



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, MAY 14, 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, MAY 14, 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. EXECUTIVE SESSION

2.1 Conduct a Closed Session pursuant to Texas Government Code Section 551.087 Economic Development Negotiations to discuss Pomodoro's Cucina Italiana, LLC, Merlion, and Seabrook Plaza One, LLC, 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.

3. OPEN SESSION

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

4. OLD BUSINESS

4.1 Consider and take all appropriate action on an incentive agreement for a Small Business Development Grant between Merlion Restaurant and Seabrook Economic Development Corporation for a maximum amount of twenty-nine thousand six hundred dollars (\$26,900.00).

4.2 Consider and take all appropriate action on an incentive agreement for a New Construction & Development Grant between Neighborhood Tap and Seabrook Economic Development Corporation for a maximum amount of two hundred thousand dollars (\$200,000.00).

4.3 Consider and take all appropriate action on an incentive agreement for a New Construction & Development Grant between Pomodoro's Cucina Italiana, LLC and Seabrook Economic Development Corporation for a maximum amount of eight hundred and fifty thousand dollars (\$850,000.00).

4.4 Consider and take all appropriate action on a Notice of Intent to Cancel an Economic Development Grant between Seabrook Plaza One, LLC and Seabrook Economic Development Corporation for a maximum amount of two million dollars (\$2,000,000.00).

4.5 Consider and take all appropriate action on the infrastructure improvement project to install Architectural Marine Ballards in the revised amount of \$19,038.99 – Acct. # 770-5071-60350 – aligned with the 2024-2026 Strategic Plan, Goal 3: Quality of Life Infrastructure. The original amount was for \$16,630.25.

5. ROUTINE BUSINESS

5.1 Finance report covering Q2 of FY 2026 by the Finance Department.

5.2 Update by EDC Director on Strategic Plan and Monthly Reporting and Activities.

5.3 Update by Visit Seabrook Coordinator Ami Blackwell on Visit Seabrook Initiatives and Events.

5.4 Approve minutes from the April 9, 2026 regular meeting.

5.5 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, May 7, 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

Quote



Quote Issue Date
#D11616 April 16, 2026

Supplier	Ship To	Bill To
Source 4 Industries 5675 E North Belt Rd, Ste. 170 North Las Vegas 89115 ✉ sales@source4industries.com ☎ (702) 734-8848	SHAWN LANDIS City of Seabrook 1700 1st St Seabrook, Texas United States - 77586 ✉ slandis@seabrooktx.gov ☎ +1 281-291-5705	SHAWN LANDIS City of Seabrook 1700 1st St Seabrook, Texas United States - 77586 ✉ slandis@seabrooktx.gov ☎ +1 281-291-5705

Item	Unit Price	Qty.	Total
CHAIN 1 FT BLACK SKU:	USD 6.15	896	USD 5,510.40
CHAIN EYE - BLACK SKU:	USD 4.62	6	USD 27.72
CHAIN QUICK LINK - BLACK SKU:	USD 4.62	124	USD 572.88
R-7510 Decorative Duc- tile Iron Bollard Fixed: Anchor Casting in New Concrete SKU:	USD 1,909.33	3	USD 5,727.99

Shipping Method LTL FREIGHT AND TARRIFS	SHIPPING	USD 7,200.00
	SUBTOTAL	USD 19,038.99
Note LEAD TIME 12-14 WEEK ARO TAX EXEMPT ON FILE	TAX	USD 0.00
	TOTAL	USD 19,038.99

Total Paid	USD 0.00	Amount Due	USD 19,038.99
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[Created with Invoice Falcon](#)



Toll Free: 1-877-789-3245

Phone: 604-547-0460

Fax: 604-590-8875

Email: info@reliance-foundry.com

#207 - 6450 148th Street, Surrey, British Columbia, Canada V3S-7G7

www.reliance-foundry.com

Quote Prepared For:			
City of Seabrook 1700 1ST ST, SEABROOK TX 77586-3540 United States			
Date	Quote Expires	Quote Number	Rev #
12/10/2025	1/9/2026	234311	

Shipping Destination:	Delivery: Commercial
City of Seabrook 1700 1ST ST, SEABROOK TX 77586-3540 United States	

Prepared by	Phone	Email	Terms	Currency
Patricia O'Brien	604-547-0980	patricia@reliance-foundry.com	TBA	U.S. Dollar
Customer Quote Reference	Lead Time Estimate	Transit Time Estimate	Incoterms 2020	Ship Via
TXDOT - Additional bollards	3 Business Days	5-10 Business Days	DDP Delivered Duty Paid	Prepaid

Quan	Item	Price	Tax Code	Amount
3	R-7510-RA Architectural Marine Bollard, 30" high, with an 18" square base Powder Coated Produced to Dwg. R7510 without Bolt Holes in Base Material: Ductile Iron Options: Powder Coating - Stock: Black, Semi Gloss, XP Textured Black T013BK62 Material: Ductile Iron ASTM A536 Grade 65-45-12 Country of Origin: China	\$1,577.00		\$4,731.00
3	Fixed: Anchor Casting in New Concrete Hardware for Standard Bollard Mounting Option Kit Suitable for infrequent removable applications using standard hand tools. Kit Includes: Anchor Casting Threaded Bar, Washer, Nut, Set Screws Installation Instructions Hardware cost is included in the Bollard price			\$0.00
896	Chain - 1 Ft Black Bollard Chain 5/16" - Plated Steel Powder Coated Black, Price per Foot Material: Steel - Plated Country of Origin: China	\$4.00		\$3,584.00
6	Chain Eye Bollard Chain Eye - Plated Steel Powder Coated Black Material: Steel Country of Origin: China	\$3.00		\$18.00
124	Chain Quick Link Bollard Chain Link Quick 5/16" - Plated Steel Powder Coated Black Material: Steel - Plated Country of Origin: China	\$3.00		\$372.00

QUOTATION #234311

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Quan	Item	Price	Tax Code	Amount
	Subtotal Subject to USTR Tariffs			\$8,705.00
	Office of the United States Representative (USTR) tariffs are subject to change at short notice			
	USTR Tariff 85%	85%		\$7,399.25
	The Office of the United States Trade Representative (USTR) has announced a tariff increase to 95%. Please note - Tariffs rates are applied based on the time the goods cross the US border, not on when the order was placed or paid for.			
1	Cartage & Freight	\$526.00		\$526.00
	Cartage & freight charges for standard commercial delivery. (See terms attached)			
 Credit Card Authorization Form				Total \$16,630.25



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Terms and Conditions

Acceptance of this quote is subject to Reliance Foundry's Standard Terms and Conditions available online:

<http://www.reliance-foundry.com/company/terms-and-conditions>

As stipulated in the Standard Terms and Conditions, please note the following:

TAXES	
USA / International Customers:	Any applicable state sales taxes may be included in the body of this quote unless an exemption number or certificate has been provided by the customer. Any applicable sales tax collected at the time of sale may not be refunded on products returned, subject to relevant state laws.

SHIPPING	
Commercial (standard)	Standard shipping requires a dock or forklift to safely unload products upon delivery. Additional freight options are available—but these must be arranged prior to shipment and may incur additional costs. Contact Reliance Foundry's Sales Department for additional details.
Residential (optional)	Residential delivery charges apply to any shipment destined for a residential area. These charges may apply even if the delivery address is associated with a commercial business but located within a residential zone. Additional fees may also be incurred for optional services such as power tailgate delivery or scheduled delivery by appointment.
Shipdates / Timelines	Dates given are approximations. The official shipdates are provided upon receipt of payment or establishment of credit terms with Reliance.

INCOTERMS 2020	
DDP Delivered Duty Paid	Shipment is quoted Delivered Duty Paid (DDP) under Incoterms 2010: The seller bears all the costs and risks involved in bringing the goods to the place of destination and has an obligation to clear the goods not only for export but also for import, to pay any duty for both export and import and to carry out all customs formalities. Alternative terms must be arranged prior to shipment.

TERMS	
No	

ORDER ACCEPTANCE: "I / We accept your price quote as above. Please place our order for the above materials, and confirm details in writing as soon as possible."

Authorized Signature: _____ Date: _____

Name: _____ Position/Title: _____

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**MEETING MINUTES
APRIL 9, 2026**

**SEABROOK ECONOMIC DEVELOPMENT
CORPORATION
MEETING**

Vice Chair 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, Michelle Brown, and Tracy Powell. Also present were Economic Development Corporation 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 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

Owner David Priest gave a presentation on the Neighborhood Tap project.

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

Ray Villanueva, owner of Merlion Restaurant, gave a presentation on the construction of a bar top surface at the existing Merlion Restaurant location.

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.

The Economic Development Corporation Board entered into executive session at 6:33 p.m. pursuant to Texas Government Code Section 551.087 Economic Development Negotiations to discuss Neighborhood Tap, Pomodoro's Cucina Italiana, LLC, Merlion Restaurant, and Seabrook Plaza One, LLC, 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 Reconvene Open Session

The Economic Development Corporation Board reconvened into open session at 7:49 p.m.

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.

Mayor Jim Sweeney stated that they are excited about the project, and he also mentioned that the Economic Development Corporation has a new incentive policy, and the \$200,000 maxes out that incentive policy for the rest of the fiscal year; the Economic Development Corporation cannot give out any more money for the rest of the fiscal year. He also stated the incentive policy was approved by City Council.

Motion:	Authorize staff to negotiate an Economic Performance Agreement with Neighborhood Tap for a maximum amount of \$200,000 for consideration at a future date.
Made By:	EDC Secretary Wacker
Seconded By:	EDC Member Powell
Vote:	Passed unanimously by all present.

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.

Ann Wacker mentioned that the applicant stated he would begin construction possibly the following day, and the understanding is they would be approving this incentive, but they would like to know when construction starts.

Attorney David Olson said that the Economic Development Corporation has a policy about incentives being granted after construction has commenced. He also stated staff understands their direction to negotiate this agreement as it is unique in that it benefits a City function even though the time the Economic Development Corporation Board will vote on the agreement will be after construction has been completed on the project.

Mayor Jim Sweeney stated that the money approved for this project is coming from a separate incentive program other than the new construction incentive program and that they appreciate Merlion's willingness to support Fleet Week, which is why they are working this way.

Motion:	Authorize staff to negotiate an Economic Performance Agreement with Merlion Restaurant for a maximum amount of \$26,900 for consideration at a future date.
Made By:	EDC Secretary Wacker
Seconded By:	EDC Member Powell
Vote:	Passed unanimously by all present.

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.

Motion:	To Approve holding the Annual Keels & Wheels Preview Event on Friday, April 24, 2026 at 6 p.m. in the amount of \$2,600.
Made By:	Mayor of Seabrook Sweeney
Seconded By:	EDC Secretary Wacker
Vote:	Passed unanimously by all present.

7. ROUTINE BUSINESS

7.1 Update by EDC Director on monthly reporting and activities.

Economic Development Corporation Director Rick Guerrero gave an update on monthly Economic Development Corporation reporting and activities.

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

Motion:	To Approve minutes from the March 12, 2026 regular 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.

Terry Chapman indicated the next Economic Development Corporation meeting will be held on May 14, 2026.

Motion:	To Adjourn
Made By:	Mayor of Seabrook Sweeney
Seconded By:	None
Vote:	

The meeting was adjourned at 8:02 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator