



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, APRIL 9, 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, APRIL 9, 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 Neighborhood Tap seeking an incentive to assist with New Construction & Development for the build-out of a full-service restaurant & family-friendly taproom to be located in the Seabrook Town Centre Building 6 – The Edge Retail Centre — David Priest

2.2 Presentation by Merlion Restaurant seeking an incentive to assist with the construction of a bar top surface at ground level under the existing Merlion Restaurant located at 1205 Main Street — Ray Villanueva

3. EXECUTIVE SESSION

3.1 Conduct a Closed Session pursuant to Texas Government Code Section 551.087 Economic Development Negotiations to discuss Neighborhood Tap, Pomodoro's Cucina Italiana, LLC, and Merlion Restaurant, and pursuant to Section 551.071 Consultation with Attorney on matters in which the City Attorney has a duty to advise the Economic Development Corporation Board in closed executive session.

4. OPEN SESSION

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

5. NEW BUSINESS

5.1 Consider and take all appropriate action on a business incentive application filed by Neighborhood Tap seeking an incentive to assist with New Construction & Development for the build-out of a full-service restaurant & family-friendly taproom to be located in the Seabrook Town Centre Building 6 – The Edge Retail Centre, 3111 Bayport Boulevard in an amount of \$550,000.00.

5.2 Consider and take all appropriate action on a business incentive application filed by Merlion Restaurant seeking an incentive to assist with the construction of a bar top surface at ground level under the existing Merlion Restaurant located at 1205 Main Street in an amount of \$30,000.00.

6. OLD BUSINESS

6.1 Consider and take all appropriate action on holding the Annual Keels & Wheels Preview Event on Friday, April 24, 2026 at 6 p.m. in the amount of \$2,600. This is an Economic Development Corporation budgeted item.

7. ROUTINE BUSINESS

7.1 Update by EDC Director on monthly reporting and activities.

7.2 Approve minutes from the March 12, 2026 regular EDC meeting

7.3 Establish future meeting dates and agenda items.

THE EDC BOARD RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087,

ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Thursday, April 2, 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



NEIGHBORHOOD TAP

Economic Development INCENTIVE PROPOSAL

OUR VISION

- Neighborhood Tap is a family-friendly taproom designed to be the heart of Seabrook Community.
- A safe, welcoming environment for families to relax and connect
- Hosting engaging community events, including:
 - Family trivia nights and kids events
 - Live music featuring local artists
 - Outdoor movie nights on a community screen
- The kitchen will produce high quality meals for all tastes with a focus on local, wholesome and sharing.



SEABROOK BENEFIT

- Create Jobs
 - Over 20 locally sourced jobs with growth potential
 - Above-industry wages
 - Focus on local hiring.
- Economic Impact
 - Strong ongoing sales tax revenue
 - 1% of revenue reinvested into Seabrook
 - 1% of revenue supporting Harris County
- Community Partnership
 - Supporting local schools and fundraising
 - Hosting family-friendly community events
 - Partnering with local charities



MEET THE TEAM



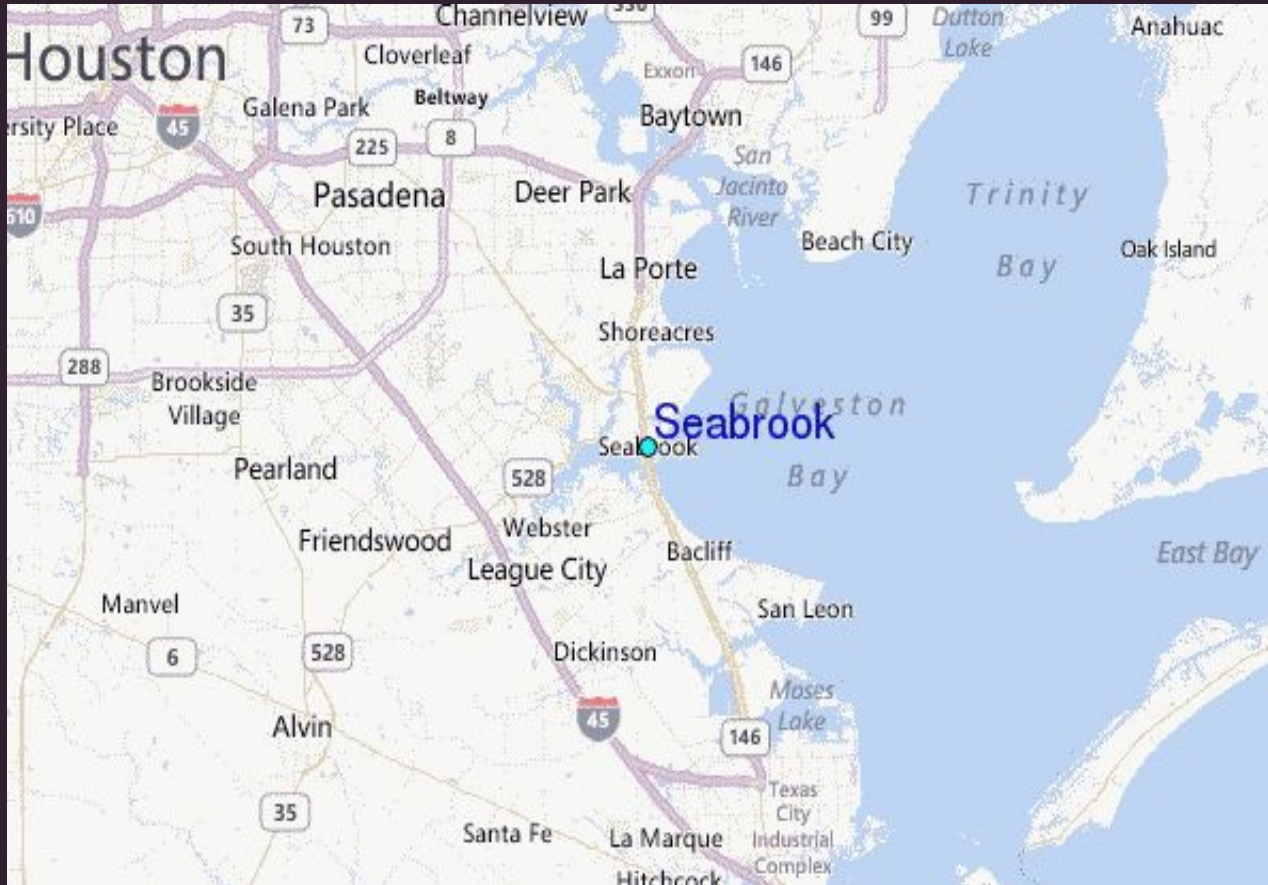
This project was born when two local families recognized a need in Seabrook. As residents and neighbors, we are deeply committed to this community and fostering meaningful connection.

We aim to provide a family-friendly, community-focused environment that brings people together, supports local businesses, and strengthens Seabrook for years to come. Because that's what we want for our family.

*The Priest and Frazier families
on the proposed site of
Neighborhood Tap.*



WHY SEABROOK?



- As Seabrook locals and neighbors, we are excited about the positive impact this will have on our community.
- With its family-friendly atmosphere, Seabrook is an ideal location for a new taproom built around community.
- Seabrook's strategic location along the Texas Gulf Coast makes it an attractive destination for new investment ventures. Seabrook attracts a mix of local residents, boaters, tourists, NASA visiting-employees, and visitors from surrounding neighborhoods creating a demand for welcoming social





ARCHITECTURE • PLANNING • INTERIORS
3221A WEST ALABAMA • HOUSTON, TEXAS 77098
Office 713-522-1054 • Fax 713-522-4496 • info@mcs-houston.com



PROJECT SCHEDULE



COMMUNITY OVERVIEW



BUILDING 6 FACING PLAZA



HS Development Group
Luxury Multi-Family Real Estate

MCS
ARCHITECTS LLC

ENLARGED SITE PLAN



BUILDING 6 ELEVATIONS

East Elevation



North Elevation



FLOOR PLAN

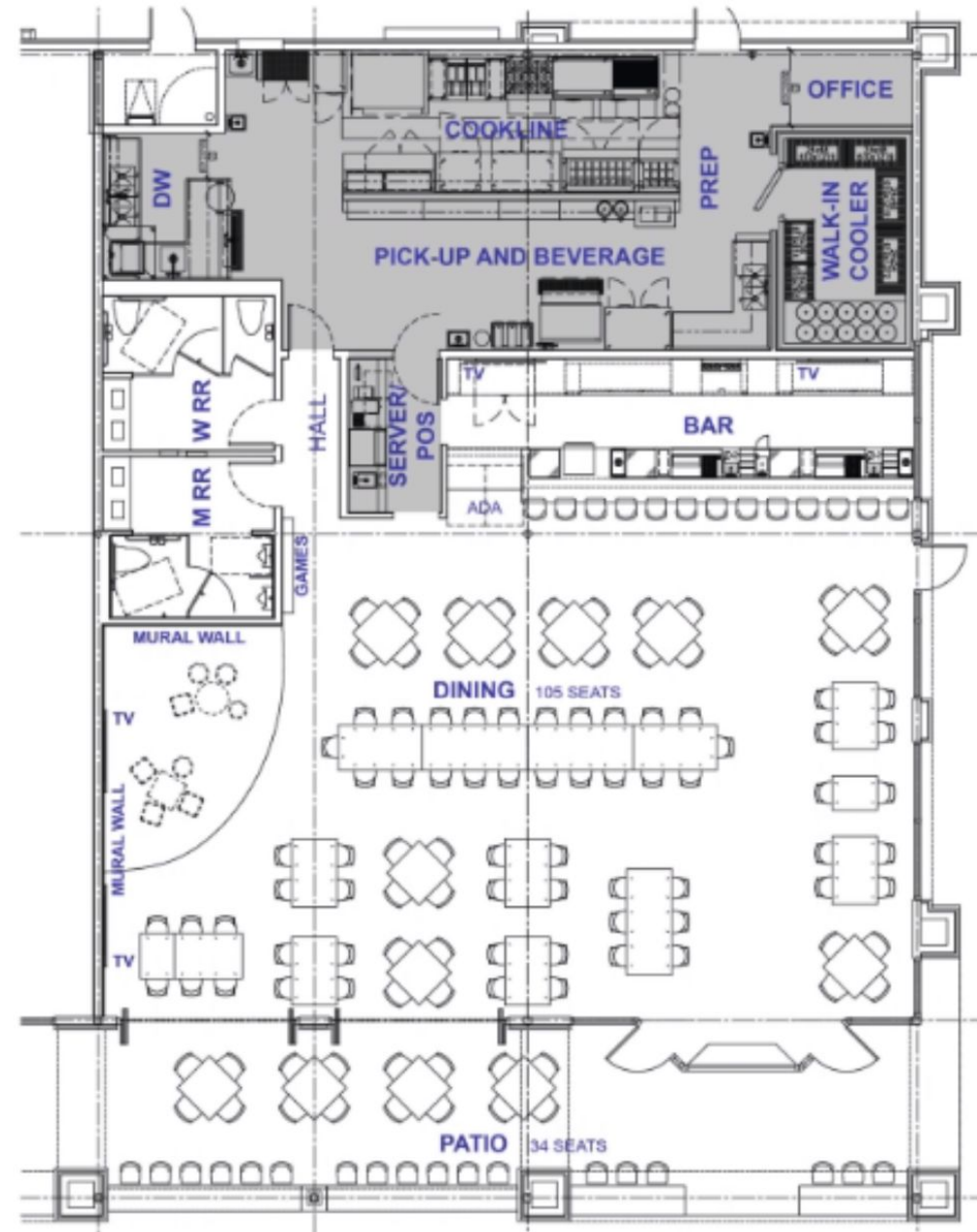
Approx 105 indoor seats

Approx 35 outdoor seats under covered patio area

Relaxing space with board game
Storage

Mural wall highlighting Seabrook

Flexible space for live music, trivia
night
Fundraising host etc.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED UPGRADES

Retractable screens

Both Shade protectant and transparent. This will allow us to air-condition the outdoor space in the heat of Summer and Heat the space in winter.



Bi-folding doors

Create an open feel allowing the outdoor space to become larger and more welcoming
Fold away to free up space.

Level sill to allow easy access for everyone



PROPOSED UPGRADES

Built in Gas Patio Heaters

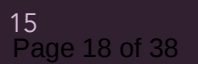
For the cold winter evenings so you can still enjoy the outdoor space.



Reinforced concrete floor

For Keg storage room and polished stained concrete floor throughout front of house.



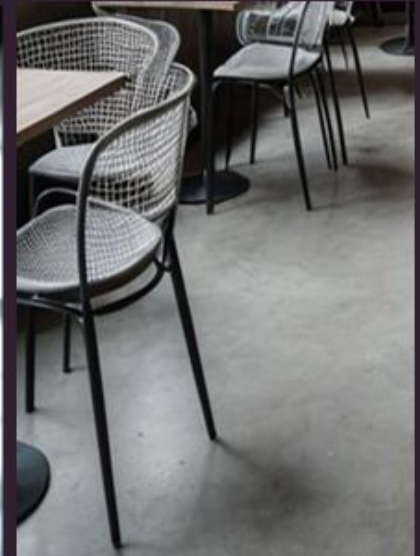
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PROJECT TIMELINE

- Executed Letter of Intent – Completed October 2025
- EDC Funding request – Feb 2026
- EDC Funding decision – March 2026
- Executed Signed Lease
- Final design documents by MCS
- Permit submission, review and approval
- Sitework and utilities – Started Jan 2026
- Building 6 vertical construction – Sept 2026
- Buildout of Neighborhood Tap – June 2027
- Open new community hub at Neighborhood Tap – Fall 2027



CONCEPTUAL IMAGES



CONCEPTUAL IMAGES



FINANCIAL INFORMATION

A financial handout has been distributed and is confidential.



CAPITAL INVESTMENT

- Sliding doors to create indoor/outdoor open space
- Motorized screens for shade and to control temperature
- Temperature control equipment for cooling outdoor space
- Fitting out of commercial kitchen for diverse food requirements
- All weather patio with gas heaters, air conditioning and fans
- Installation of a bespoke wooden bar with many taps featuring local breweries/breweries with a community focus
- Reinforced flooring to support kegs
- Audio and video equipment for live performances, presentations and sports channels



COMMUNITY BENEFITS

- Family friendly place for community to grow
- A safe space for kids to play while parents relax
- Hosting local events
 - Kids trivia night/Family trivia nights
 - Live music from Local artists
 - Family friendly movies on the big community screen
- Offering games and activities for all ages, from board games to outdoor lawn games
- Supporting local schools through PTA partnerships and fundraising opportunities
- Providing appreciation initiatives for our teachers and local emergency responders
- Partnering with nearby businesses and breweries to keep everything as local and authentic as possible



COMMUNITY BENEFITS CONT.

- A percentage of our profit will go directly to local charities and causes that matter to our community
- This new space will add to the already well-established community feel of Seabrook
- Neighborhood Tap will be locally owned by families who live in our community
- The Taproom will bring visitors, tourists and locals together generating substantial tax revenue for the city
- Neighborhood Tap will recruit locals to work there creating jobs for our residents, tax revenue from those jobs and enhancing our sense of community
- Encouraging accessibility with walkable, bike friendly, and golf cart friendly access with golf cart parking and bike racks
- Hosting corporate events, fundraising etc. will bring additional tax advantages
- Neighborhood Tap will be a popular, family-friendly place for community and this should increase property values for local residents



COMMUNITY BENEFITS SUMMARY

- An investment in Seabrook's people, economy and future:
 - Create Jobs
 - Economic impact
 - Community partnership
 - Charitable opportunities
 - Safe space for families to connect





THANK YOU

www.Neighborhoodtap.com
Neighborhoodtap@gmail.com

Business Incentive Application

03/24/2026 11:02 AM (CDT)



Business Incentive Application

Applying for Seabrook business incentives starts with completing this application. Staff will complete an economic impact analysis based on information provided by the applicant.

Then, if the analysis is favorable, the project moves toward a board presentation and review. The application is the official record of the project that is submitted to the Seabrook Economic Development Corporation (SEDC) for review. The entire process can be completed within 45-60 days, depending on when the application is filed and public hearing requirements/posting.

All applicants are encouraged to review the current [Seabrook Economic Development Corporation Incentive Policy](#) before completing this application.

Applicant First Name	David
Applicant Last Name	Priest
Email Address	
Phone	
This application is being completed for which of the following?	Developer
Business Name	Neighborhood Tap
Business Owner's First Name	David
Business Owner's Last Name	Priest
Business Owner's Phone Number	
Business Owner's Email Address	
Business Type	LLC
Website	www.neighborhoodtap.com

Social Media	Facebook: Neighborhood Tap
Are there any additional business partners?	Yes
Business Partner(s) Name and Contact Information:	Troy Frazier
Name and Contact Information for Financial Institution/Lender(s)	SBA - Subject to approval
Has this business/firm received business incentives from the Seabrook Economic Development Corporation in the past?	No

Current Business Address

Street Address	
City	Seabrook
State	Texas
Zip Code	77586

New Seabrook Business Address

Location of Proposed Seabrook Site	Seabrook Town Centre - Building 6
Type of Development	Commercial
Approximate Date of Construction Start	01/05/2026
Approximate Date of Construction Completion	09/06/2027
Has this firm received business incentives from other government entities in the past?	No

Please refer to the [SEDC Incentives Policy](#) to review available incentives and additional program information.

Important: Do not start construction before applying for incentives.

If construction has started before an incentive application, it is assumed that the applicant does not need assistance, and the application may be denied.

Which incentive program are you applying for?	New Construction & Development
Total Value of Project	\$1,579,389.00
Total Incentive Requested	\$550,000.00
Upload a detailed worksheet on the project costs as well as an outline of the expected use of the incentive funds for your project.	Business_Plan_Financial_Model_Neighborhood Tap - conservative.xlsx
Sales and Use Tax Report	Sales tax statement.docx
Proof of Harris County Tax Payment	Harris county tax statement.docx
Franchise Tax Certification of Account Status	
Articles of Incorporation from the Secretary of State	Certificate.pdf
Current Harris County Appraisal District Report on Project Site	Appraisal district report.docx
Budget for Project	90-61291 Neighborhood Tap Equipment Package Proposal 03.18.26.pdf Business_Plan_Financial_Model_Neighborhood Tap - conservative.xlsx

Business Incentive Application

03/26/2026 8:36 PM (CDT)



Business Incentive Application

Applying for Seabrook business incentives starts with completing this application. Staff will complete an economic impact analysis based on information provided by the applicant.

Then, if the analysis is favorable, the project moves toward a board presentation and review. The application is the official record of the project that is submitted to the Seabrook Economic Development Corporation (SEDC) for review. The entire process can be completed within 45-60 days, depending on when the application is filed and public hearing requirements/posting.

All applicants are encouraged to review the current [Seabrook Economic Development Corporation Incentive Policy](#) before completing this application.

Applicant First Name Juan

Applicant Last Name Villanuev

Email Address

Phone

This application is being completed for which of the following? Existing Business (New to Seabrook)

Business Name Merlion Restaurant

Business Owner's First Name Juan

Business Owner's Last Name Villanueva

Business Owner's Phone Number

Business Owner's Email Address

Business Type Corporation

Website www.merlionrestaurant.com

Social Media Merlion Seabrook Facebook

Are there any additional business partners? Yes

Business Partner(s) Name and Contact Information:

Name and Contact Information for Financial Institution/Lender(s)	Randolph Brooks FCU - 1-800-580-3300
Has this business/firm received business incentives from the Seabrook Economic Development Corporation in the past?	Yes
When did the business/firm receive the incentive?	applied under Merloaded, Inc in 2017
Please note most recent incentive awards	Impact fees & they gave us a \$40,000 tax abatement. Abatement was for either 10 years and.or up to \$40,000.

Current Business Address	
Street Address	1205 Main Street
City	Seabrook
State	Texas
Zip Code	77586
New Seabrook Business Address	same
Location of Proposed Seabrook Site	1205 Main Street, Seabrook, Texas 77586
Type of Development	Commercial
Approximate Date of Construction Start	04/10/2026
Approximate Date of Construction Completion	04/18/2026
Has this firm received business incentives from other government entities in the past?	No

Please refer to the [SEDC Incentives Policy](#) to review available incentives and additional program information.

Important: Do not start construction before applying for incentives.

If construction has started before an incentive application, it is assumed that the applicant does not need assistance, and the application may be denied.

Which incentive program are you applying for?	- Commercial Facade Incntive - Small Business Development
Total Value of Project	\$62,198.00
Total Incentive Requested	\$30,000.00

Upload a detailed worksheet on the project costs as well as an outline of the expected use of the incentive funds for your project.

 Merlion Restarant Bar - 1205 Main St. Seabrook, TX. 77586 - Medders Construction - 3-26-26.

Sales and Use Tax Report

 FEB2026comptroller.pdf

Proof of Harris County Tax Payment

Franchise Tax Certification of Account Status

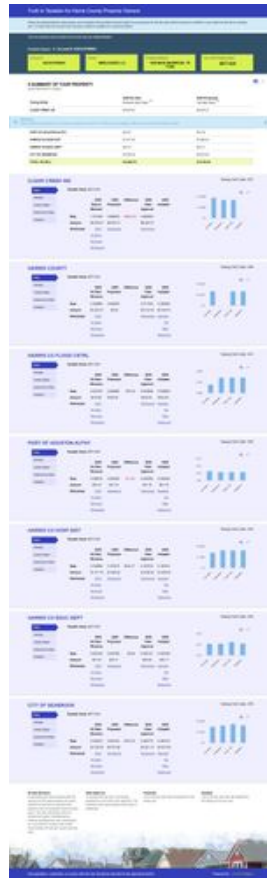
 franchise 2024.docx

Articles of Incorporation from the Secretary of State

 Certificate of Formation - Merloaded, LLC.pdf

 Certificate of Formation - Merlyon Restaurant Group Inc.pdf

Current Harris County Appraisal District Report on Project Site



Budget for Project

 1205 Main Street Underneath Merlion Project Cost.docx

Drawings, Renderings, Photos of Your Project (Not required to be drawn to scale for incentive consideration.)

 Merlion Bar Layout Plans - 1205 Main St. Seabrook, TX. 77586.pdf

All supporting documents must be submitted prior to consideration.

2026 EDC Keels & Wheels Preview Event Budget - April 24, 2026

BUDGET TOTAL: \$2,600

ITEM	COST	BUDGET BALANCE	DETAILS	2026 VENDORS
CATERING	\$1,937.18	\$662.82	Food for 60	Tookie's Seafood Seabrook
WINE	\$450	\$212.82	Wine Selection	Seabrook Cheese Company
BEVERAGES	\$150.00	\$63	Beer, Water & Soft Drinks	Spec's & Kroger
Totals	\$2,537.18	\$63.00		



EDC BUDGET FOR FY 2025-26

Presented 8-14-2025

ACCOUNT	EXPENSE ACCOUNT TITLE		
	• Expense Detail		
4010	OFFICE SUPPLIES	500	0.04%
	Binders, Business Cards	500	
5010	ADVERTISING (no greater than 10% of total revenues)	52,400	3.86%
	• Print, video & online advertising: Annual Promotional Campaign	40,000	
	• BAHEP Partnership Ads	1,000	
	• Promotional items, Painted Pelican Program, Anniversary & Ribbon Cutting Programs	1,400	
	• Seabrook event sponsorship Opportunity	10,000	
5020	DUES & SUBSCRIPTIONS	1,715	0.13%
	• Texas Economic Development Council (TEDC)	600	
	• International Council of Shopping Centers (ICSC) (2)	250	
	• Dropbox	215	
	• Annual Bank of America credit card fee	50	
	• Business of the Year Membership to Chamber of Commerce	400	
	• Houston Business Journal	200	
5030	SERVICES	0	0.00%
5042	IT SOFTWARE	20,150	1.48%
	• Website hosting, AI bot and maintenance, Email Blast software	6,750	
	• Archive Social Web Services (for open records reporting)	2,500	
	• EDC Domains	100	
	• Broker, Real Estate and Mapping Software	9,000	
	• Social News Desk	1,800	
5182	TRAIL MAINTENANCE	30,000	2.21%
5220	LEGAL	15,000	1.10%
5227	CONSULTING	60,000	4.42%
	• Bay Area Houston Economic Partnership (2023-2026)	20,000	
	• General Consulting (Board Related)	15,000	
	• Economic Alliance Houston Port Region (2024-2027)	15,000	
	• Clear Lake Chamber of Commerce (2024-2025)	10,000	
5300	TRAINING & CONFERENCE	16,000	1.18%
	• BAHEP table for annual banquet (8 seats)	1,600	
	• Economic Alliance table for annual banquet (8 seats)	1,100	
	• Economic Alliance trip to Washington, DC (1 person)	2,500	
	• Keels & Wheels Preview Event (Spring 2023)	2,600	
	• Meetings, Events and Luncheons, Board Sales Tax Training	2,900	
	• Seabrook Economic Development Broker Events	3,500	
	• Staff Training	1,200	
	• TEDC Quarterly Conferences	600	
5400	TELEPHONE	0	0.00%
5465	MISCELLANEOUS (Board Shirts)	500	0.04%
5617	ECONOMIC DEVELOPMENT PROJECTS	796,500	58.62%
	• CIP Projects		
	Livable Center Projects (Project Notice Old Seabrook \$1,000,000)	500,000	
	Gateway, Wayfinding, Pedestrian and Park Municipal Sign (Project Notice Old Seabrook includes signage)	296,500	Changed by EDC
5620	ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS	502,114	36.95%
	Active Project 2017 - Merlion (Sales Tax Reim \$40K)	1,000	
	Active Project 2025 - Barge295	1,114	

New Incentives		500,000	
TOTAL EXPENDITURES		1,494,879	
INTERFUND TRANSFERS			
6250	ADMINISTRATIVE SERVICES AGREEMENT	238,587	17.56%
6255	TRANSFER TO ENTERPRISE FUND PROJECT (CIP Projects/Debt Payment to EF)	198,324	14.60%
GRAND TOTAL WITH TRANSFERS FOR PERSONNEL & DEBT		1,931,790	142.18%

Expected Total Revenue with Interest • 2025-26	1,358,719
Unreserved Balance Required for Balanced Budget	573,071
	1,931,790 *

Cash Reserves as of June 30, 2025	\$4,966,715
Total Potential Expenditure	\$1,931,790
Expected Total Revenue	\$1,358,719
Overall Balance	\$4,393,644

* 5620 - business development incentives

* 6255 = water tank relocation project



**MEETING MINUTES
MARCH 12, 2026**

**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, Councilmember Summer Sanford, Michelle Brown, and Tracy Powell. Also present were EDC Director Rick Guerrero, City Manager Gayle Cook, Tourism and Special Events Coordinator Ami Blackwell, and Community and Economic Development Coordinator Ranya Botros.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. PRESENTATIONS

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

Ian Hancock of Seabrook Plaza One, LP., gave a presentation and an update on Seabrook Plaza One's mixed-use development.

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.

EDC Chairman Paul Dunphey indicated the EDC Board cannot take action on this item without a budgeted amount for the event.

The EDC Board went into Executive Session at 6:23 p.m. for consultation with attorney under Texas Government Code 551.071 and to discuss economic development that justifies executive session treatment under Texas Government Code 551.087.

The EDC Board reconvened into Regular Session at 6:45 p.m. No action was taken in Executive Session.

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.

Mayor Jim Sweeney spoke on behalf of the EDC Board and indicated that the Board appreciated the presentation and update from Seabrook Plaza One, LP., and they look forward to seeing the closing documents in about 30 days.

5. ROUTINE BUSINESS

5.1 Update by EDC Director on monthly reporting and activities.

EDC Director Rick Guerrero gave an update on EDC activities. Tourism and Special Events Coordinator Ami Blackwell gave an update on Visit Seabrook.

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

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	Mayor of Seabrook Sweeney

Vote: **Passed** unanimously by all present.

5.3 Establish future meeting dates and agenda items.

The next EDC Board meeting will be held on April 9, 2026.

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

The meeting was adjourned at 6:58 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator