



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, MARCH 12, 2026 - 6:00 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, MARCH 12, 2026 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Board members, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

2. PRESENTATIONS

2.1 Presentation by Seabrook Plaza One, LP. *Ian Hancock*

3. NEW BUSINESS

3.1 Consider and take all appropriate action on holding the Annual Keels & Wheels Preview Event on Friday, April 24, 2026 at 6 p.m.

4. OLD BUSINESS

4.1 Consider and take all appropriate action on a business development performance agreement with Seabrook Plaza One, LP., in the amount of \$2,000,000.

5. ROUTINE BUSINESS

5.1 Update by EDC Director on monthly reporting and activities.

5.2 Approve minutes from the February 12, 2026 regular EDC meeting.

5.3 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 Friday, March 6, 2026 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



**MEETING MINUTES
FEBRUARY 12, 2026**

**SEABROOK ECONOMIC DEVELOPMENT
CORPORATION
MEETING**

Vice Chairman Terry Chapman 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, Terry Chapman, Ann Wacker, Councilmember Summer Sanford, Michelle Brown, and Tracy Powell. Also present were EDC Director Rick Guerrero, City Manager Gayle Cook, Finance Director Mike Gibbs, and Tourism & Special Events Coordinator Ami Blackwell.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. EXECUTIVE SESSION

The Executive Session was pulled from the agenda.

3. OPEN SESSION

3.1 Reconvene Open Session

This item was pulled from the agenda.

4. NEW BUSINESS

4.1 Consider and take all appropriate action on nominating a board member to attend the annual Economic Alliance Advocacy Trip to Washington, D.C. during the week of March 23, 2026.

Motion:	To send Mayor Jim Sweeney
Made By:	At-Large Position 6 Sanford
Seconded By:	EDC Vice-President Chapman
Vote:	Passed unanimously by all present.

4.2 Consider and take all appropriate action on funding an amount of \$200,000.00 toward the local match of 20% for the Better Utilizing Investments to Leverage Development (BUILD) Grant Program application for the project of engineering and design on the Old Seabrook Main Street Reconstruction project.

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

4.3 Discuss, consider, and take all appropriate action on funding Amendment 1 to the Professional Services of Kimley Horn for the Bayside Park (CIP P28) at the Main Street Wastewater Treatment Plant site in amount not to exceed \$ 37,500.00.

Motion:	To Accept
Made By:	Mayor of Seabrook Sweeney
Seconded By:	EDC Vice-President Chapman
Vote:	Failed by a 4 to 2 vote.

5. OLD BUSINESS

- 5.1 Consider and take all appropriate action on the approval of funding a Proposal for Engineering and Surveying Services with Cobb Fendley Engineering in an amount of \$ 33,900.00 for a district parking expansion in Old Seabrook.**

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

- 5.2 Consider and take all appropriate action on approving the Incentive Policy Resolution.**

Motion:	To amend limitation of \$300,000 per year for 2025-2026
Made By:	At-Large Position 6 Sanford
Seconded By:	EDC Member Powell
Vote:	Passed unanimously by all present.

Motion:	To approve as amended
Made By:	EDC Member Powell
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present.

6. ROUTINE BUSINESS

- 6.1 Finance report covering Q1 of FY 2026 by the Finance Director.**

Finance Director Mike Gibbs reviewed the City's financial overview with budget forecasts and spoke of adjustments for decisions made during the meeting and the impact of decisions that will be made in the future with several projects.

- 6.2 Update by EDC Director on Strategic Plan and Monthly Reporting and Activities.**

EDC Director Rick Guerrero gave an update on EDC activities with printed reports, a slide presentation, and a Q&A from board members. Aside from presented materials, there was talk of economic impact and visibility of the upcoming Fleet Week event, Art of Soccer participation for World Cup, and he agreed to provide overview of 17 site visits and analytics for the Visit Seabrook website.

- 6.3 Approve minutes from the January 8, 2026 Workshop Session and Regular Meeting.**

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

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

The next EDC Board meeting will be held on Thursday, March 12, 2026.

Motion:	To Adjourn
Made By:	Mayor of Seabrook Sweeney

Seconded By: At-Large Position 6 Sanford
Vote: **Passed** unanimously by all present.

The meeting was adjourned at 6:51 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator