



**MEETING MINUTES
JANUARY 8, 2026**

**SEABROOK ECONOMIC DEVELOPMENT
CORPORATION
WORKSHOP SESSION AND REGULAR
MEETING**

Chairman Paul Dunphey called the Seabrook Economic Development Corporation meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Mayor Jim Sweeney, Paul Dunphey, Terry Chapman, Ann Wacker, Councilmember 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. PRESENTATIONS

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

City Secretary Rachel Lewis conducted the Oath of Office for EDC Board Chairman Paul Dunphey and EDC Board member Michelle Brown, who were both reappointed to the EDC Board.

2. ENTER INTO WORKSHOP SESSION

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

The Workshop Session convened at 5:03 p.m.

EDC Director Rick Guerrero gave a presentation about updating the EDC incentive policies. Board members had a discussion and asked the EDC Director questions regarding revising the incentives.

3. ADJOURN WORKSHOP SESSION AND ENTER INTO REGULAR SESSION

The Workshop Session was adjourned at 6:14 p.m., and the Regular Economic Development Corporation meeting convened at 6:14 p.m.

4. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

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.

City Manager Gayle Cook spoke about the Corridor Aesthetic Improvements funded by the EDC, which include the bollards underneath the underpasses and the need for additional improvements to fix current issues not addressed during the initial design.

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

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.
The Executive Session was pulled from the agenda.

7. **OPEN SESSION**

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

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.**

Motion:	To Accept Option B of the proposed revision to the incentive policy.
Made By:	Mayor of Seabrook Sweeney
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present.

9. **ROUTINE BUSINESS**

- 9.1 **Update by Director on Strategic Plan and Monthly Reporting and Activities.**
EDC Director Rick Guerrero gave an update on EDC activities.

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

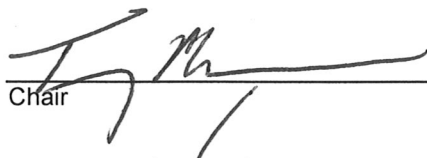
Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present.

- 9.3 **Establish future meeting dates and agenda items.**
The next EDC Board meeting will be held on Thursday, February 12, 2026.

The meeting was adjourned at 6:35 p.m.

Motion:	To Adjourn
Made By:	At-Large Position 6 Sanford
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present.

APPROVED:


Chair

DATE: 2-12-26

ATTEST:



Ami Blackwell
Tourism & Special Events Coordinator

Exhibit A



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

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Show Totals

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or send data to Excel.

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OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

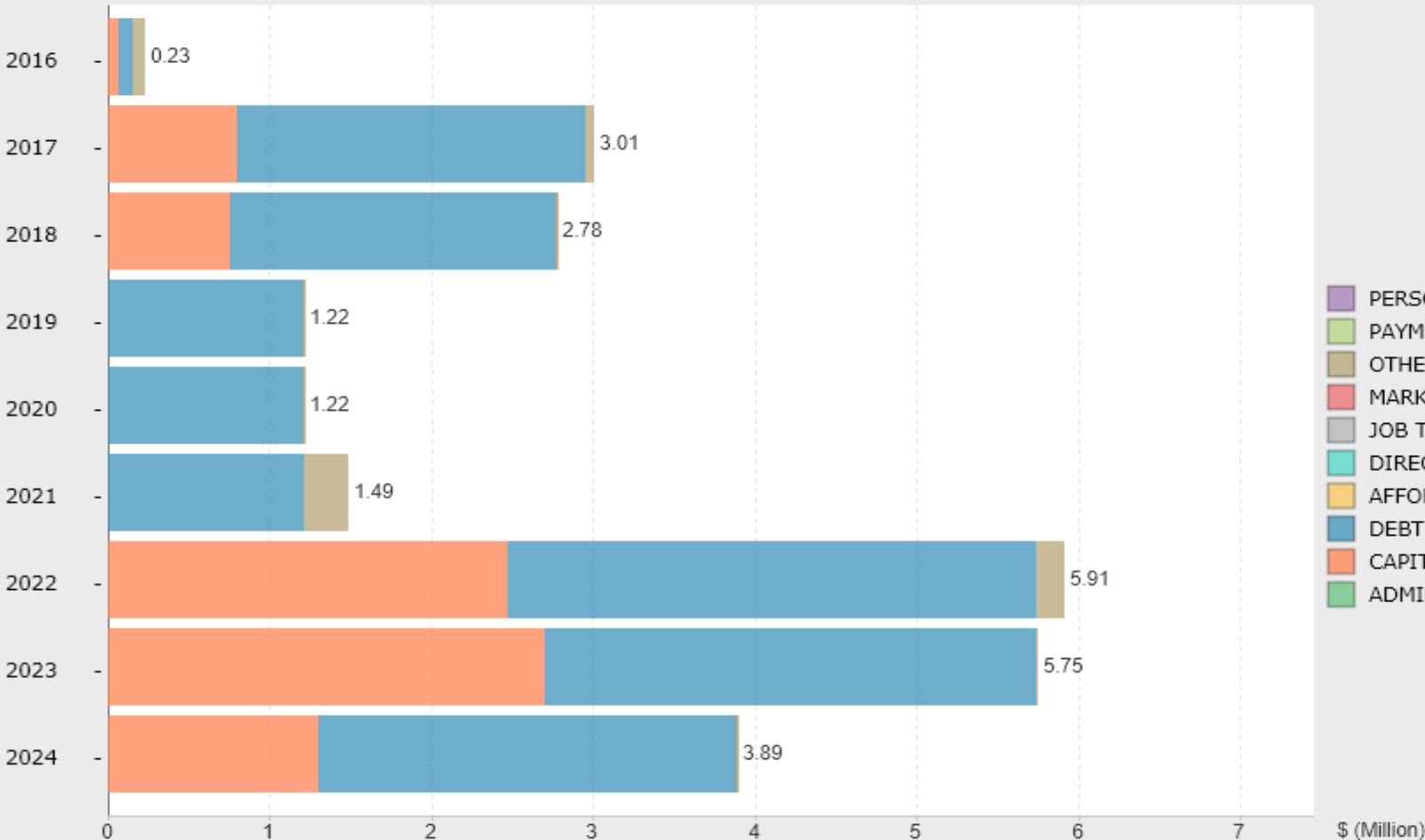
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Deer Park - Type B



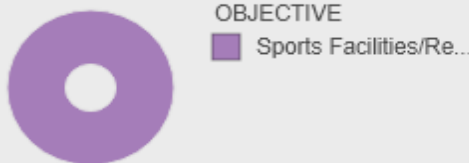
- ☐ PERSONNEL
- ☐ PAYMENTS TO TAXING UNITS
- ☐ OTHER
- ☐ MARKETING and PROMOTION
- ☐ JOB TRAINING
- ☐ DIRECT BUSINESS INCENTIVES
- ☐ AFFORDABLE HOUSING
- ☐ DEBT SERVICE
- ☐ CAPITAL COSTS
- ☐ ADMINISTRATION

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

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EXPENDITURE DETAILS

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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

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	2016	Deer Park	Type B	\$0	\$8,076,836	\$16,819,165	\$0	\$0	\$0	\$0
CHART % by CITY	2017	Deer Park	Type B	\$0	\$62,269	\$87,231	\$0	\$0	\$0	\$0
CHART % by YEAR	2018	Deer Park	Type B	\$0	\$793,174	\$2,154,196	\$0	\$0	\$0	\$0
TABLE	2019	Deer Park	Type B	\$0	\$751,480	\$2,024,358	\$0	\$0	\$0	\$0
DEFINITIONS	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
				\$0	\$1,295,769	\$2,593,477	\$0	\$0	\$0	\$0

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EDC ASSET TYPES

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

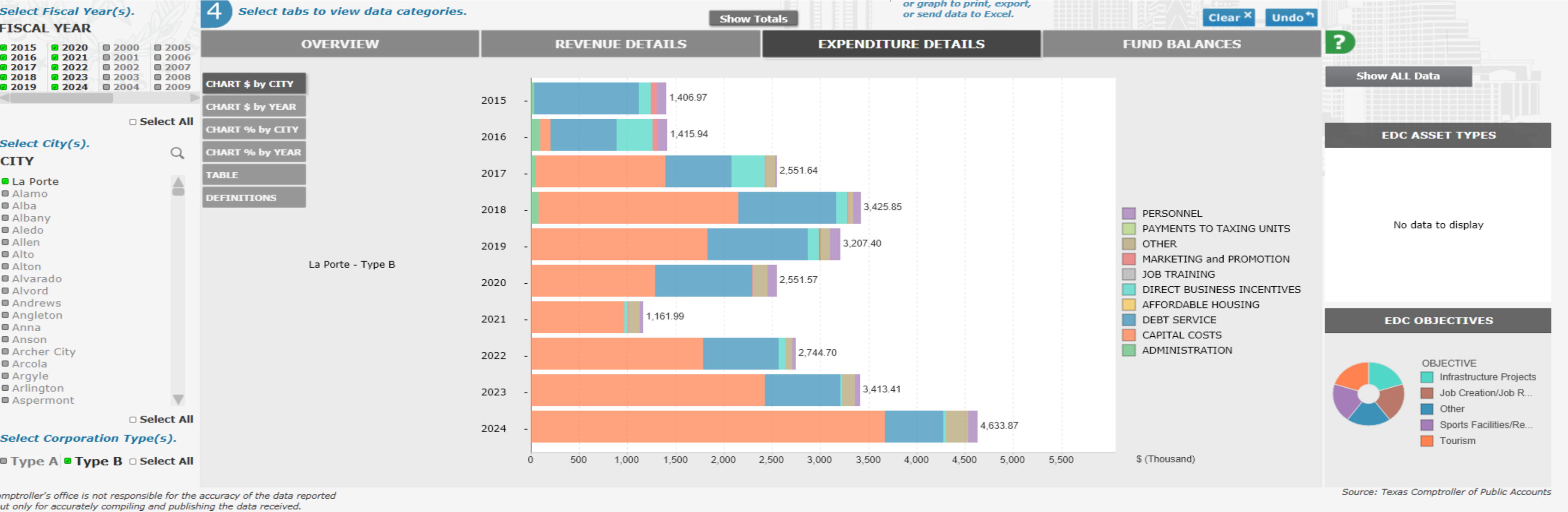
- ALL projects for a matching grant greater than \$25,000.00 must also be approved by the La Porte City Council.

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=>



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Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

FISCAL YEAR

2015

2016

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2022

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2000

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Select All

Select City(s).

CITY

La Porte

Abilene

Alamo

Alba

Albany

Select All

4

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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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EDC ASSET TYPES

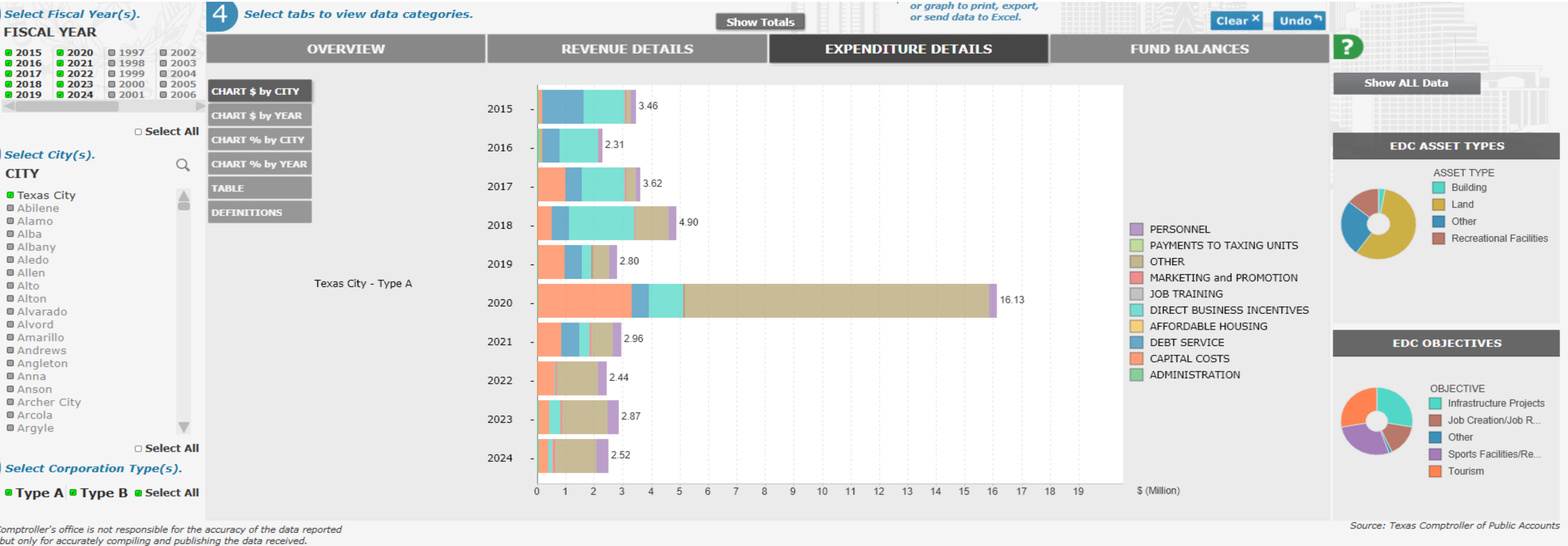
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Texas City EDC – Pop. 55,340 – FY2024 Sales Tax Revenue = \$6,023,180

- 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>



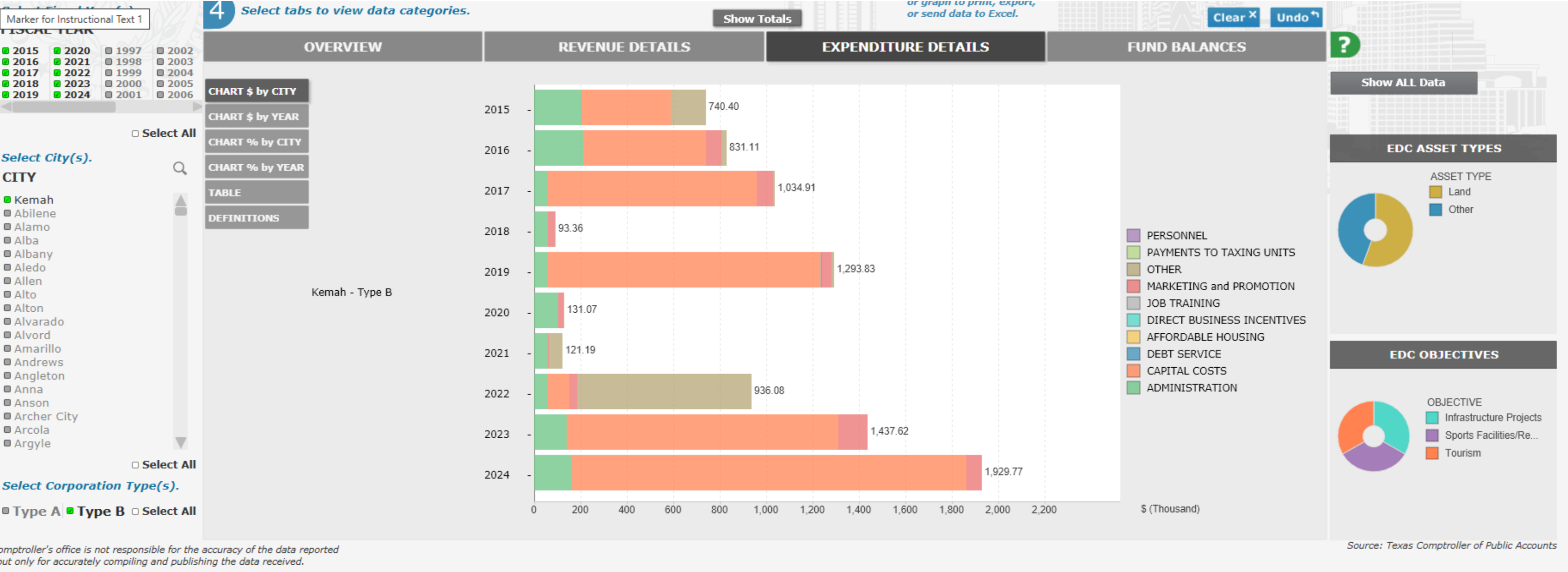
Kemah Community Development Corporation (CDC) – Pop. 2,853 – FY2024

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>

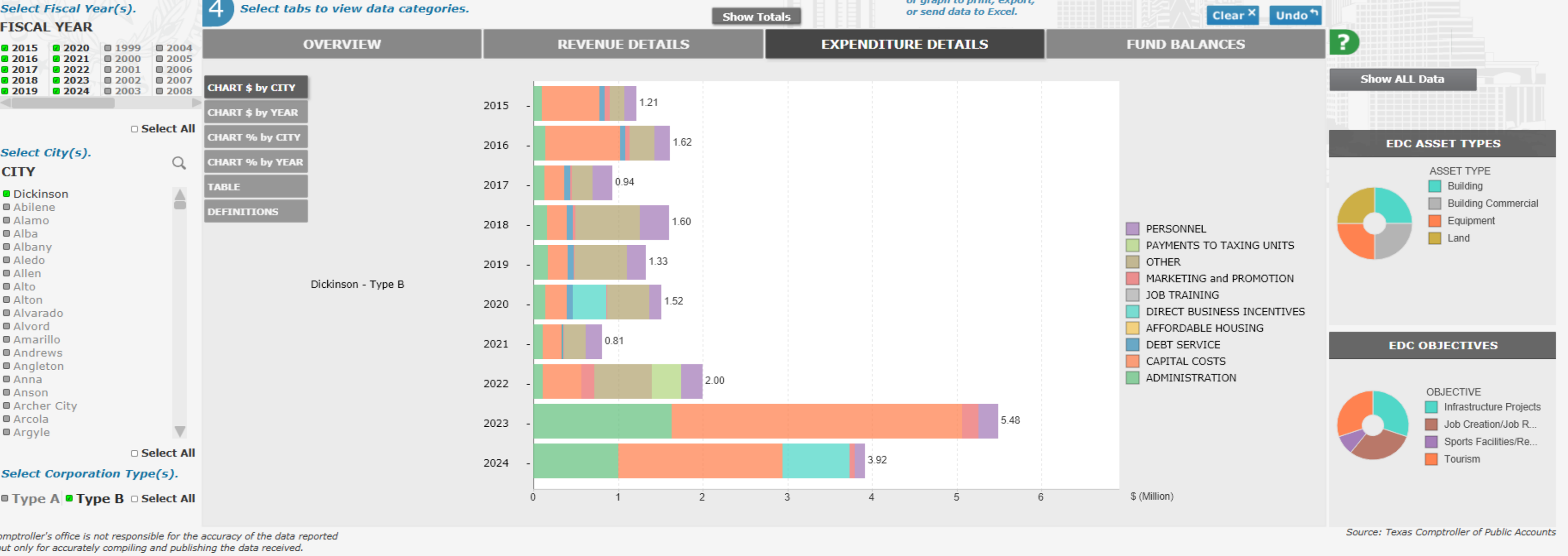


Dickinson EDC – Pop. 22,017 – FY2024 Sales Tax Revenue = \$2,809,435

- 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/>



Show ALL Data

EDC ASSET TYPES

ASSET TYPE

Building

Building Commercial

Equipment

Land

EDC OBJECTIVES

OBJECTIVE

Infrastructure Projects

Job Creation/Job R...

Sports Facilities/Re...

Tourism

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

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Select All

Select City(s).

CITY

Dickinson

Abilene

Alamo

Alba

Albany

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	Dickinson	Type B	\$97,152	\$682,134	\$62,705	\$0	\$0	\$0	\$57,199
2016	Dickinson	Type B	\$140,034	\$884,061	\$65,993	\$0	\$0	\$0	\$44,727
2017	Dickinson	Type B	\$131,542	\$235,143	\$68,980	\$0	\$0	\$0	\$24,886
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

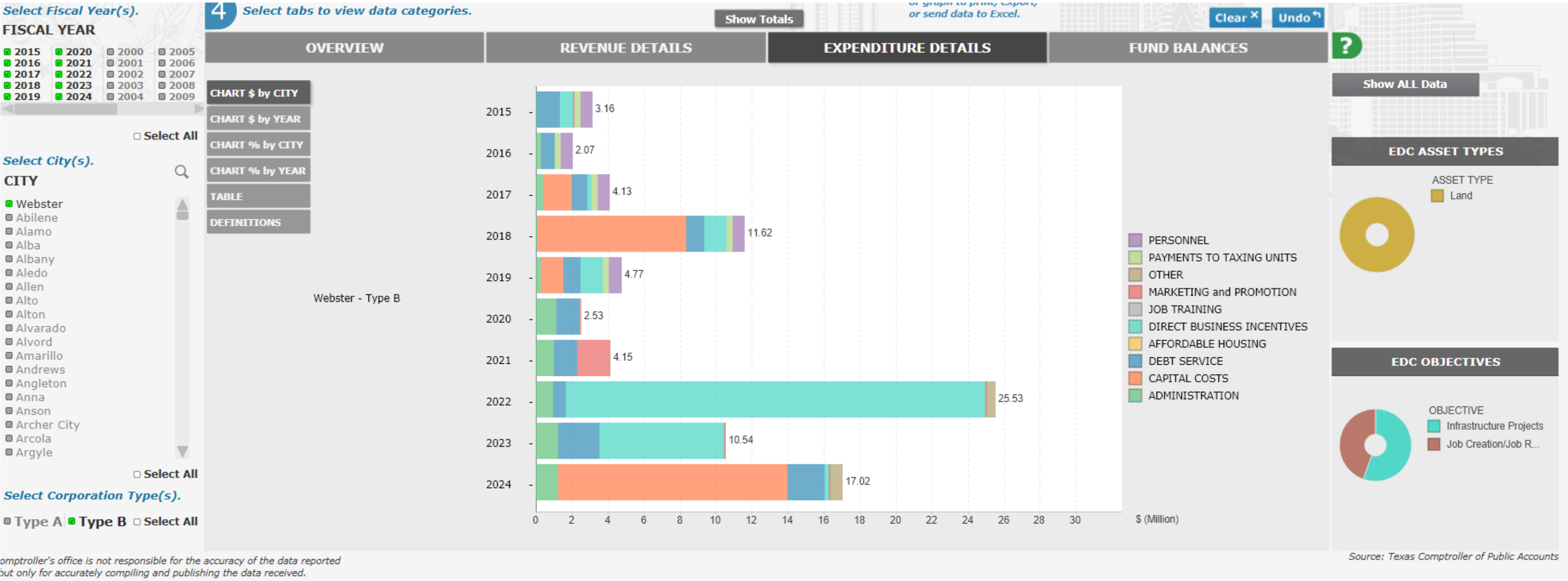
- Targeted Industries

- 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>



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EDC ASSET TYPES

ASSET TYPE

Land

EDC OBJECTIVES

OBJECTIVE

Infrastructure Projects

Job Creation/Job R...

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Source: Texas Comptroller of Public Accounts

Select Fiscal Year(s).

FISCAL YEAR

2015

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Select All

Select City(s).

CITY

Webster

Abilene

Alamo

Alba

Albany

Select All

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OVERVIEW

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CHART \$ by CITY

CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

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CHART \$ by CITY	FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
	2015	Webster	Type B	\$6,703,926	\$23,845,748	\$12,521,559	\$0	\$34,087,561	\$399	\$1,941,910
	2016	Webster	Type B	\$62,470	\$0	\$1,279,955	\$0	\$750,000	\$399	\$37,735
	2017	Webster	Type B	\$270,079	\$0	\$772,680	\$0	\$0	\$0	\$0
	2018	Webster	Type B	\$421,447	\$1,580,363	\$846,161	\$0	\$250,000	\$0	\$0
	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

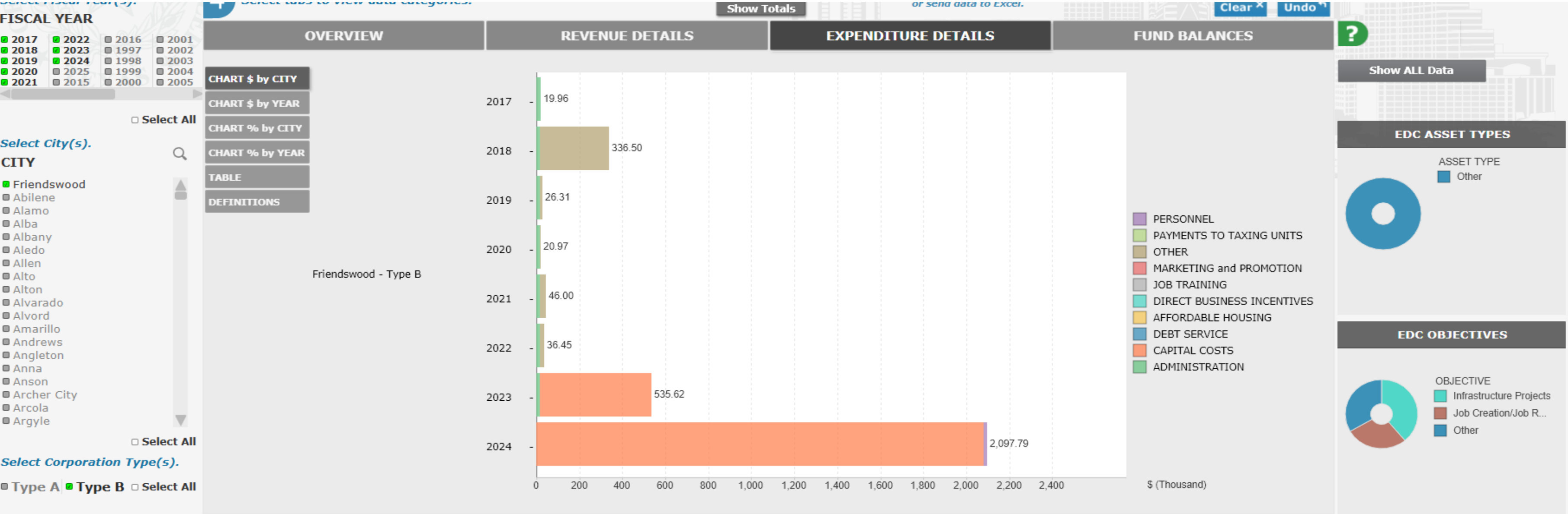
Friendswood Community & Economic Development Committee (CEDC) – Pop. 41,118 – FY2024 Sales Tax Revenue = \$2,088,058

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>



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

2017

2018

2019

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2023

2024

2025

2015

2016

1997

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Select City(s).

CITY

Friendswood

Abilene

Alamo

Select All

4

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Show Totals

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CHART \$ by YEAR

CHART % by CITY

CHART % by YEAR

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2017	Friendswood	Type B	\$117,717	\$2,601,409	\$0	\$0	\$0	\$0	\$0
2018	Friendswood	Type B	\$19,959	\$0	\$0	\$0	\$0	\$0	\$0
2019	Friendswood	Type B	\$17,499	\$0	\$0	\$0	\$0	\$0	\$0
2020	Friendswood	Type B	\$16,139	\$0	\$0	\$0	\$0	\$0	\$0
2021	Friendswood	Type B	\$16,120	\$0	\$0	\$0	\$0	\$0	\$0
2022	Friendswood	Type B	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0
2023	Friendswood	Type B	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0
2024	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

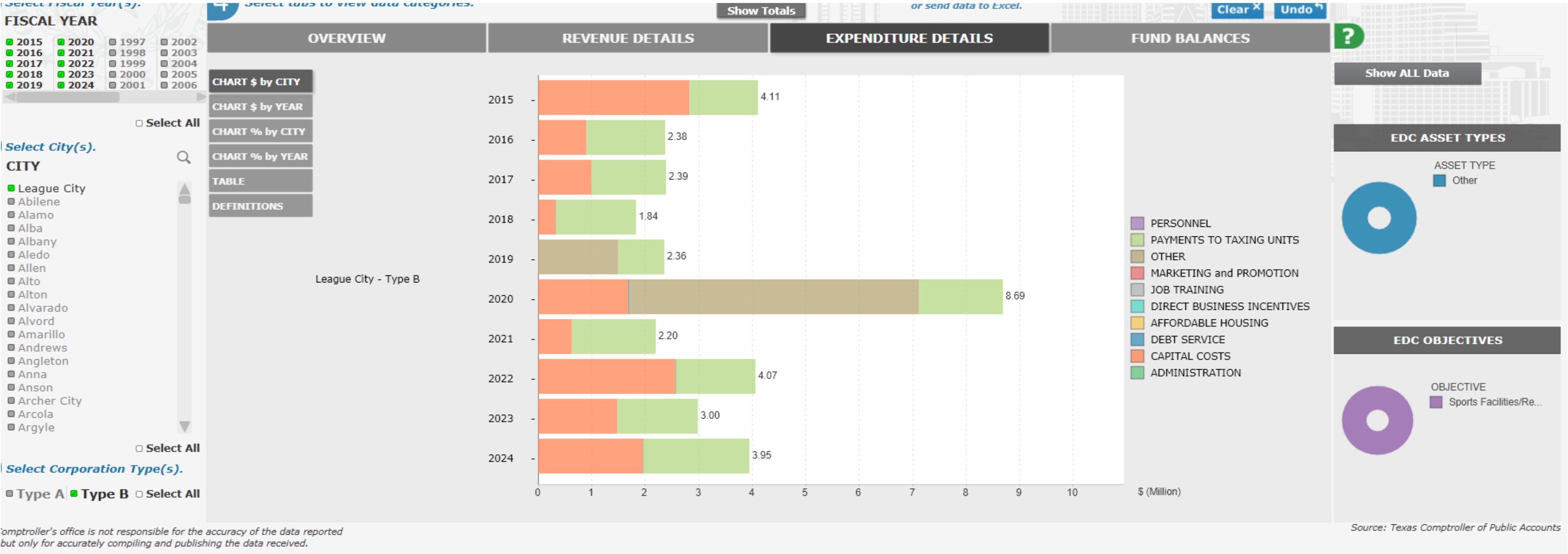
Other

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 2021 2022 2023 2024 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006

Select City(s). CITY League City 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	League City	Type B	\$0	\$13,328,794	\$23,287	\$0	\$0	\$0	\$0
CHART % by CITY	2016	League City	Type B	\$0	\$2,826,234	\$0	\$0	\$0	\$0	\$0
CHART % by YEAR	2017	League City	Type B	\$0	\$892,781	\$0	\$0	\$0	\$0	\$0
TABLE	2018	League City	Type B	\$0	\$993,578	\$0	\$0	\$0	\$0	\$0
DEFINITIONS	2019	League City	Type B	\$0	\$327,152	\$0	\$0	\$0	\$0	\$0
	2020	League City	Type B	\$0	\$4,065	\$0	\$0	\$0	\$0	\$0
	2021	League City	Type B	\$0	\$1,679,636	\$23,287	\$0	\$0	\$0	\$0
	2022	League City	Type B	\$0	\$619,631	\$0	\$0	\$0	\$0	\$0
	2023	League City	Type B	\$0	\$2,558,081	\$0	\$0	\$0	\$0	\$0
	2024	League City	Type B	\$0	\$1,484,865	\$0	\$0	\$0	\$0	\$0
				\$0	\$1,942,771	\$0	\$0	\$0	\$0	\$0

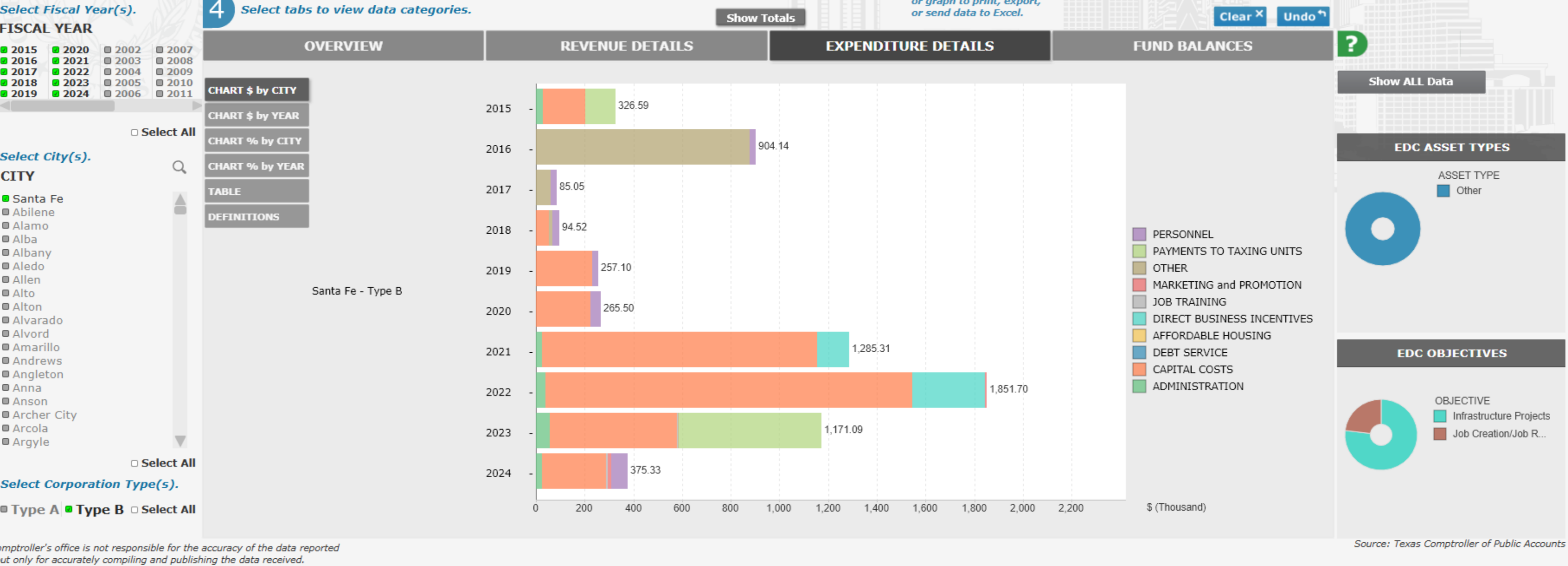
EDC ASSET TYPES ASSET TYPE Other

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>



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

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2002

2003

2004

2005

2006

2007

2008

2009

2010

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

FISCAL YEAR	HEADQUARTERS CITY	EDC TYPE	ADMINISTRATION	CAPITAL COSTS	DEBT SERVICE	AFFORDABLE HOUSING	DIRECT BUSINESS INCENTIVES	JOB TRAINING	MARKETING and PROMOTION
2015	Santa Fe	Type B	\$26,725	\$176,463	\$0	\$0	\$0	\$0	\$0
2016	Santa Fe	Type B	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	Santa Fe	Type B	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	Santa Fe	Type B	\$0	\$53,060	\$0	\$0	\$0	\$0	\$0
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
- ☒ 2023
- ☒ 2024
- ☐ 1999
- ☐ 2000
- ☐ 2001
- ☐ 2002
- ☐ 2003
- ☐ 2004
- ☐ 2005
- ☐ 2006
- ☐ 2007
- ☐ 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

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

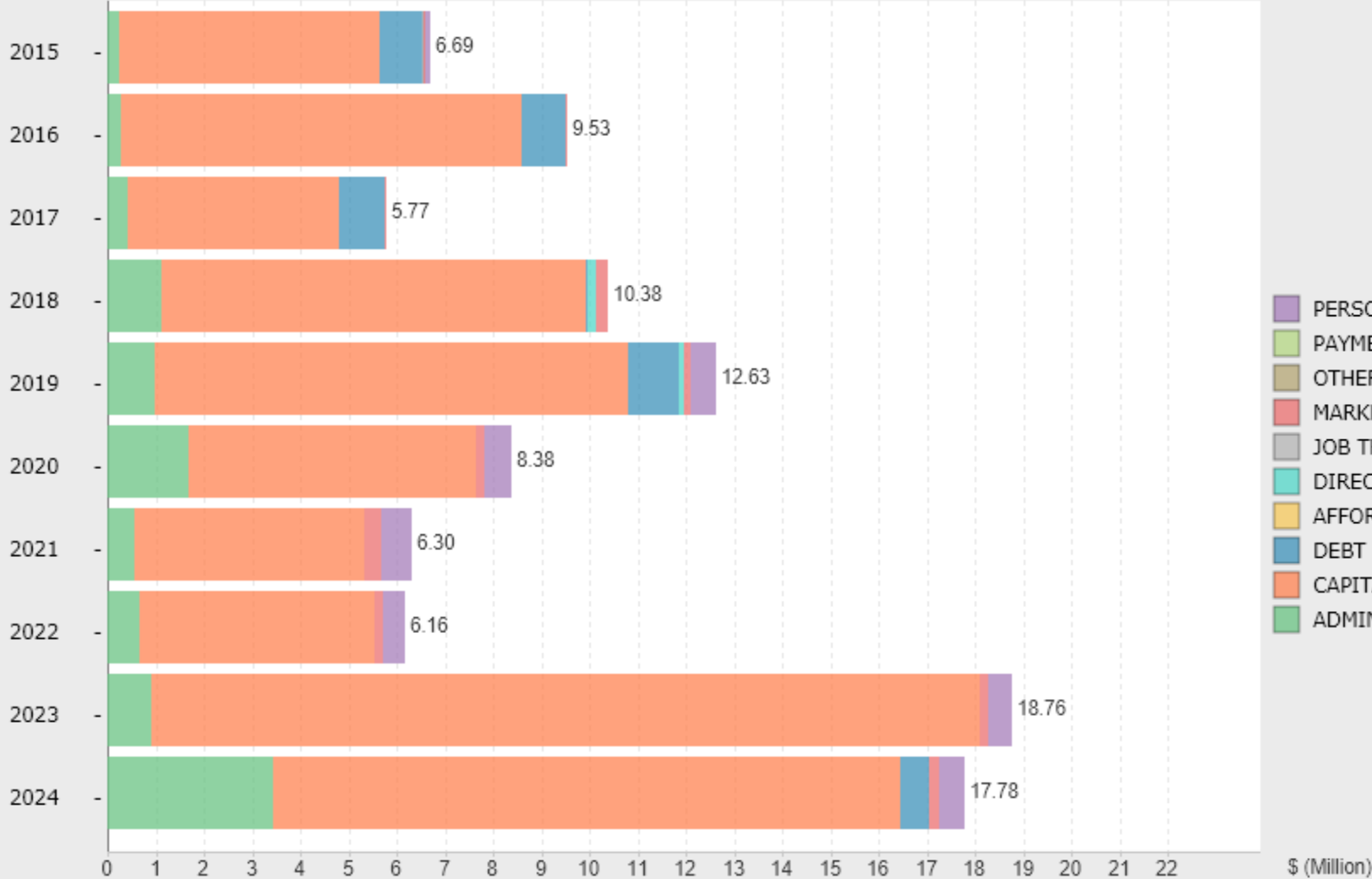
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Pasadena - Type B

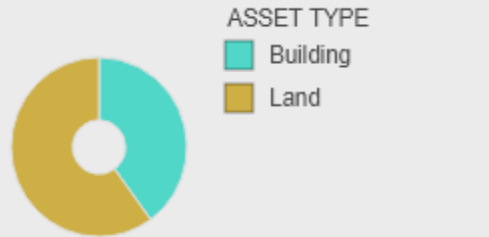


- ☐ PERSONNEL
- ☐ PAYMENTS TO TAXING UNITS
- ☐ OTHER
- ☐ MARKETING and PROMOTION
- ☐ JOB TRAINING
- ☐ DIRECT BUSINESS INCENTIVES
- ☐ AFFORDABLE HOUSING
- ☐ DEBT SERVICE
- ☐ CAPITAL COSTS
- ☐ ADMINISTRATION

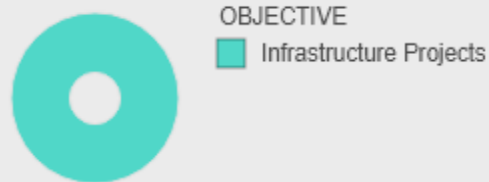
?

Show ALL Data

EDC ASSET TYPES



EDC OBJECTIVES



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

- ☒ 2015
- ☒ 2016
- ☒ 2017
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
- ☐ 1999
- ☐ 2000
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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 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

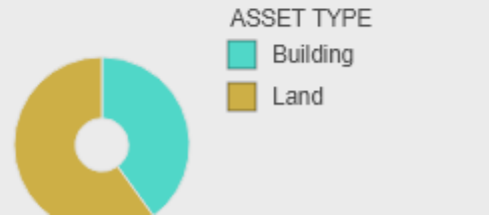
DEFINITIONS

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				\$10,296,022	\$82,579,352	\$4,422,901	\$0	\$305,137	\$6,779	\$1,545,939
CHART % by CITY	2015	Pasadena	Type B	\$242,705	\$5,400,066	\$913,850	\$0	\$0	\$6,779	\$30,456
CHART % by YEAR	2016	Pasadena	Type B	\$287,685	\$8,313,605	\$916,550	\$0	\$0	\$0	\$14,544
	2017	Pasadena	Type B	\$426,755	\$4,381,714	\$957,377	\$0	\$0	\$0	\$5,000
	2018	Pasadena	Type B	\$1,139,071	\$8,784,867	\$24,600	\$0	\$173,694	\$0	\$259,136
	2019	Pasadena	Type B	\$983,762	\$9,834,912	\$1,025,900	\$0	\$131,443	\$0	\$143,594
	2020	Pasadena	Type B	\$1,675,156	\$5,955,309	\$0	\$0	\$0	\$0	\$190,979
	2021	Pasadena	Type B	\$547,393	\$4,798,006	\$0	\$0	\$0	\$0	\$353,964
	2022	Pasadena	Type B	\$662,270	\$4,874,013	\$0	\$0	\$0	\$0	\$180,608
	2023	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

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2023

2024

1997

1998

1999

2000

2001

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2005

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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ut only for accurately compiling and publishing the data received.

Select Fiscal Year(s).

FISCAL YEAR

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1997

1998

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Select City(s).

CITY

Dalhart

Abilene

Alamo

Alba

Albany

Aledo

Select All

Select tabs to view data categories.

OVERVIEW

REVENUE DETAILS

EXPENDITURE DETAILS

FUND BALANCES

CHART \$ by CITY

CHART \$ by YEAR

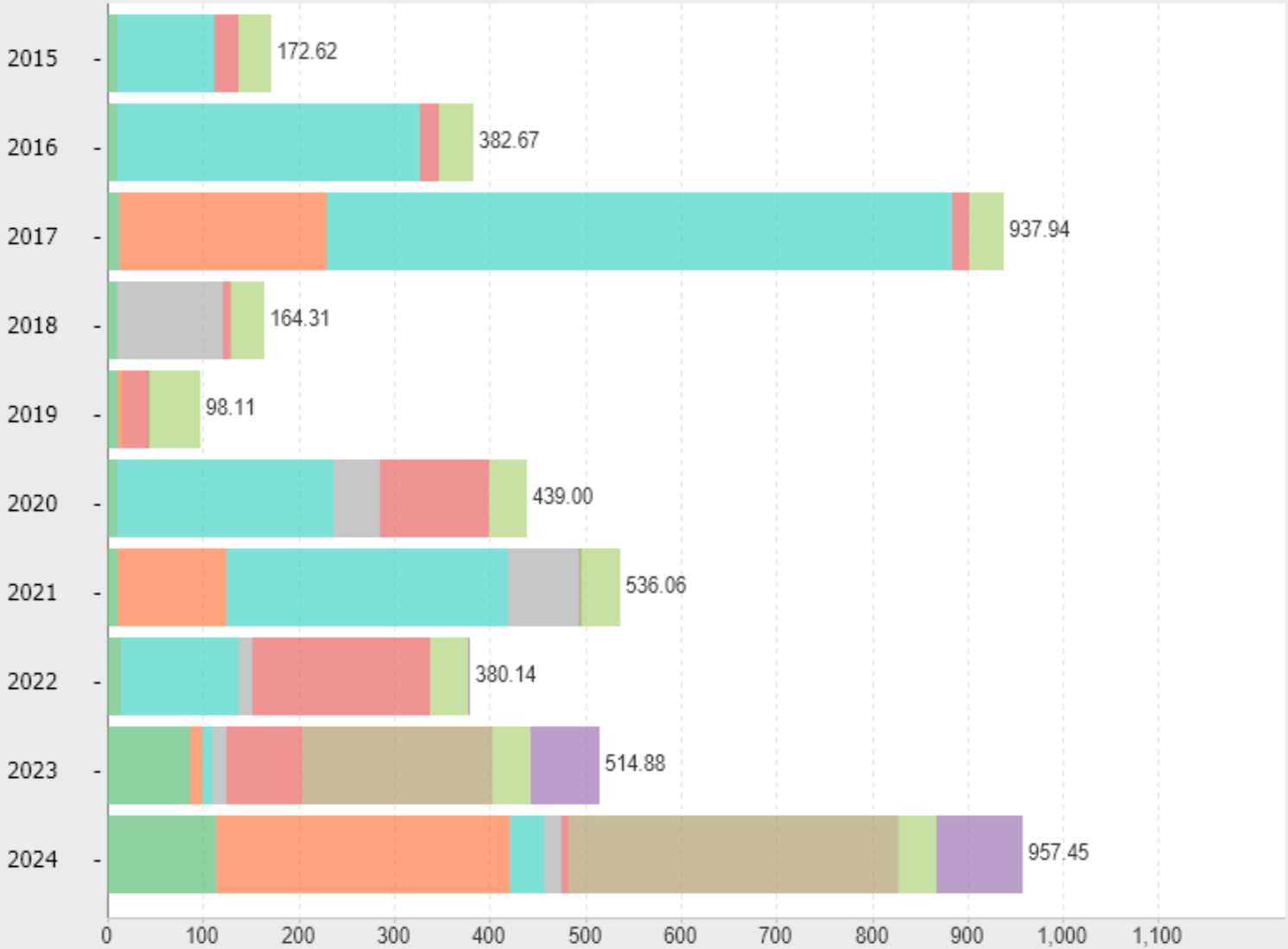
CHART % by CITY

CHART % by YEAR

TABLE

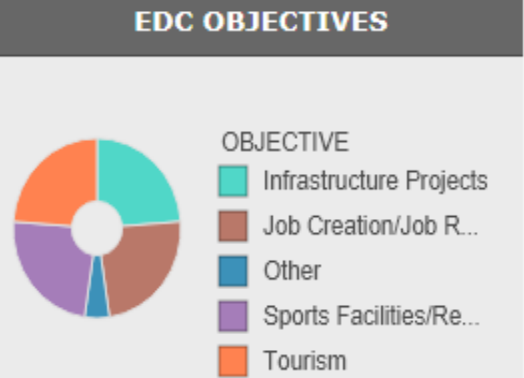
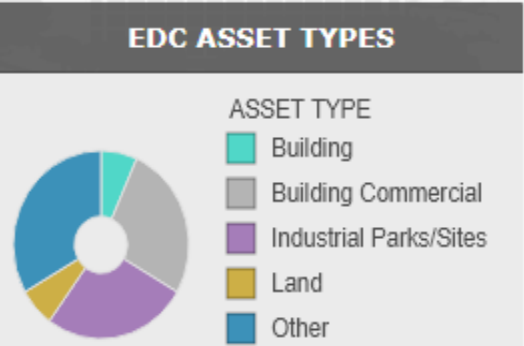
DEFINITIONS

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

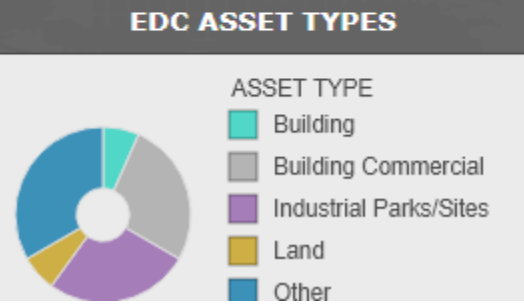


Source: Texas Comptroller of Public Accounts

Select tabs to view data categories.

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				\$291,935	\$658,606	\$0	\$0	\$1,761,670	\$281,179	\$484,955	
CHART % by CITY	2015	Dalhart	Type B	\$11,500	\$0	\$0	\$0	\$101,354	\$0	\$24,764	
CHART % by YEAR	2016	Dalhart	Type B	\$11,500	\$0	\$0	\$0	\$314,916	\$0	\$21,255	
	2017	Dalhart	Type B	\$11,850	\$217,720	\$0	\$0	\$654,258	\$0	\$19,109	
	2018	Dalhart	Type B	\$11,500	\$0	\$0	\$0	\$0	\$110,000	\$6,702	
	2019	Dalhart	Type B	\$11,500	\$4,014	\$0	\$0	\$0	\$0	\$27,093	
TABLE	2020	Dalhart	Type B	\$10,000	\$0	\$0	\$0	\$226,274	\$50,000	\$112,729	
DEFINITIONS	2021	Dalhart	Type B	\$10,000	\$115,000	\$0	\$0	\$295,162	\$75,000	\$0	
	2022	Dalhart	Type B	\$13,689	\$0	\$0	\$0	\$123,627	\$14,326	\$187,032	
	2023	Dalhart	Type B	\$86,758	\$13,443	\$0	\$0	\$10,000	\$14,834	\$79,527	
	2024	Dalhart	Type B	\$113,638	\$308,429	\$0	\$0	\$36,079	\$17,019	\$6,744	

Show ALL Data



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
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
- ☐ 1997
- ☐ 1998
- ☐ 1999
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- ☐ 2001
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- ☐ 2003
- ☐ 2004
- ☐ 2005
- ☐ 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

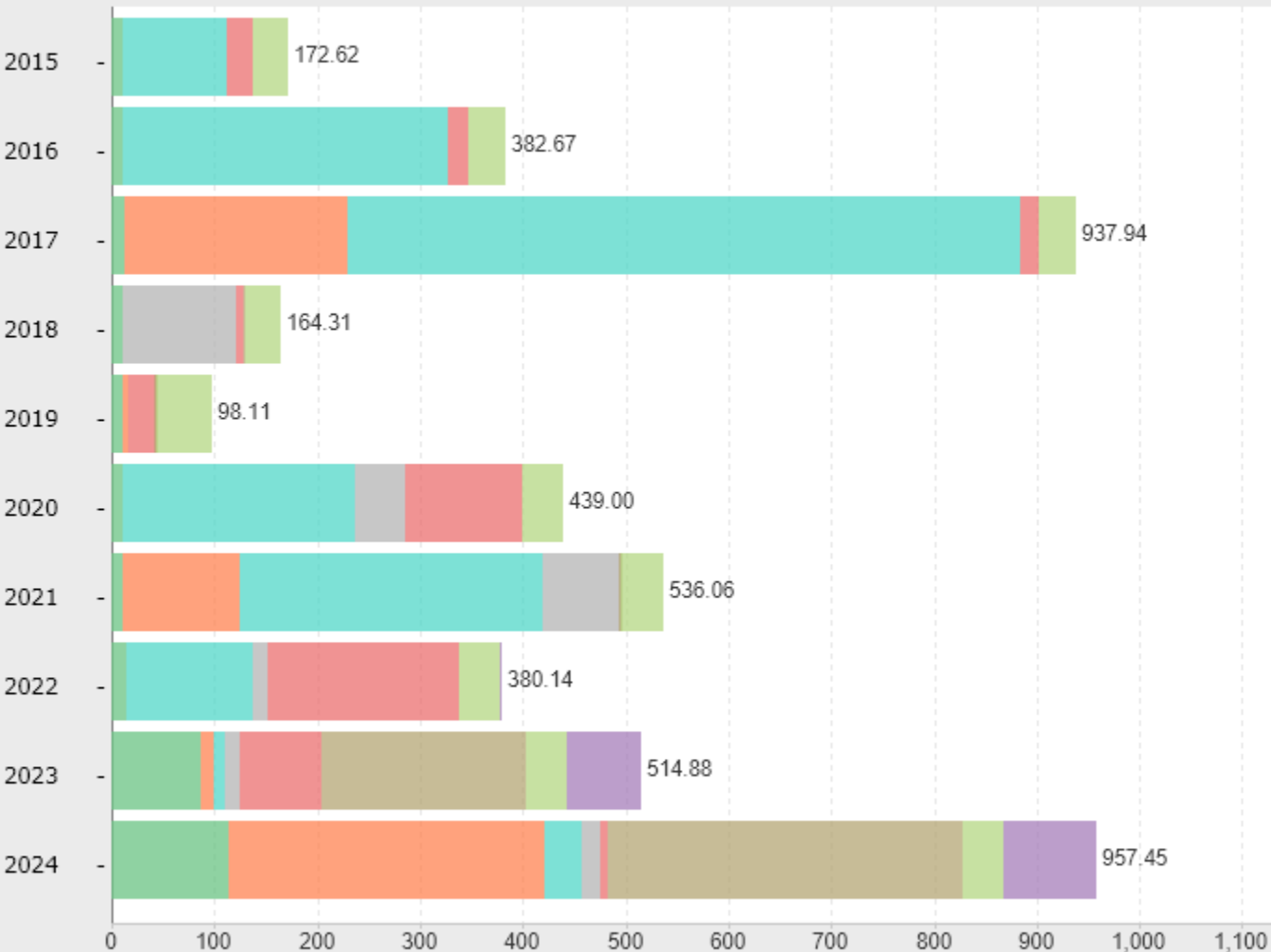
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Dalhart - Type B

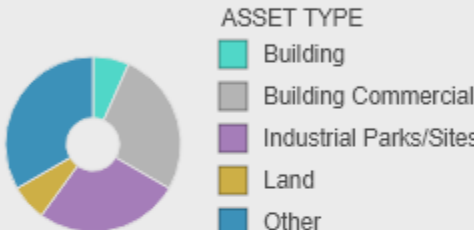


- ☐ PERSONNEL
- ☐ PAYMENTS TO TAXING UNITS
- ☐ OTHER
- ☐ MARKETING and PROMOTION
- ☐ JOB TRAINING
- ☐ DIRECT BUSINESS INCENTIVES
- ☐ AFFORDABLE HOUSING
- ☐ DEBT SERVICE
- ☐ CAPITAL COSTS
- ☐ ADMINISTRATION

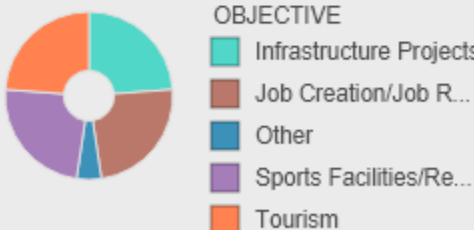


Show ALL Data

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

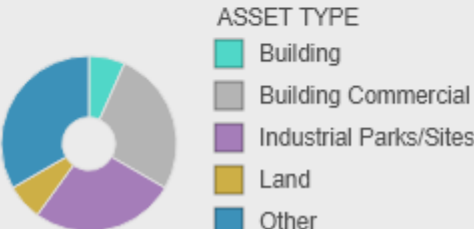
MARKETING and PROMOTION

				\$291,935	\$658,606	\$0	\$0	\$1,761,670	\$281,179	\$484,955
	2015	Dalhart	Type B	\$11,500	\$0	\$0	\$0	\$101,354	\$0	\$24,764
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	2019	Dalhart	Type B	\$11,500	\$4,014	\$0	\$0	\$0	\$0	\$27,093
	2020	Dalhart	Type B	\$10,000	\$0	\$0	\$0	\$226,274	\$50,000	\$112,729
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	2024	Dalhart	Type B	\$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

- ☒ 2015
- ☒ 2016
- ☒ 2017
- ☒ 2018
- ☒ 2019
- ☒ 2020
- ☒ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
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- ☐ 2009
- ☐ 2010
- ☐ 2011
- ☐ 2012

☐ Select All

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

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

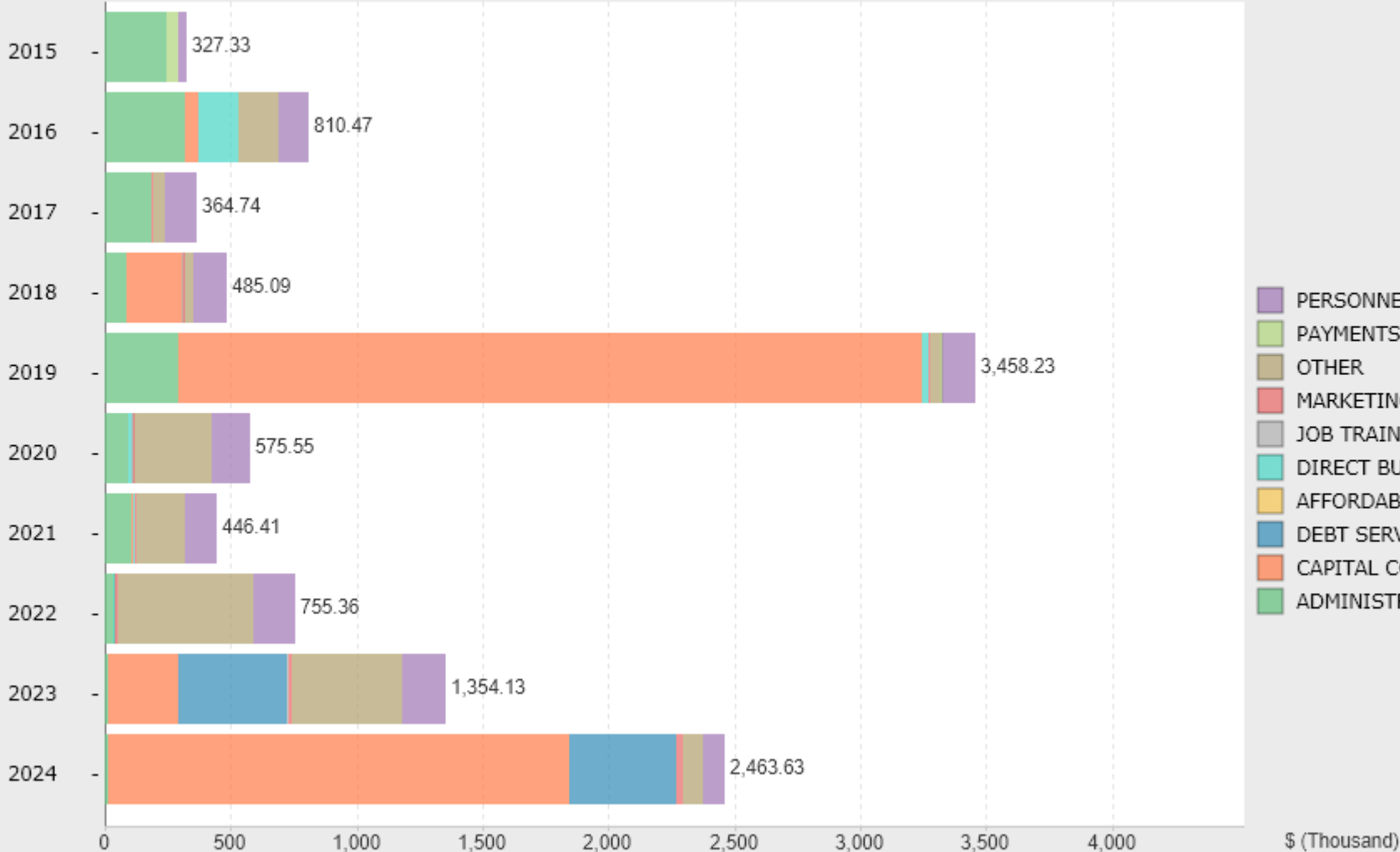
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Corinth - 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

ASSET TYPE

Land

EDC OBJECTIVES

OBJECTIVE

- Infrastructure Projects
- Job Creation/Job R...
- Other
- Sports Facilities/Re...
- Tourism

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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
- ☐ 2003
- ☐ 2004
- ☐ 2005
- ☐ 2006
- ☐ 2007
- ☐ 2008
- ☐ 2009
- ☐ 2010
- ☐ 2011
- ☐ 2012

☐ Select All

Select City(s).

CITY

- ☒ Corinth
- ☐ Abilene
- ☐ Alamo
- ☐ Alba
- ☐ Albany

4

Select tabs to view data categories.

Show Totals

or graph to print, export,
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

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	Corinth	Type B	\$1,390,943	\$5,340,276	\$859,083	\$0	\$219,551	\$7,203	\$80,757
CHART % by CITY	2016	Corinth	Type B	\$243,885	\$0	\$0	\$0	\$0	\$0	\$0
CHART % by YEAR	2017	Corinth	Type B	\$321,233	\$50,000	\$0	\$0	\$160,000	\$0	\$0
TABLE	2018	Corinth	Type B	\$185,894	\$0	\$0	\$0	\$0	\$0	\$4,173
DEFINITIONS	2019	Corinth	Type B	\$83,925	\$225,000	\$0	\$0	\$0	\$964	\$5,670
	2020	Corinth	Type B	\$293,998	\$2,952,667	\$0	\$0	\$24,790	\$0	\$5,225
	2021	Corinth	Type B	\$92,309	\$0	\$0	\$0	\$21,000	\$1,170	\$6,906
	2022	Corinth	Type B	\$106,156	\$4,189	\$0	\$0	\$11,873	\$0	\$3,992
	2023	Corinth	Type B	\$37,734	\$0	\$0	\$0	\$1,888	\$0	\$11,333
	2024	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

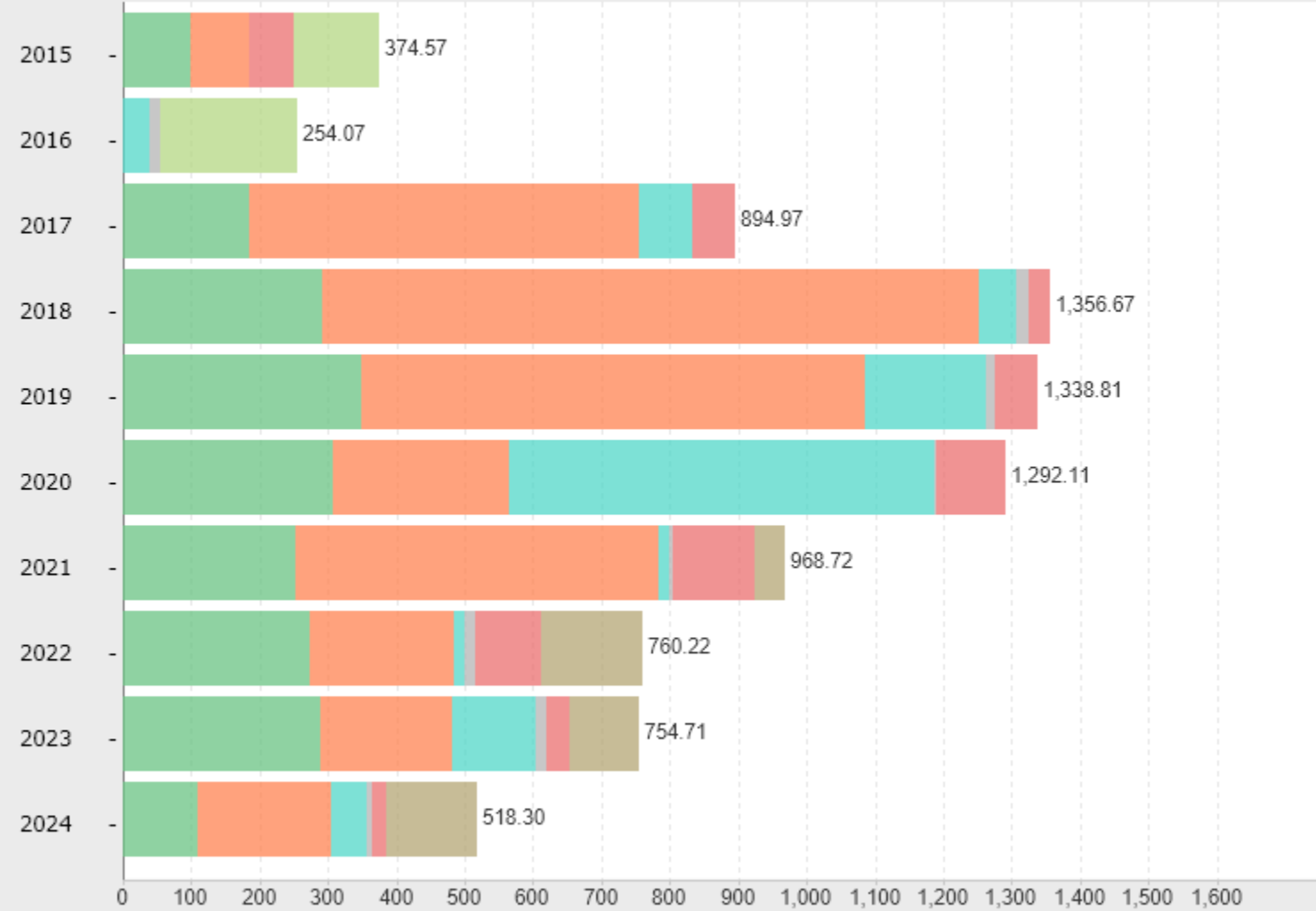
CHART % by CITY

CHART % by YEAR

TABLE

DEFINITIONS

Seabrook - Type B



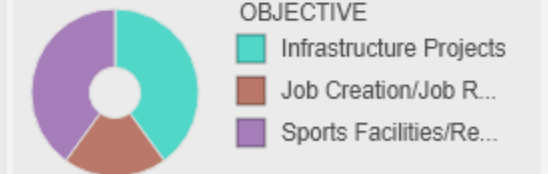
- ☐ PERSONNEL
- ☐ PAYMENTS TO TAXING UNITS
- ☐ OTHER
- ☐ MARKETING and PROMOTION
- ☐ JOB TRAINING
- ☐ DIRECT BUSINESS INCENTIVES
- ☐ AFFORDABLE HOUSING
- ☐ DEBT SERVICE
- ☐ CAPITAL COSTS
- ☐ ADMINISTRATION

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

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				\$2,158,475	\$3,744,360	\$0	\$0	\$1,168,415	\$93,545	\$594,585
CHART % by CITY	2015	Seabrook	Type B	\$99,399	\$85,414	\$0	\$0	\$0	\$0	\$64,758
CHART % by YEAR	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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Exhibit B



EDC DIRECTOR'S REPORT

JANUARY 2026



EDC UPDATES

DECEMBER 2025



PERIOD INSIGHTS

DECEMBER 2025

Business Retention Activities

- **Business Visits – 4**
- **Business Information Updates – 2**
- **Business Visits for 2025 – 10**
- **Business Visits Goal for 2026 - 50**

Business Incentive Program Activities

- **Active Incentive Agreements – 9**
- **Pending Incentive Agreements - 1**
- **Pending Incentive Applications – 2**
- **Incentive Inquiries - 1**

DEVELOPMENT UPDATES

DECEMBER 2025

- **The Edge at Seabrook Town Center – Groundbreaking Ceremony tentatively scheduled for January 31st @ 11AM**
- **Pomodoro's Cucina Italiana – Drafting incentive agreement**
- **Seabrook Plaza One LLC – Waiting on update from developer**
- **Quiet Warehouse(5815 Old Hwy 146) – In Permitting**
- **Unit Cold Storage (Old Hwy 146) – In Permitting**

- **5735 Bayport Plaza – Completed**
- **Seabrook Retail LLC – Pending approval of final inspection**
- **Margarita Jones – Pending Performance Compliance**
- **Crown Trophies #109 – Pending project completion**
- **Car Wash (2710 E. Nasa Pkwy) – In Plan Review**

COMMERCIAL VALUATIONS

DECEMBER 2025

NEW COMMERCIAL

COMMERCIAL ADDITIONS

Month	#	Valuation	#	Valuation
October	0	\$0	2	\$27,000
November	0	\$0	0	\$0
December	0	\$0	4	\$76,648
Year-to-Date	0	\$0	6	\$103,648



ACTIVE AGREEMENTS PERIOD: DECEMBER 2025

Active	Date of Agreement	Term of Agreement	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type	CapX	Jobs Full-Time	Jobs Part-Time	Additional Notes
Closed	8/13/2025	10 years	2023-01/EDC	Midnite Slice	\$26,482.50	\$ -	Business Development	Incentive	\$26,482.50			Check Processed 07/10/2025
Closed	8/13/2025	10 years	2301-01/EDC	5735 Bayport Blvd	\$30,000.00	\$30,000.00	Commercial Façade	Incentive	\$60,000.00			Check Processed 12/10/2025
Closed	6/10/2025	10 years	2301-01/EDC	Driver and Rescue LLC(Barge 295)	\$50,000.00	\$ -	Small Business Development	Incentive	\$200,000.00	10		Check Processed 08/27/2025
Y	6/10/2025	10 years	2301-01/EDC	Driver and Rescue LLC(Barge 295)	\$30,000.00	\$30,000.00	Sales Tax Rebate	Incentive	\$200,000.00	10		
Closed	6/10/2025	10 years	2023-01/EDC	Soulfreak Holdings LLC	\$41,400.00	\$41,400.00	New Business Development	Incentive	\$20,000.00	2	4	Check Processed 11/19/2025
Y	2/13/2025	10 years	2023-01/EDC	Seabrook Retail LLC	\$50,000.00	\$50,000.00	Retail Development	Incentive	\$68,355.00			50% of shopping center leased
Y	1/9/2025	10 years	2023-01/EDC	Mjones Seabrook Operating LLC	\$200,000.00	\$200,000.00	Business Reconstruction/Renovations	Incentive	\$271,000.00	15	10	
Closed	11/25/2024	10 years	2023-01/EDC	Miramar Beltline GP, LLC	\$300,000.00	\$300,000.00	Parking Lot and Lighting Improvements	Incentive	\$1,067,464.00	20	25	Check mailed on 10/23/2025 Processed - FY2026
Y	10/17/2023	10 years	2023-15	Seabrook Plaza One LLC	\$2,000,000.00	\$2,000,000.00	Drainage system, hotel, conference ctr & restaurant space	Incentive	\$2,000,000.00	350		Construction Jobs/see agreement for details

ACTIVE AGREEMENTS Cont'd PERIOD: DECEMBER 2025

Active	Date of Agreement	Term of Agreement	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type	CapX	Jobs Full-Time	Jobs Part-Time	Additional Notes
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	N/A	Fay & Fay Properties 9Seabrook Marina/Regatta Inn)	\$8,520.00	\$8,520.00	Reimbursement of natural gas line installation	Incentive	N/A			
Closed	5/2/2017	10 years	2017-07	Merlion Thai Restaurant	\$40,000.00	\$350.00	Reimburse impact fees \$23,252.50 and EDC tax paid \$40,000. COVID-19 Relief Award = \$8,000.00 one-time payment	Incentive				Final Payment - Check Processed 10/15/2025
Y	10/23/2025	6 Months	N/A	Crown Trophies #109	\$7,799.42		Commercial Façade	Incentive	\$15,598.83			
P	Pending	Pending	Pending	Fay & Fay Properties 9Seabrook Marina/Regatta Inn)	\$127,370.80	\$127,370.80	7-year lease, parking, floating dock, and landscaping	Incentive				
P	Pending	Pending	Pending	The Edge (Seabrook Town Centre Partners LLC)			Pomodoro's					
Y	5/15/2018	N/A	2018-06	SH 146 Design/Improvement Project Agreement	\$1,000,000.00	\$1,000,000.00	Aesthetic improvements & design costs for SH 146 - Total Paid \$1,023,880.15	Quality of Life	N/A			
Y	6/20/2017	N/A	2017-11	"Old Seabrook" Acquisition of Real Property	\$750.00	\$68,194.00		Quality of Life				
				Totals	\$4,310,270.20	\$4,253,782.28			\$3,928,900.33			

EDC WEBSITE ANALYTICS

DECEMBER 2025

Active users

486

New users

456

Average engagement time per activ...

40s

Event count

8.9K



Top pages/screens



PAGE TITLE AND SCREEN CLASS	VIEWS	ACTIVE USERS	EVENT COUNT	BOUNCE RATE
EDC Seabrook, TX - Official Website	274	228	2.9K	47.4%
Incentives Seabrook, TX - Official Website	56	40	587	43.9%
Lakeside Circle Area Seabrook, TX - Official W...	41	31	431	40.0%
SEDC Seabrook, TX - Official Website	39	28	403	46.2%
Business Directory Seabrook, TX - Official We...	38	27	732	25.0%
Site Selections Seabrook, TX - Official Website	36	32	364	36.1%
Developments Seabrook, TX - Official Website	33	23	347	28.6%

EDC WEBSITE/SOCIAL MEDIA ANALYTICS (FACEBOOK)

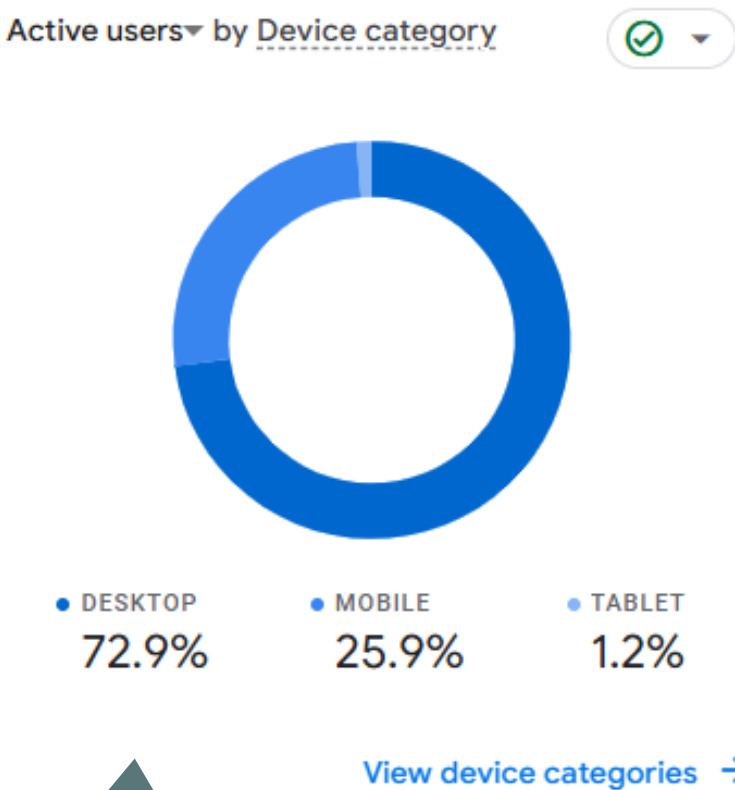
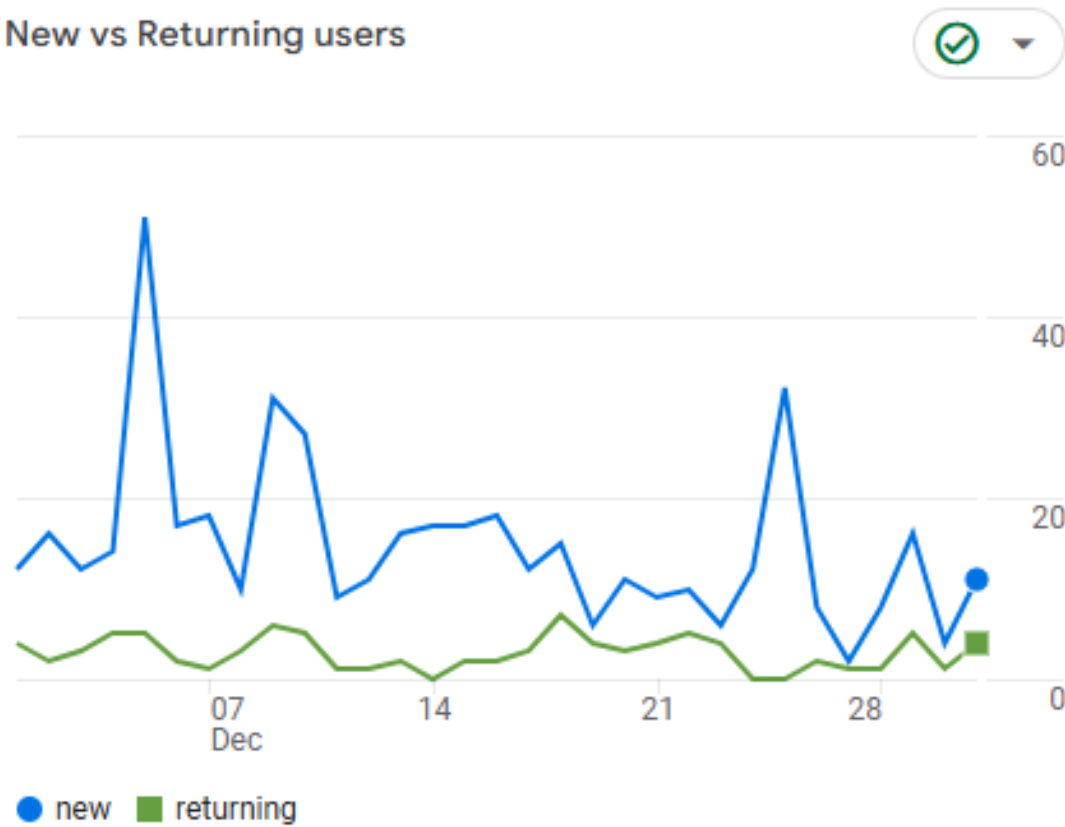
DECEMBER 2025

Active users by First user source / m...

FIRST USER SOURC...	ACTIVE USERS
(direct) / (none)	294
google / organic	98
m.facebook.com / re...	38
facebook.com / refer...	22
lm.facebook.com / r...	13
bing / organic	6
cp-design.civicplus.c...	4

Sessions by Session source / me...

SESSION SOURCE / ...	SESSIONS
(direct) / (none)	318
google / organic	144
m.facebook.com / re...	38
facebook.com / refer...	22
l.facebook.com / ref...	21
lm.facebook.com / r...	13
bing / organic	11



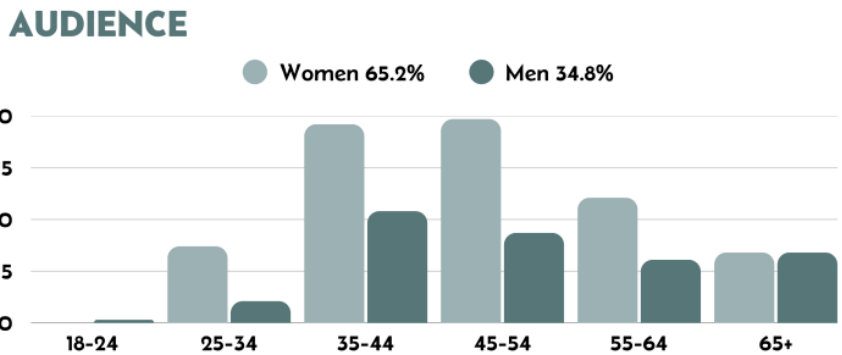
Active users by City

CITY	ACTIVE USERS
Houston	55
Seabrook	42
Singapore	19
Lanzhou	16
Des Moines	12
North Charleston	12
Cleveland	11

SOCIAL MEDIA - FACEBOOK

VIEWS 7,375 REACH 2,577 INTERACTIONS 122 LINK CLICKS 91 VISITS 228 NEW FOLLOWS 10

TOTAL FOLLOWERS 405



f VIEWS 7,375

SOCIAL MEDIA ANALYTICS (LINKEDIN)

DECEMBER 2025

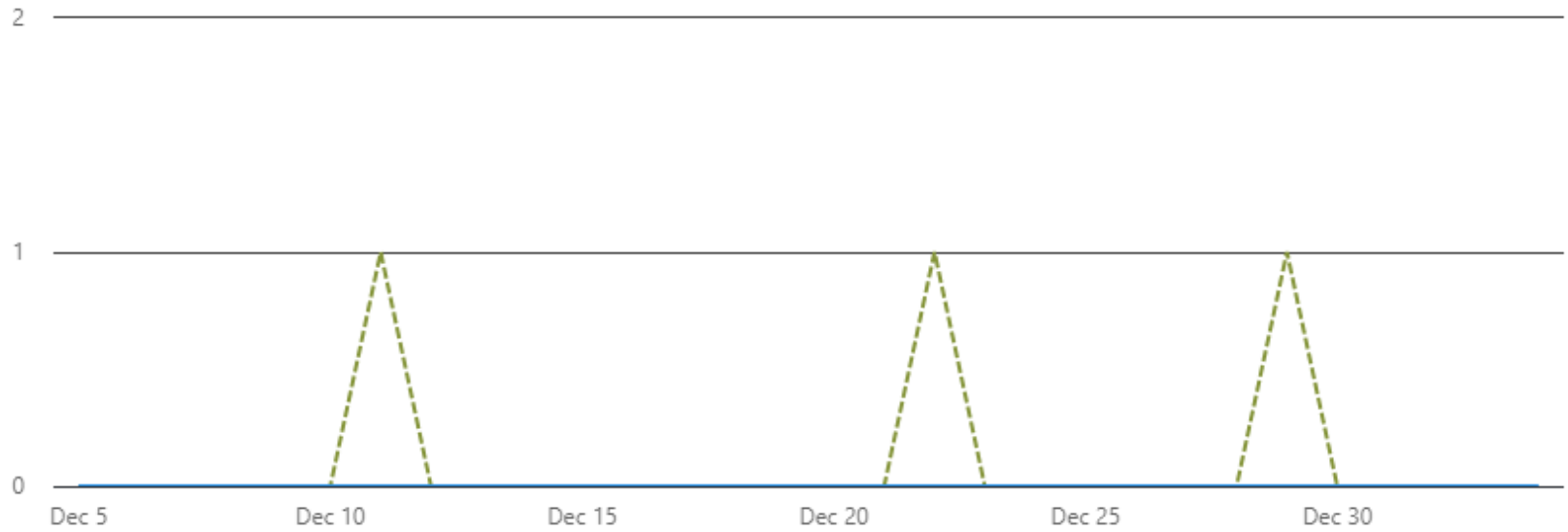
IMPRESSIONS
195

Follower highlights

265
Total followers

3
New followers in the last 30 days
●0%

Follower metrics



☒ Sponsored 0

☒ Organic 3

Visitor highlights

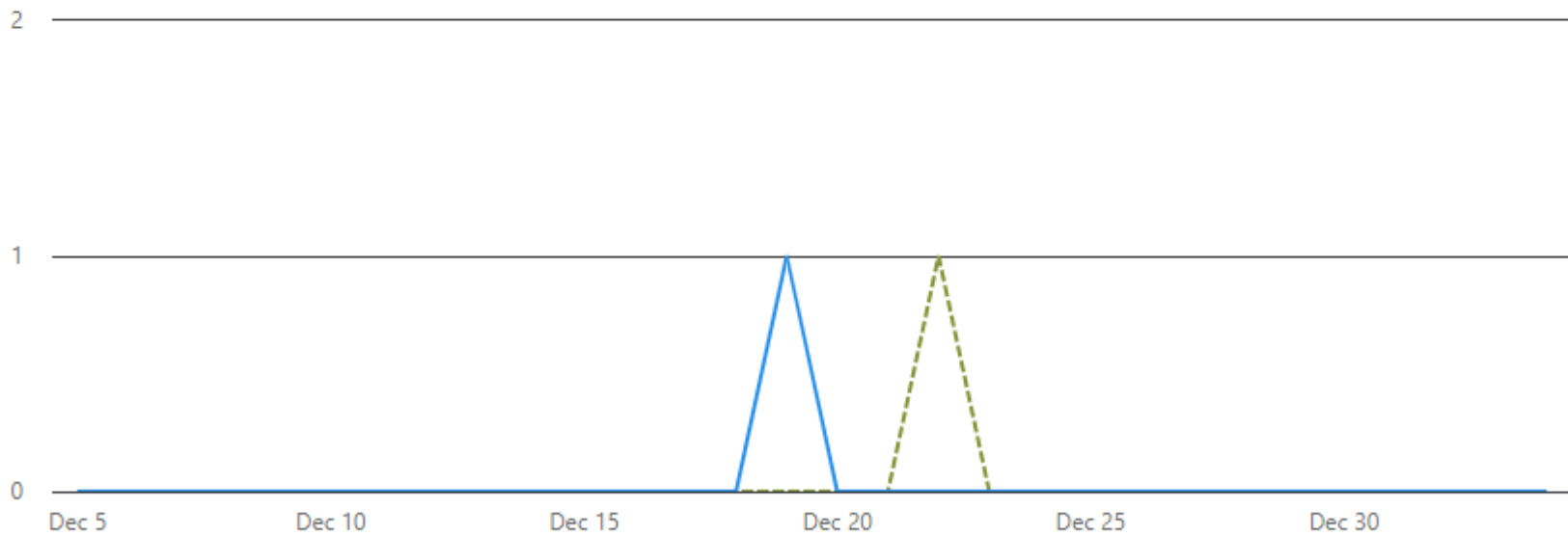
2
Page views
▼60%

2
Unique visitors
▼33.3%

0
Custom button clicks

Visitor metrics

Page views ▾ All pages ▾ All filters



☒ Desktop 1

☒ Mobile 1

Highlights

Data for 12/5/2025 - 1/3/2026

195
Impressions
▼58.6%

12
Reactions
▼40%

1
Comments
●0%

0
Reposts
●0%

UPCOMING EVENTS

Partner Events

- Bay Area Houston Economic Partnership's (BAHEP) Annual Quasar Banquet – Friday, January 23, 2026 from 6:30 to 9:30 p.m.
- Clear Lake Area Chamber of Commerce General Membership Luncheon – Wednesday, January 28, 2026 from 11 a.m. to 1 p.m.
- Economic Alliance Annual Membership Banquet – Thursday, February 12, 2026 from 6 to 10 p.m. (Board Meeting Night)





THANK YOU

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