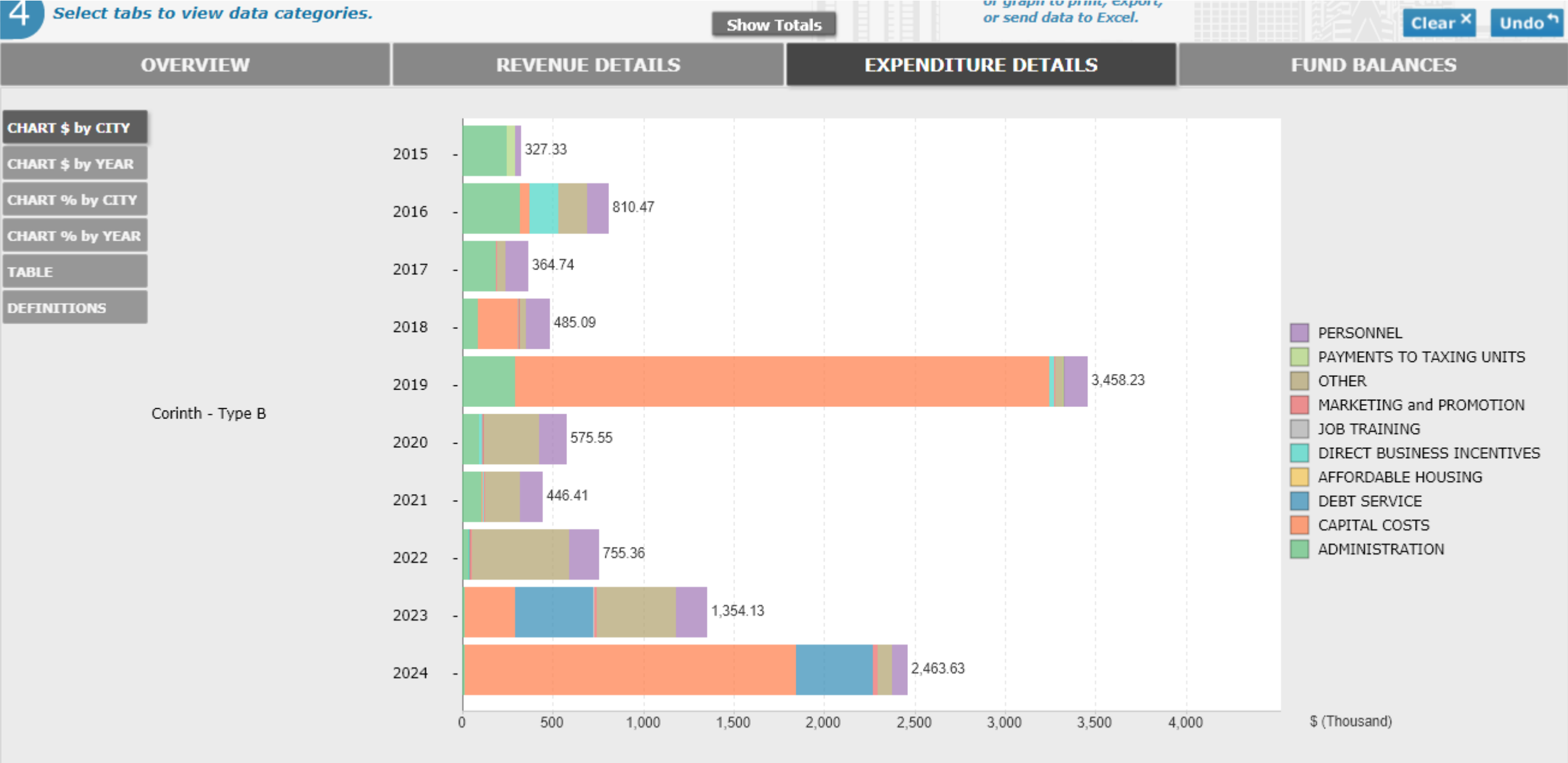
Select All

Select Corporation Type(s).

Type A

Type B

Select All



Show ALL Data

EDC ASSET TYPES

ASSET TYPE

Land

EDC OBJECTIVES

OBJECTIVE

Infrastructure Projects

Job Creation/Job R...

Other

Sports Facilities/Re...

Tourism

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Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

FISCAL YEAR

2015

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2004

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2011

2012

Select City(s).

CITY

Corinth

Abilene

Alamo

Alba

Albany

Select All

4 Select tabs to view data categories.

Show Totals

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

CHART \$ by CITY	FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
CHART \$ by YEAR				\$1,390,943	\$5,340,276	\$859,083	\$0	\$219,551	\$7,203	\$80,757
CHART % by CITY	2015	Corinth	Type B	\$243,885	\$0	\$0	\$0	\$0	\$0	\$0
CHART % by YEAR	2016	Corinth	Type B	\$321,233	\$50,000	\$0	\$0	\$160,000	\$0	\$0
	2017	Corinth	Type B	\$185,894	\$0	\$0	\$0	\$0	\$0	\$4,173
	2018	Corinth	Type B	\$83,925	\$225,000	\$0	\$0	\$0	\$964	\$5,670
	2019	Corinth	Type B	\$293,998	\$2,952,667	\$0	\$0	\$24,790	\$0	\$5,225
	2020	Corinth	Type B	\$92,309	\$0	\$0	\$0	\$21,000	\$1,170	\$6,906
	2021	Corinth	Type B	\$106,156	\$4,189	\$0	\$0	\$11,873	\$0	\$3,992
	2022	Corinth	Type B	\$37,734	\$0	\$0	\$0	\$1,888	\$0	\$11,333
	2023	Corinth	Type B	\$14,872	\$277,903	\$430,216	\$0	\$0	\$5,069	\$16,176
	2024	Corinth	Type B	\$10,937	\$1,830,517	\$428,867	\$0	\$0	\$0	\$27,282

Show ALL Data

EDC ASSET TYPES

ASSET TYPE

Land

Seabrook EDC – Pop. 14,073 – FY2024 Sales Tax = 1,310,774

SALES TAX REBATE INCENTIVE

- No Maximum Limit.
- Long Term Savings: Receive sales tax reimbursements for up to 10 yrs.
- 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 three (3) full-time equivalent (FTE) jobs.
- Retailers, service providers, restaurants, and other commercial businesses.

RETAIL REDEVELOPMENT 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

- Façade renovations, landscaping upgrades, parking lot improvements, and signage.
- Incorporation of public like plazas or pedestrian walkways.
- Public art installations and connections to existing walkways and trails.
- Other requirement – Site Age of 15+ years.

SMALL BUSINESS DEVELOPMENT INCENTIVE

- Maximum Limit: \$50,000
- 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.

Seabrook EDC – Cont'd

COMMERCIAL FAÇADE IMPROVEMENT INCENTIVE

- Maximum Incentive - \$40,000
- Attract More Customers: A refreshed façade 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

NEW CONSTRUCTION & DEVELOPMENT INCENTIVE

- No Maximum Limit: Your large-scale projects are supported without funding caps.
- Infrastructure Support: Assistance for site development, infrastructure, and greenspace improvements.
- Create Jobs: Help Seabrook grow by creating living wage jobs with benefits that meet or exceed Texas State Averages.

Eligible Improvements

- Warehouse and light industrial facility development.
- Commercial and office space construction.
- Site infrastructure, including roads, utilities, and green spaces.

Select Fiscal Year(s).

FISCAL YEAR

- ☒ 2015
- ☒ 2016
- ☒ 2017
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
- ☐ 1997
- ☐ 1998
- ☐ 1999
- ☐ 2000
- ☐ 2001
- ☐ 2002
- ☐ 2003
- ☐ 2004
- ☐ 2005
- ☐ 2006

Select City(s).

CITY

- ☒ Seabrook
- ☐ Abilene
- ☐ Alamo
- ☐ Alba
- ☐ Albany
- ☐ Aledo
- ☐ Allen
- ☐ Alto
- ☐ Alton
- ☐ Alvarado
- ☐ Alvord
- ☐ Amarillo
- ☐ Andrews
- ☐ Angleton
- ☐ Anna
- ☐ Anson
- ☐ Archer City
- ☐ Arcola
- ☐ Argyle

Select Corporation Type(s).

Type A ☒ Type B ☐ Select All

Comptroller's office is not responsible for the accuracy of the data reported
only for accurately compiling and publishing the data received.

Select Fiscal Year(s).

FISCAL YEAR

- ☒ 2015
- ☒ 2016
- ☒ 2017
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
- ☐ 1997
- ☐ 1998
- ☐ 1999
- ☐ 2000
- ☐ 2001
- ☐ 2002
- ☐ 2003
- ☐ 2004
- ☐ 2005
- ☐ 2006

Select City(s).

CITY

- ☒ Seabrook
- ☐ Abilene
- ☐ Alamo
- ☐ Alba
- ☐ Albany

4 Select tabs to view data categories.

Show Totals

or send data to Excel.

Clear X

Undo ↶

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

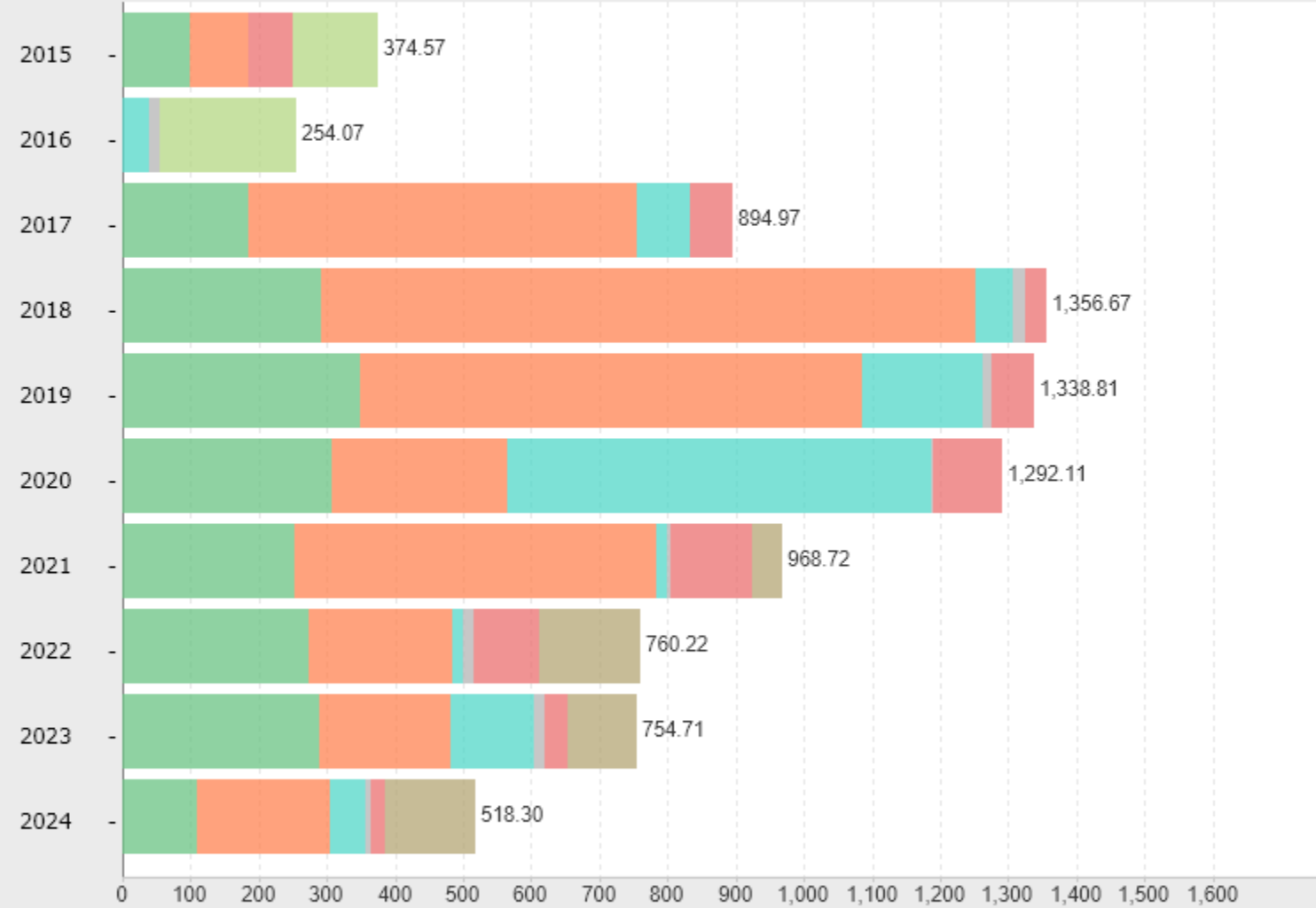
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Seabrook - Type B



- PERSONNEL
- PAYMENTS TO TAXING UNITS
- OTHER
- MARKETING and PROMOTION
- JOB TRAINING
- DIRECT BUSINESS INCENTIVES
- AFFORDABLE HOUSING
- DEBT SERVICE
- CAPITAL COSTS
- ADMINISTRATION

\$ (Thousand)

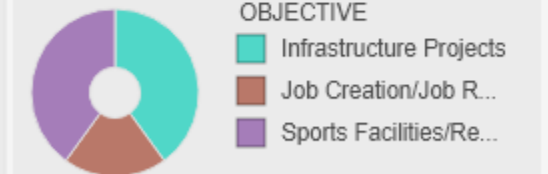


Show ALL Data

EDC ASSET TYPES

No data to display

EDC OBJECTIVES



Source: Texas Comptroller of Public Accounts

4 Select tabs to view data categories.

Show Totals

or send data to Excel.

Clear X

Undo ↶

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
2015	Seabrook	Type B	\$99,399	\$85,414	\$0	\$0	\$0	\$0	\$64,758
2016	Seabrook	Type B	\$0	\$0	\$0	\$0	\$40,000	\$14,074	\$0
2017	Seabrook	Type B	\$186,037	\$570,012	\$0	\$0	\$76,339	\$0	\$62,580
2018	Seabrook	Type B	\$292,664	\$960,040	\$0	\$0	\$54,108	\$17,016	\$32,845
2019	Seabrook	Type B	\$347,986	\$738,286	\$0	\$0	\$176,817	\$13,559	\$62,157
2020	Seabrook	Type B	\$307,708	\$257,165	\$0	\$0	\$621,135	\$4,149	\$101,949
2021	Seabrook	Type B	\$251,633	\$532,974	\$0	\$0	\$15,214	\$4,554	\$118,508
2022	Seabrook	Type B	\$274,106	\$211,143	\$0	\$0	\$13,812	\$15,144	\$97,784
2023	Seabrook	Type B	\$288,942	\$193,867	\$0	\$0	\$119,985	\$16,760	\$34,154
2024	Seabrook	Type B	\$110,000	\$195,459	\$0	\$0	\$51,005	\$8,289	\$19,850



Show ALL Data

EDC ASSET TYPES

No data to display

ECONOMIC DEVELOPMENT INCENTIVES OVERVIEW

Common Incentives Across 13 Regional Communities

1. Chapter 380 Agreements

Legal agreements authorized under Chapter 380 of the Texas Local Government Code that allows municipalities to provide grants or loans to promote economic development, including infrastructure, job creation, or business expansion.

2. Infrastructure Projects – EDC Strategic Plan, Goal 3: Quality of Life Infrastructure

Public investments in roads, utilities, drainage, or other foundational services that support private development and enhance the capacity for business growth in targeted areas.

3. Quality-of-Life Projects - EDC Strategic Plan, Goal 3: Quality of Life Infrastructure

Initiatives that improve community amenities, such as parks, trails, public art, or cultural facilities that make the area more attractive to residents, businesses, and talent.

4. Incentive Agreements with Maximum Cap Amounts - EDC Strategic Plan, Goal 1: Support Existing Local Businesses and Industries

Economic development agreements that include a defined maximum financial commitment from the EDC, ensuring fiscal responsibility and budget predictability.

5. Targeted Priority Corridors or Areas of Town

Incentives focused on specific geographic zones – such as downtown districts, commercial corridors, or underdeveloped neighborhoods – to stimulate revitalization and strategic growth.

6. Time Requirements Before Reapplying

Policies that establish a waiting period before a business or developer can reapply for incentives, promoting fairness and encouraging long-term commitment to the community.

7. Budgeted Dollars in the Annual Budget - - EDC Strategic Plan, Goal 1: Support Existing Local Businesses and Industries

Dedicated funding is set aside in the EDC's annual budget specifically for economic development incentives, ensuring resources are available to support strategic projects.

STAFF RECOMMENDATIONS

Staff Recommendations for Revising SEDC’s Incentive Policy – Cont’d

COMMERCIAL FAÇADE IMPROVEMENT INCENTIVE

- **Maximum Per Incentive: Option A - \$20K or Option B - \$30K**
- **Re-apply Minimum: Option A - 3 years or Option B - 5 years**
- Attract More Customers: A refreshed façade 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

SMALL BUSINESS DEVELOPMENT INCENTIVE

- **Maximum Per Incentive: Option A - \$20k or Option B - \$30k**
- **Re-apply Minimum: Option A - 3 years or Option B - 5 years**
- 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.
- **BUDGET CAP ANNUALLY FOR BOTH COMMERCIAL FAÇADE & SMALL BUSINESS DEVELOPMENT : Option A - \$ 75k or Option B - \$100K**

NEW CONSTRUCTION & DEVELOPMENT INCENTIVE

- **Re-apply Minimum: Option A - 3 years or Option B - 5 years**
Infrastructure Support: Assistance for site development, infrastructure, and greenspace improvements.
- Create Jobs: Help Seabrook grow by creating living wage jobs with benefits that meet or exceed Texas State Averages.

Eligible Improvements

- Warehouse and light industrial facility development.
- Commercial and office space construction.
- Site infrastructure, including roads, utilities, and green spaces.
- **BUDGET CAP ANNUALLY: Option A - \$ 150K or Option B - \$200k**

TOTAL ANNUAL INCENTIVES BUDGET:
Option A - \$225K or Option B - \$300K



THANK YOU

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**MEETING MINUTES
DECEMBER 3, 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, Michelle Brown, and Tracy Powell. Also present were Rick Guerrero, Economic Development Director, Gayle Cook, City Manager, and Ranya Botros, Community and Economic Development Coordinator.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

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.**

EDC Director Rick Guerrero presented the Bludot platform proposal to the EDC Board. The Board requested a more detailed presentation addressing the implementation process and budget for the platform that will better address questions they had about the platform.

- 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.**

Motion:	To accept item 2.2.
Made By:	Mayor of Seabrook Sweeney
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present.

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.

This item was pulled from the agenda.

4. OPEN SESSION

- 4.1 Reconvene Open Session**
This item was pulled from the agenda.

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**

This item was pulled from the agenda.

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

Motion:	Award Seabrook Cheese Co. the 2025 Business of the Year Award.
Made By:	EDC Secretary Wacker
Seconded By:	EDC Member Powell
Vote:	Passed unanimously by all present.

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.**

EDC Director Rick Guerrero gave the EDC Board information on the new Capital Improvement Project for an additional District parking lot, which is estimated to cost between \$400,000-\$500,000.

- 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.**

EDC Director Rick Guerrero gave the EDC Board a summary of recommendations regarding revising the incentive policy based on other neighboring communities' incentive policies.

7. ROUTINE BUSINESS

- 7.1 Review FY2025 EDC Annual Report**

EDC Director Rick Guerrero informed the EDC Board that the FY2025 EDC Annual Report was prepared for the EDC Board to review before it gets presented to City Council.

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

Motion:	To approve minutes from the October 22, 2025 special EDC meeting.
Made By:	Mayor of Seabrook Sweeney
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present.

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

The Board will have an incentive policy workshop on January 8, 2026 at 5 p.m. prior to the regularly scheduled EDC Board meeting at 6 p.m.

Motion:	To adjourn.
Made By:	EDC Vice-President Chapman
Seconded By:	EDC Member Powell
Vote:	Passed unanimously by all present.

The EDC Board meeting adjourned at 7:01 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator