



**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.

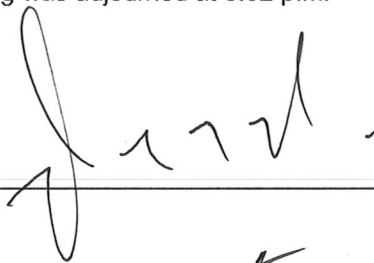
Terry Chapman indicated the next Economic Development Corporation meeting will be held on May 14, 2026.

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:

5/14/26

ATTEST:

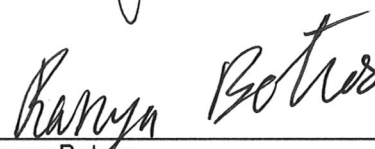

Ranya Botros
Community & Economic Development Coordinator

Exhibit A



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



JOB CREATION

- Opening
 - 2 Full time and 18 Part time
- Year 1
 - 3 Full time, 18 Part time
- Year 2
 - 3 Full time and 20 Part time
- Year 3
 - 3 Full time and 22 Part time
- Year 4
 - 4 Full time and 22 Part time
- Year 5
 - 5 Full time and 22 Part time



MEET THE TEAM



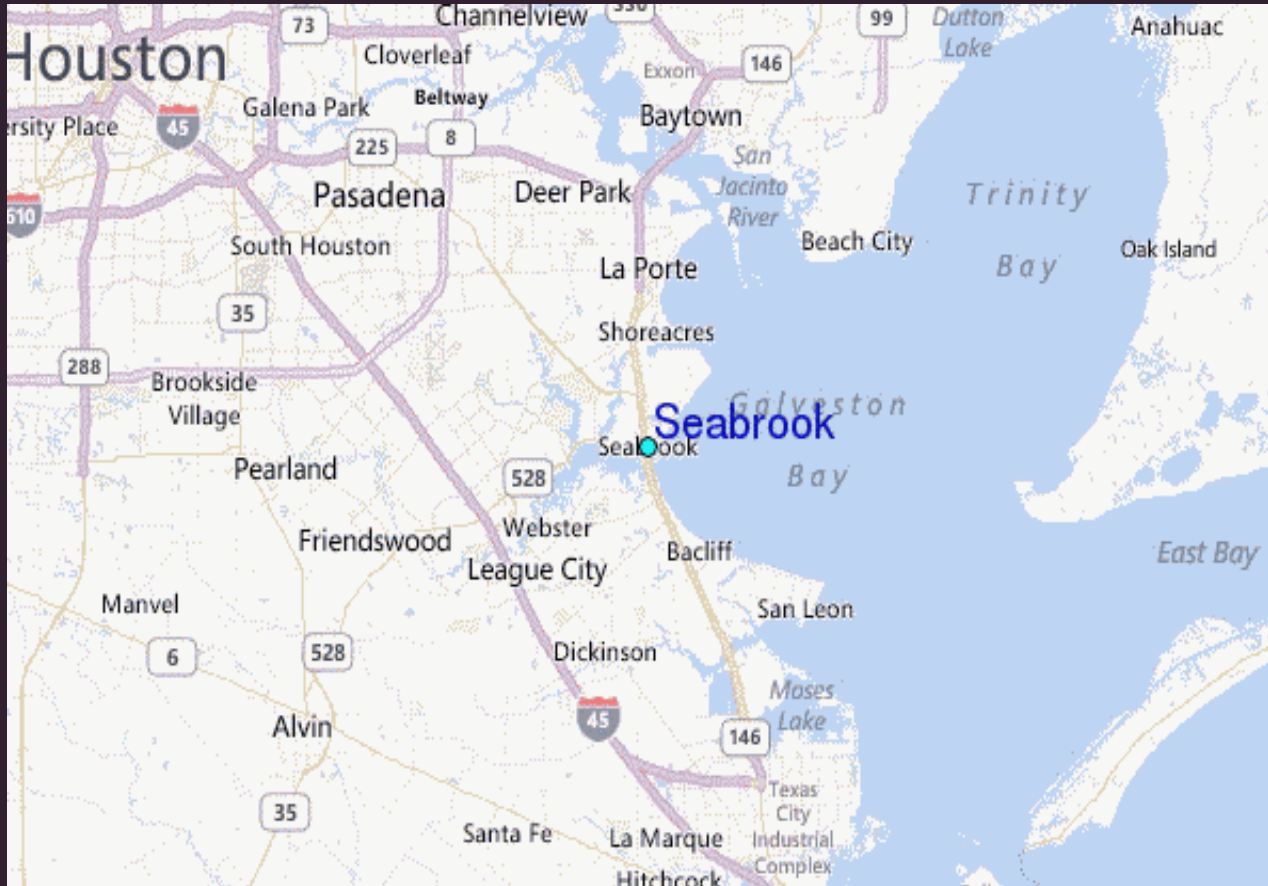
This project was born when two local families recognized a need in Seabrook. As residents and neighbors, we are deeply committed to this community and fostering meaningful connection.

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 spaces.



DEVELOPMENT OVERVIEW



HS Development Group
Luxury Multi-Family Real Estate

SEABROOK TOWN CENTRE MIXED USE DEVELOPMENT

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

MCS
ARCHITECTS LLC

PROJECT SCHEDULE



COMMUNITY OVERVIEW



BUILDING 6 FACING PLAZA



ENLARGED SITE PLAN



BUILDING 6 ELEVATIONS

East Elevation



North Elevation



FLOOR PLAN

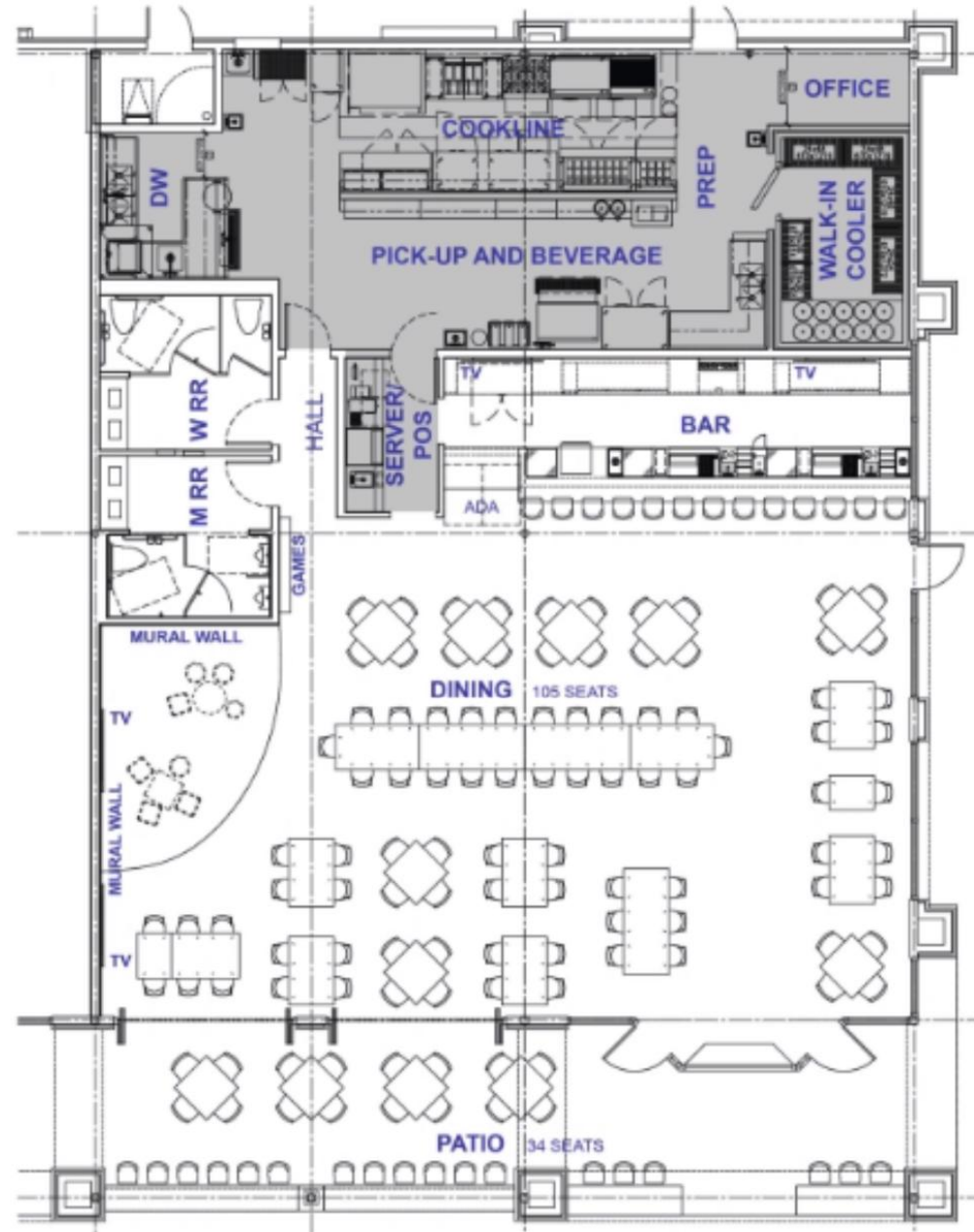
Approx 105 indoor seats

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.

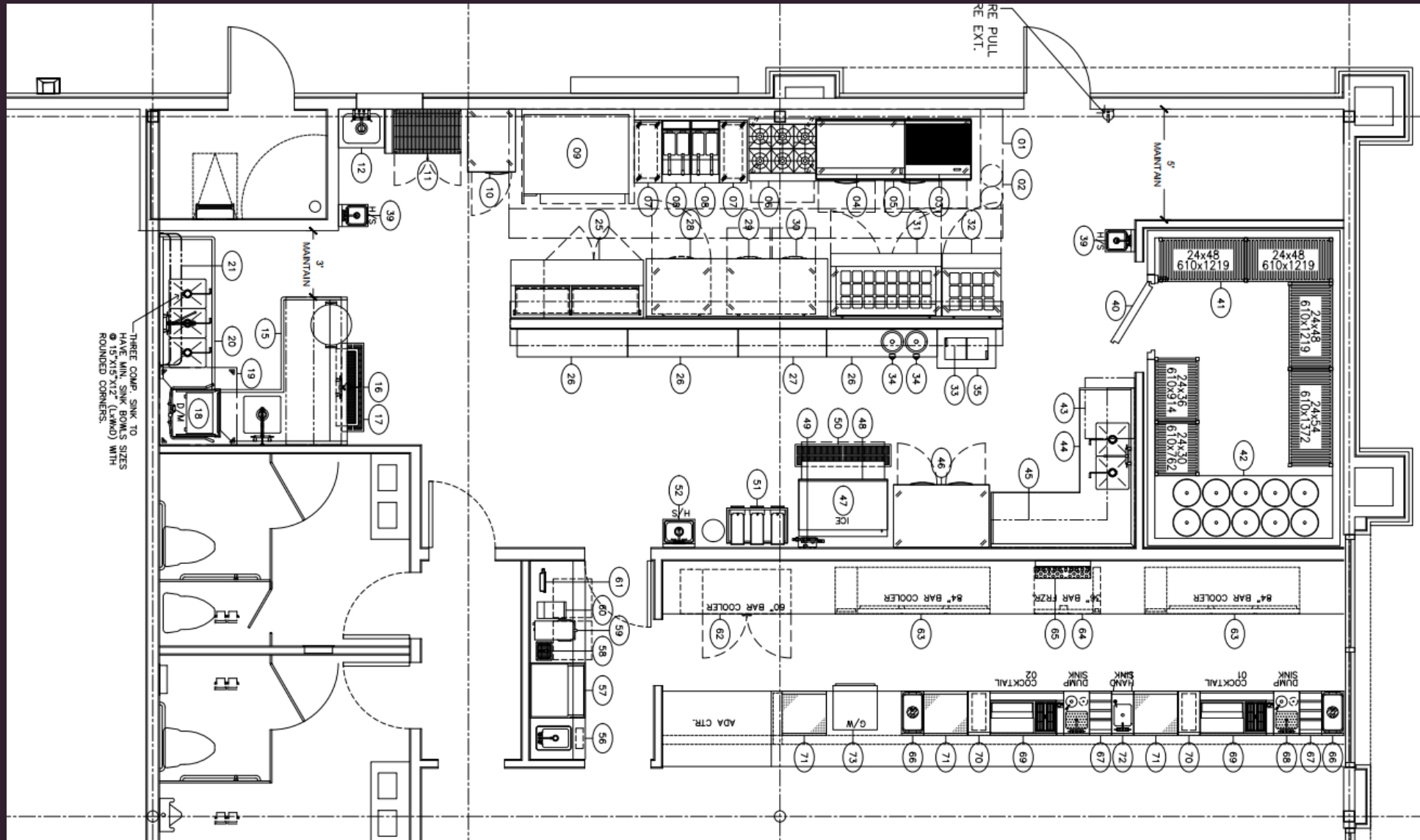


Reinforced concrete floor

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



EQUIPMENT PLAN

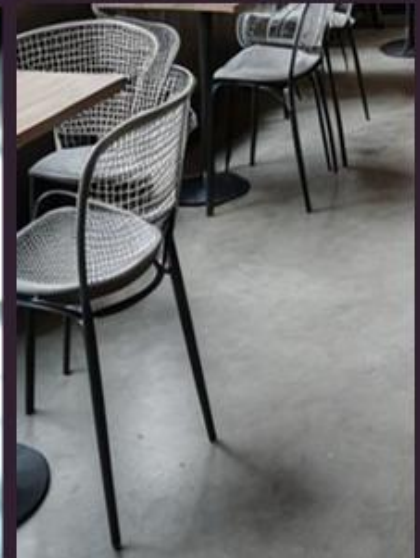


PROJECT TIMELINE

- 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
 - Positive Economic impact and tax revenue
 - Community partnership
 - Charitable opportunities
 - Safe space for families to connect





THANK YOU

www.Neighborhoodtap.com

Neighborhoodtap@gmail.com

Facebook: Neighborhood Tap

Exhibit B



THAI RESTAURANT & LOUNGE

History in Old Seabrook

1990-2004 - *Bay Thai*

2004-2008 - *Merlion*

2009- 2018 - Merlion On 4th Street

2018 – Current – Main Street

36 Years in Old Seabrook

Events we do to bring more exposure to Seabrook from different areas of Houston



DINING PROGRAMS WE PAY FOR TO BRING MORE REVENUE TO SEABROOK AREA



Ranked One of the Highest Restaurants on Program in the USA

OpenTable Last 30 Days

First Time Visits

Visit Date: Last 30 days | All shifts | Day of week | compared to Previous year

260 ↑ 99 (61%)

First Time Visits
42% of reservations

751 ↑ 148 (25%)

Covers from First Time Visits
41% of covers

Walk-in

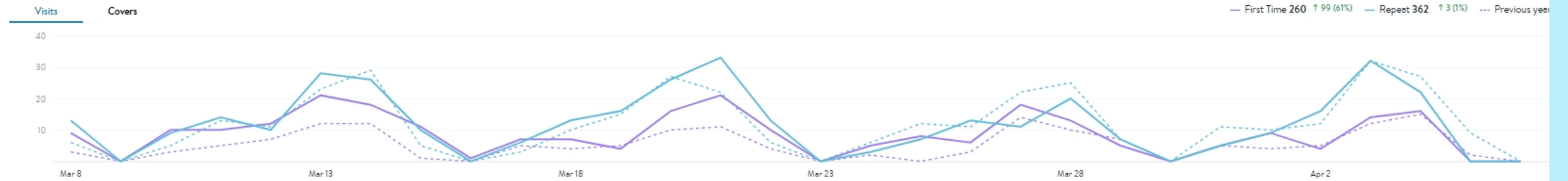
Top Booked Source
40% of reservations

2 guests

Top First Time Party Size

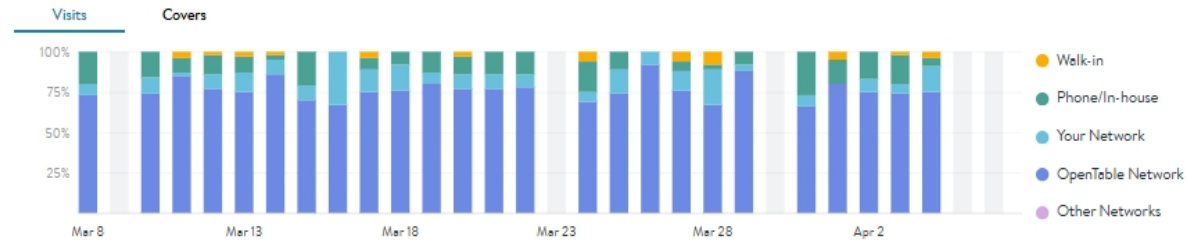
First Time vs Repeat Visits

Mar 8 - Apr 6, 2026 vs. Mar 9 - Apr 7, 2025



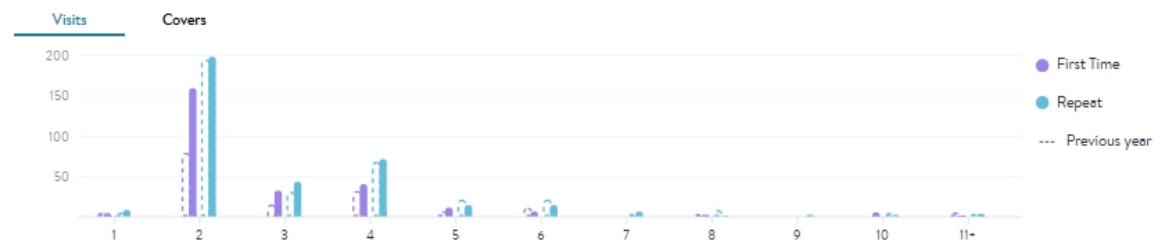
First Time Visits by Source

Mar 8 - Apr 6, 2026 vs. Mar 9 - Apr 7, 2025



First Time vs Repeat Party Sizes

Mar 8 - Apr 6, 2026 vs. Mar 9 - Apr 7, 2025



OpenTable Year to Date

First Time Visits

Visit Date: Year-to-Date ▼ All shifts ▼ Day of week ▼ compared to Previous year ▼

900 ↑ 244 (37%)

First Time Visits
40% of reservations

2,778 ↑ 453 (19%)

Covers from First Time Visits
40% of covers

OpenTable Network

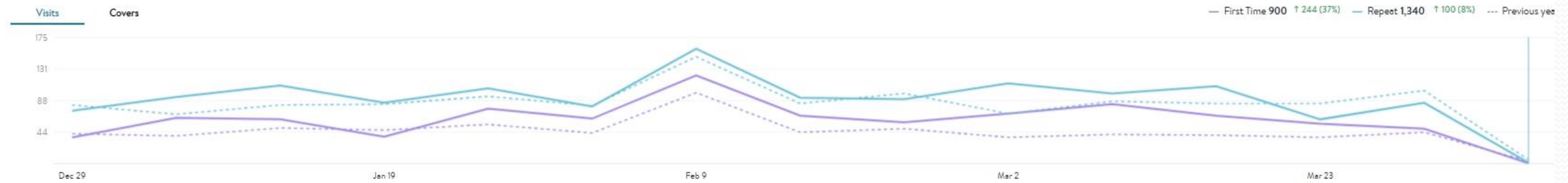
Top Booked Source
41% of reservations

2 guests

Top First Time Party Size

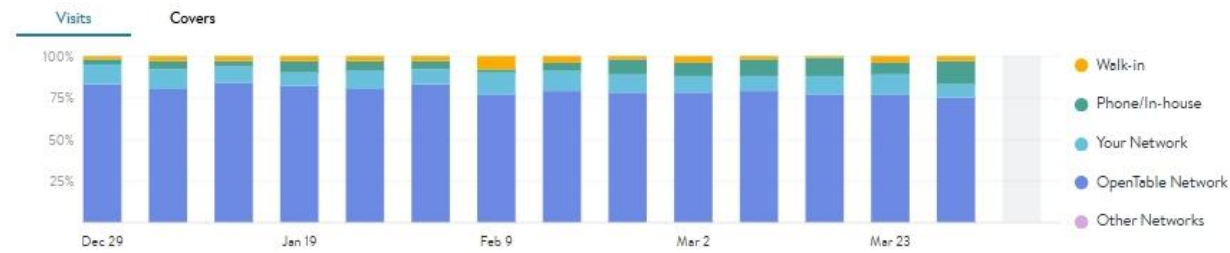
First Time vs Repeat Visits

Jan 1 - Apr 7, 2026 vs. Jan 2 - Apr 8, 2025



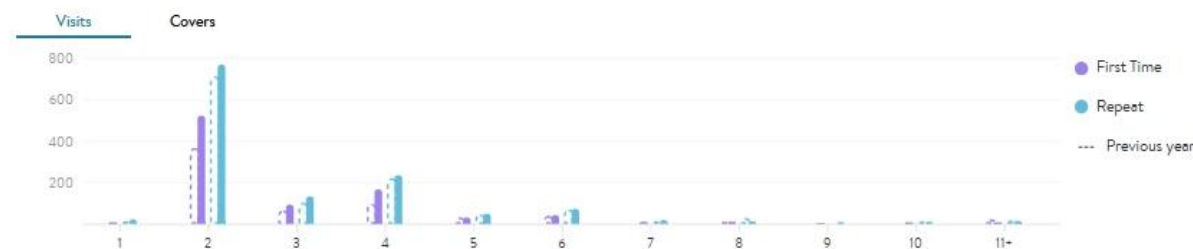
First Time Visits by Source

Jan 1 - Apr 7, 2026 vs. Jan 2 - Apr 8, 2025



First Time vs Repeat Party Sizes

Jan 1 - Apr 7, 2026 vs. Jan 2 - Apr 8, 2025



Rewards Network Last 30 Days

Merlion
1205 Main St, Seabrook, TX 77586

Show existing data for

Last 30 Days

Analytics

Net Rewards Network
member sales

\$11,802

Total member tickets

93

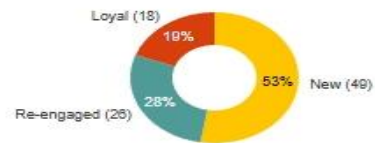
Average Rewards Network
member ticket

\$146

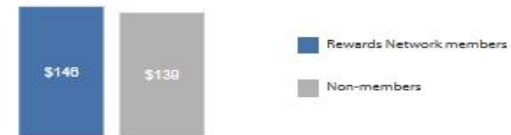
Rewards Network member
rating

★ 5

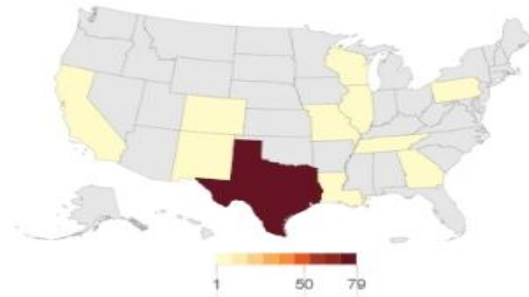
New and repeat member visits



Average spend per ticket



Member visits



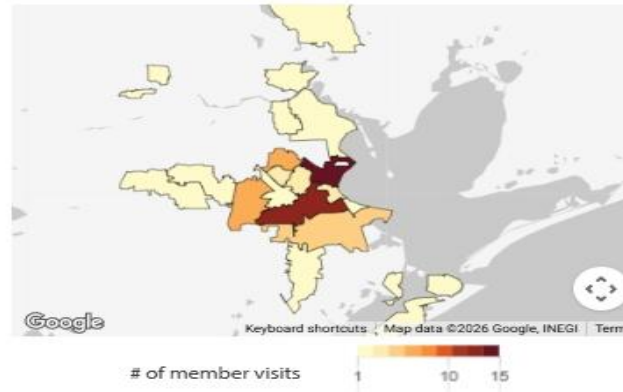
Out-of-state visits

15%

In-state visits

85%

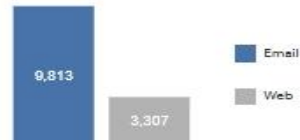
Member visits within 30 miles



Member marketing impressions

13,120

Total impressions



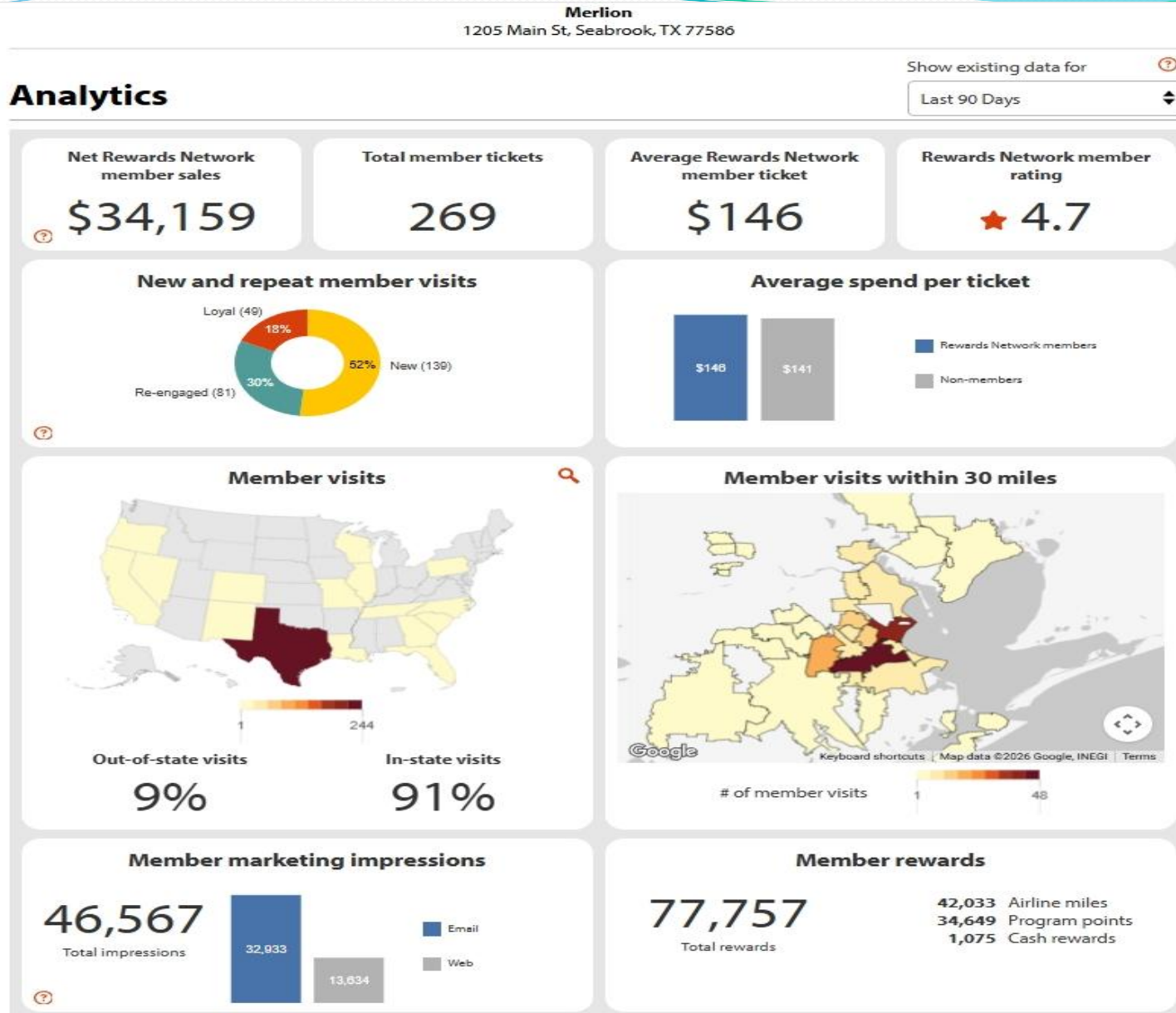
Member rewards

24,339

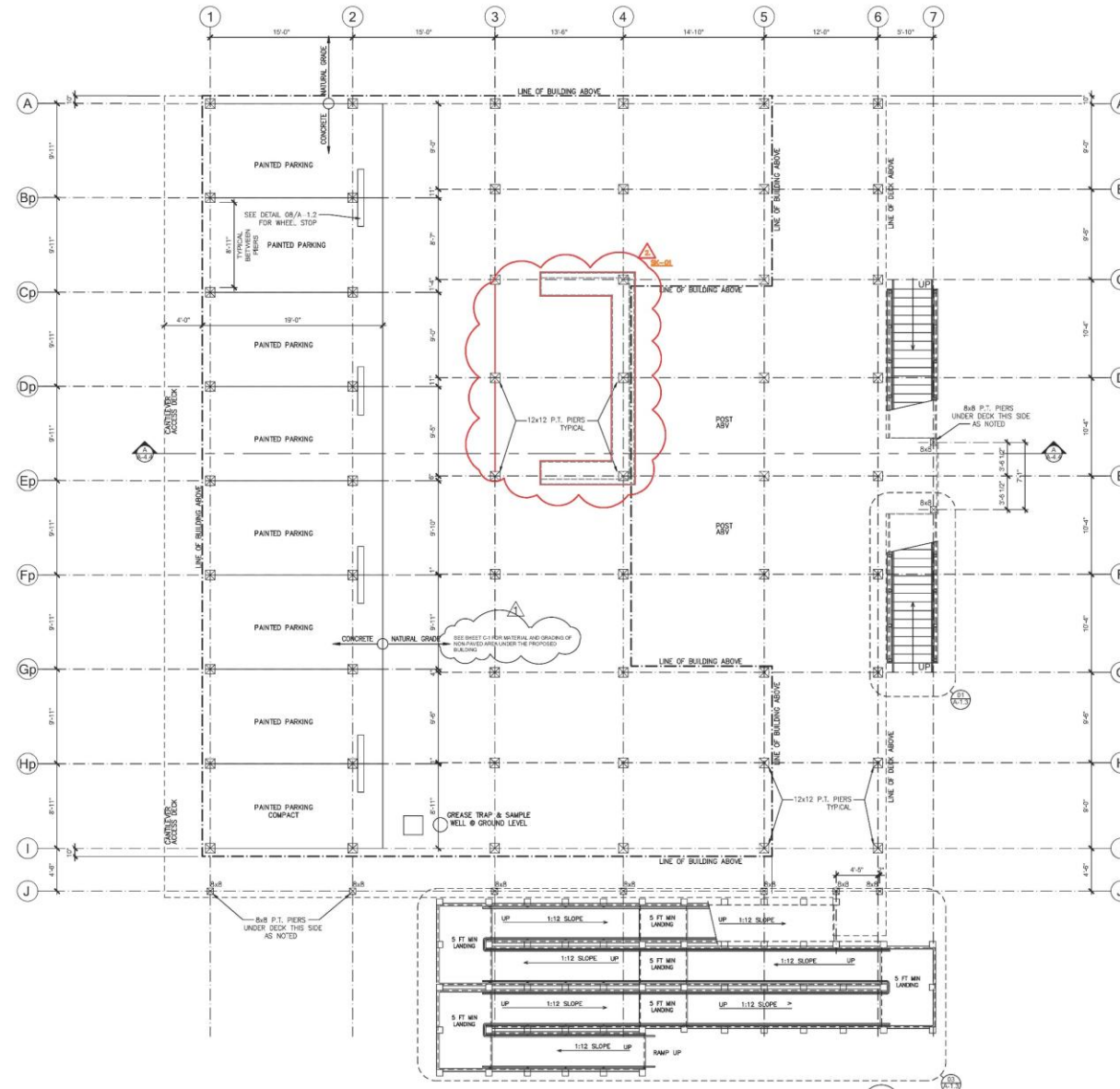
Total rewards

15,288 Airline miles
8,666 Program points
385 Cash rewards

Rewards Network Year to Date







PROPOSED GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

FIRST FLOOR + 15.1 F.A.M.S.L.
NATURAL GRADE + 5.1 F.A.M.S.L.

LEGEND

—	G.W.E. WALLS
⬢	PARTITION TYPE RE: A-4.3
⬢	DOOR TYPE RE: A-4.1
⬢	MILLWORK ELEVATION RE: A-4.2
⬢	WINDOW TYPE RE: A-4.1
⬢	BUILDING SECTION RE: A-4.4
⬢	DETAIL KEY

TBA

TIM BROADHEAD
ARCHITECTS

811 BRADFORD SUITE 6A
VOICE 981 334-6700
FAX 981 334-2790
KIMAH, TEXAS 77956

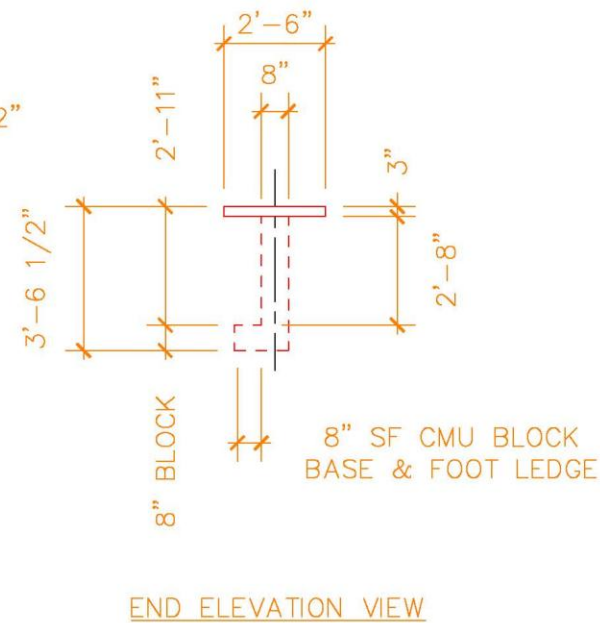
THESE ARCHITECTURAL DRAWINGS ARE THE PROPERTY OF TIM BROADHEAD ARCHITECTS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TIM BROADHEAD ARCHITECTS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TIM BROADHEAD ARCHITECTS. ALL RIGHTS RESERVED.

NEW BUILDING FOR
MERLION RESTAURANT
2ND AND BRYAN STREETS, SEABROOK, TEXAS

REVISIONS	BY
1 CITY COMMENTS	TBA
2 WORKING DRAWING	02-22-17
3 REVISED DRAWING	02-22-17



DRAWN:	CHECKED:
IM	TB
DATE:	02-27-2017
SCALE:	AS SHOWN
JOB NO.:	1613
SHEET	
A-2.1	16
	OF SHEETS



SK-01

Merlion Restaurant

“Seabrook Economic Development Committee requested participation ”

- SEDC help with bar project that will cost an estimate \$75,000. We would like to request \$30,000 SEDC.
- Will help create an additional 2-4 local jobs to Seabrook
- Additional tax money revenue that will be created due to the new space.



POSSIBLE

"Success"

Success is not a luck
it's game of
Patient & Hardwork.

Exhibit C

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
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Total Value of Project	\$1,579,389.00
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Total Incentive Requested	\$550,000.00
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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

Exhibit D

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

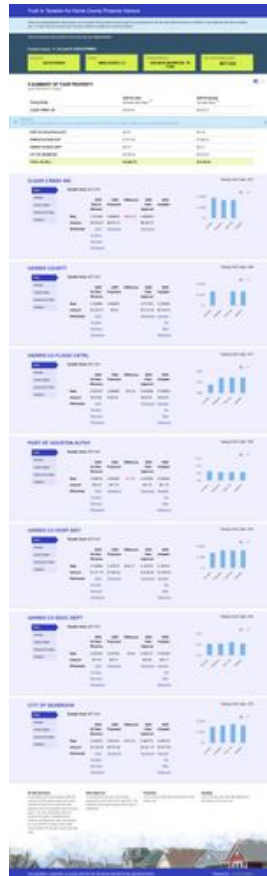
 franchise 2024.docx

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.

Exhibit E

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		

Exhibit F



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

Exhibit G



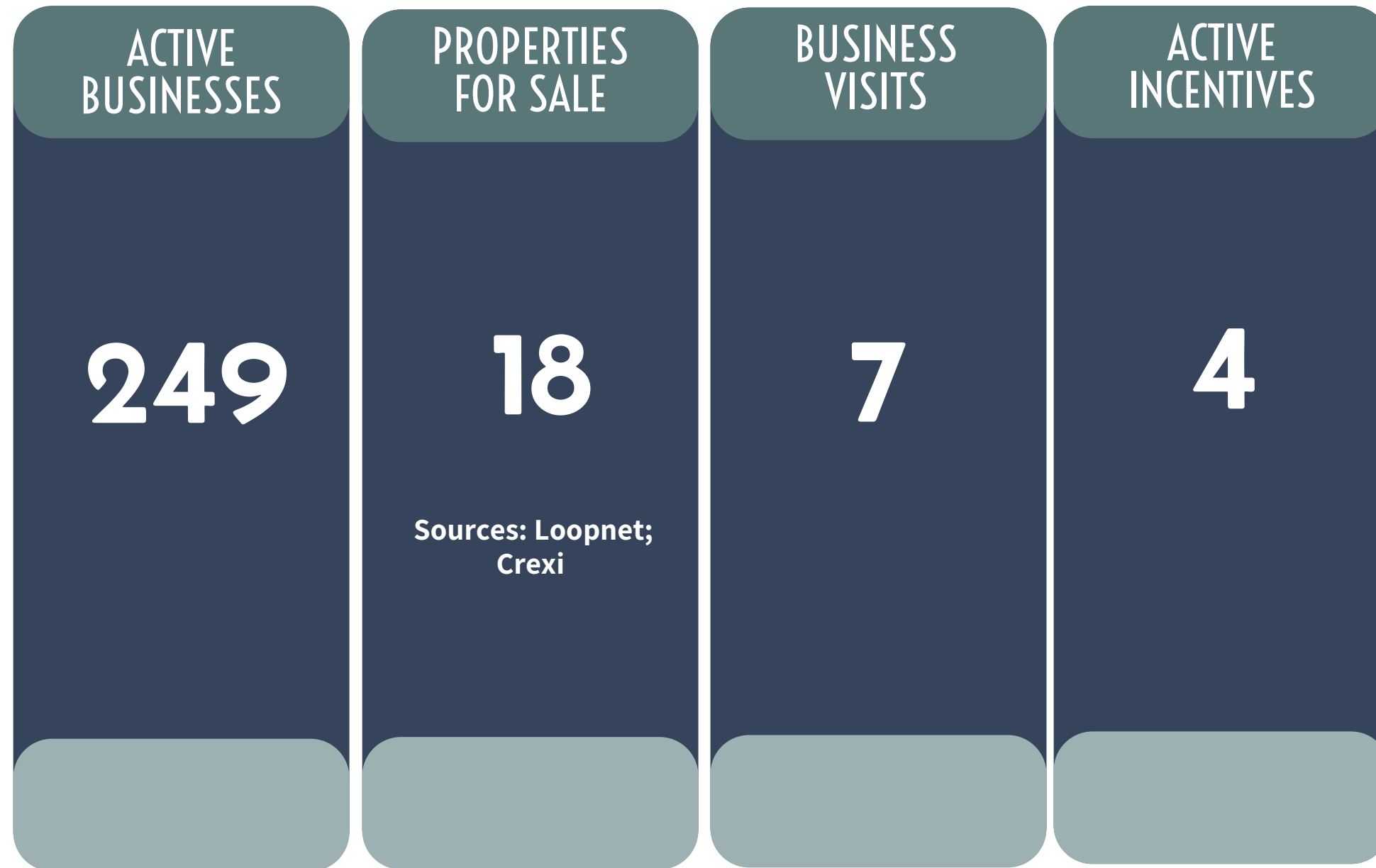
EDC DIRECTOR'S REPORT

APRIL 2026



EDC UPDATES

MARCH 2026



DEVELOPMENT UPDATES

MARCH 2026

- **The Edge at Seabrook Town Center – Three months ahead of schedule**
- **Pomodoro's Cucina Italiana – Drafting incentive agreement**
- **Seabrook Plaza One LLC – Waiting on update from developer**
- **Quiet Warehouse(5815 Old Hwy 146) – Permits are being revised**
- **Unit Cold Storage (Old Hwy 146) – They started groundwork on the project**
- **Dutchman Grill & Oyster Bar – In Permitting**

- **Seabrook Retail LLC – Coffee Shop (In Permitting); Floppy Pets and Taqueria (Closed Down)**
- **Crown Trophies #109 – Project completed and paid**
- **Car Wash (2710 E. Nasa Pkwy) – Property is for sale**
- **Mavis Tire Supply, LLC – In Conditional Use Permit Process (City Council)**
- **Maddie Cakes Snack Cake Bar – Pending Certificate of Occupancy**
- **Primary Care Medical Office – Pending Certificate of Occupancy**

ACTIVE AGREEMENTS PERIOD: MARCH 2026

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
Closed	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	Check Processed 03/02/2026
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: MARCH 2026

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				
Closed	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			Check Processed 03/02/2026
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
Closed	10/23/2025	6 Months	N/A	Crown Trophies #109	\$7,799.42		Commercial Façade	Incentive	\$15,598.83			Check Processed 04/01/2026
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

MARCH 2026

ACTIVE USERS
479.0

↓ -13.8% vs. Last Month

NEW USERS
462.0

↓ -11.7%

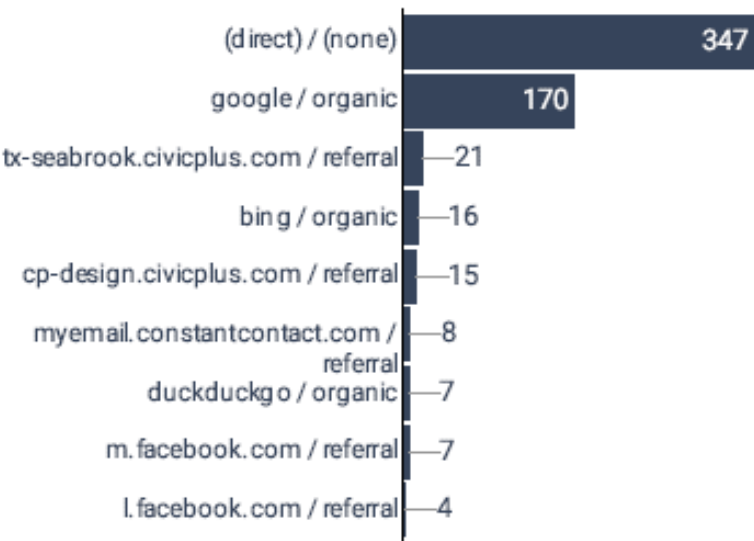
AVERAGE SESSION
DURATION
07:45

↑ 212.7%

EVENT COUNT
9.2K

↓ -16.0%

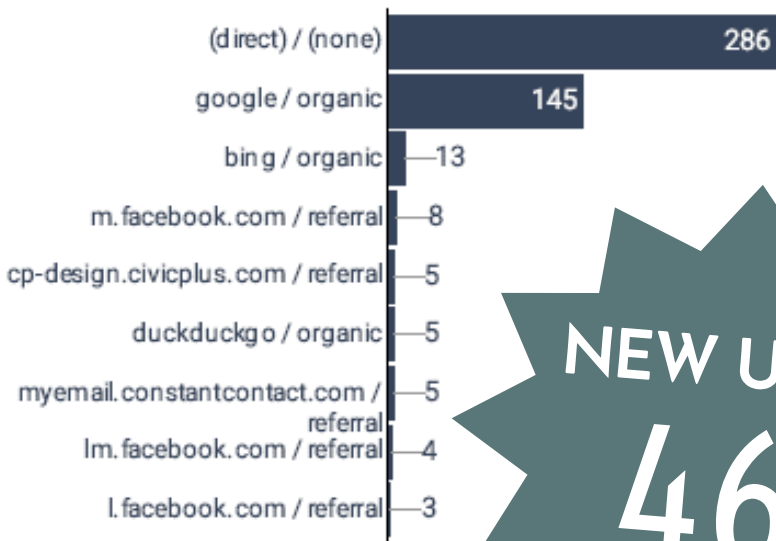
SESSIONS BY SESSION SOURCE/MEDIUM



TOP PAGES/SCREENS

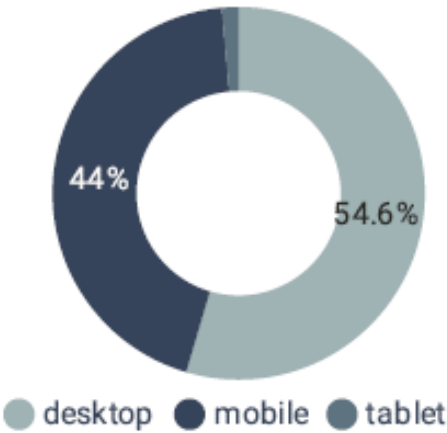
Page title and screen class	Views	Active users	Event count	Bounce rate
EDC Seabrook, TX - Official W...	236	142	2,565	42.23%
Lakeside Circle Area Seabroo...	210	164	2,209	42.25%
Incentives Seabrook, TX - Offi...	59	33	668	31.58%
Mixed Use/Lakefront District ..	43	34	465	23.81%
Old Seabrook District Seabro...	30	24	312	28.57%
Developments Seabrook, TX - ...	27	22	310	26.67%
Site Selections Seabrook, TX ...	25	20	303	29.17%
Total	858	452	9,249	45.62%

ACTIVE USERS BY FIRST USER SOURCE/MEDIUM

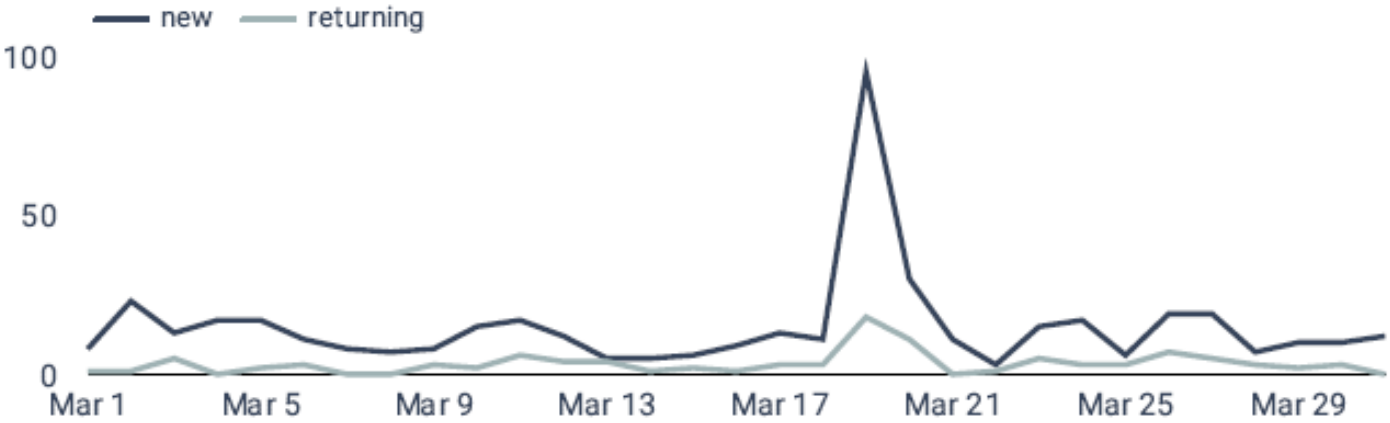


NEW USERS
462

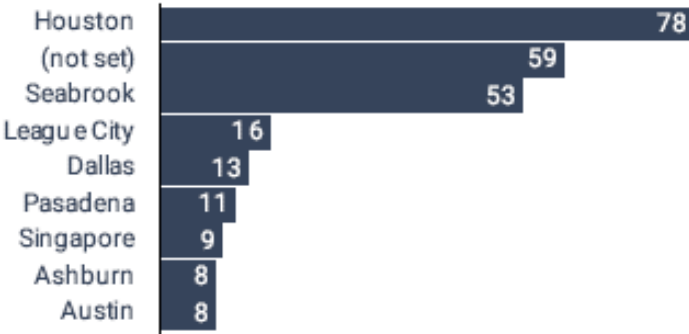
ACTIVE USERS BY DEVICE CATEGORY



NEW VS RETURNING USERS



ACTIVE USERS BY CITY



VISIT SEABROOK WEBSITE ANALYTICS

MARCH 2026

UNIQUE VISITORS
780

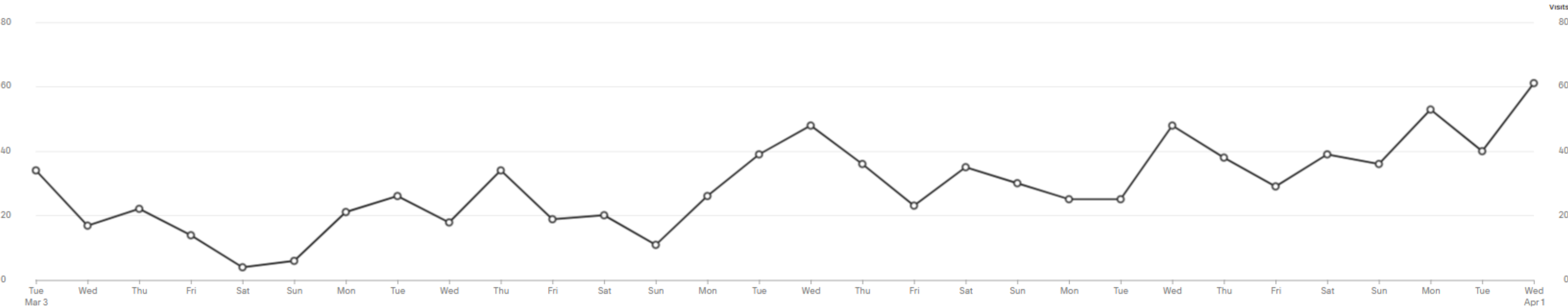
Traffic Traffic Sources Search Keywords Geography

<u>VISITS</u> 877 +110% mo/mo	<u>BOUNCE RATE</u> 71.83% +9% mo/mo	<u>UNIQUE VISITORS</u> 780 +109% mo/mo	<u>PAGEVIEWS</u> 1.3K +78% mo/mo
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Visits

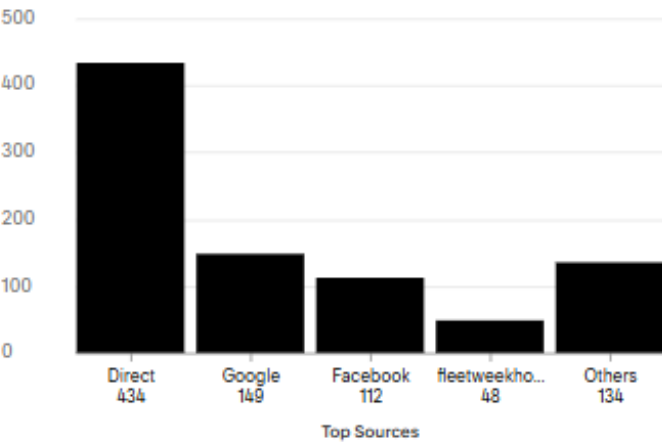
Mar 3 – Apr 1, 2026 • 877 Total +110% mo/mo

Daily

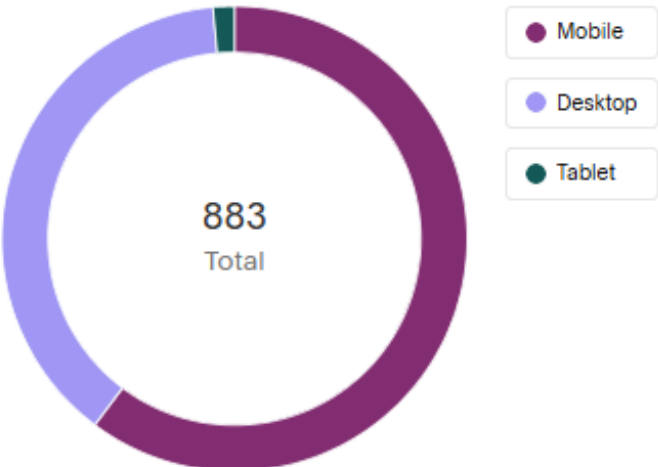


Top Sources by Visits

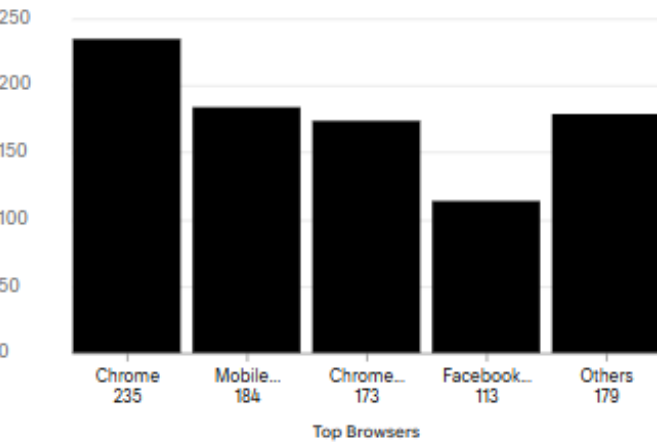
VIEW SOURCES



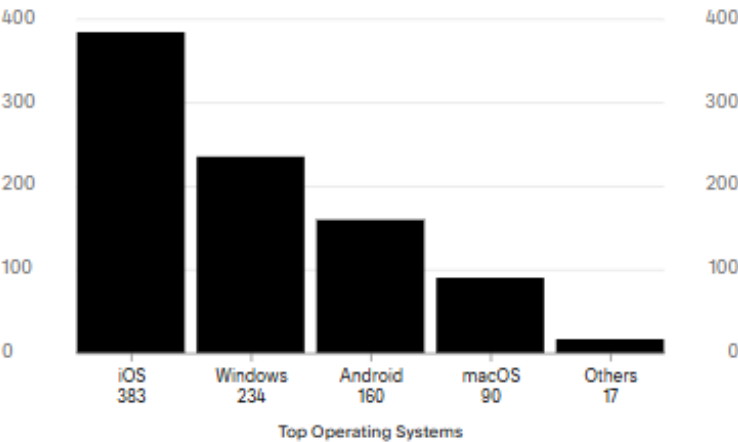
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



SOCIAL MEDIA ANALYTICS (FACEBOOK)

MARCH 2026

Facebook Last month: Mar 1, 2026 – Mar 31, 2026

Views data affected for April 1–4, 2026

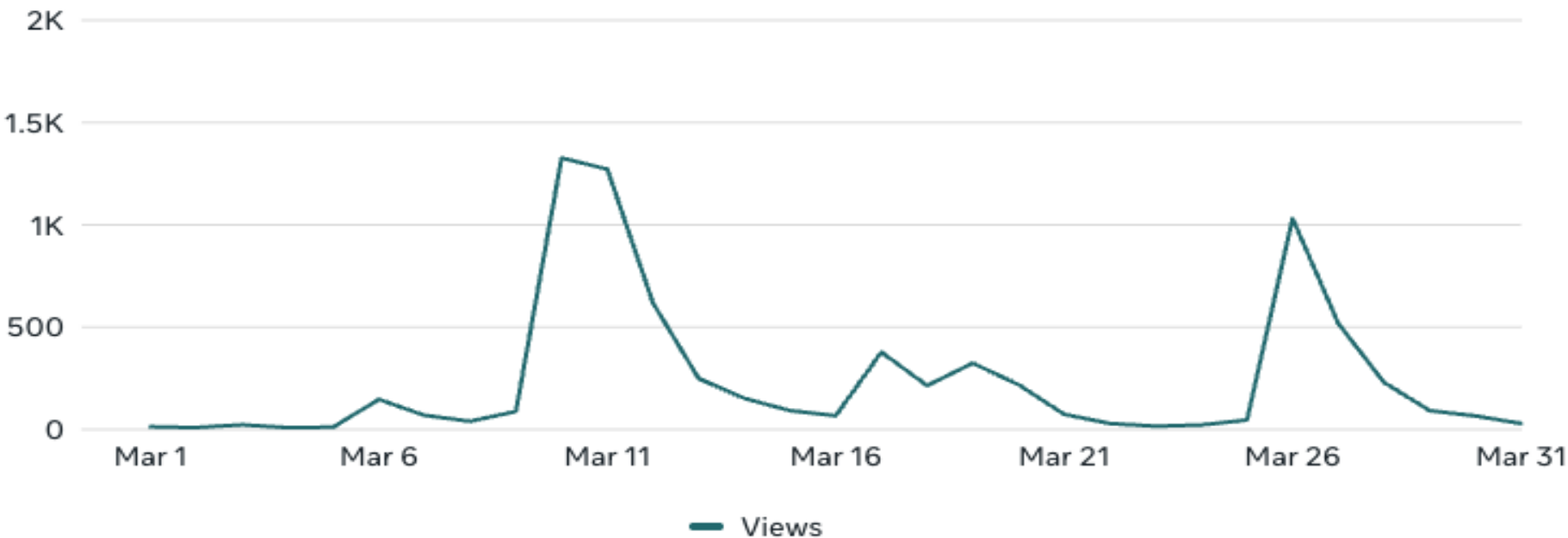
From April 1 – April 4, 2026, views data may be undercounted due to a temporary reporting issue. Actual content distribution was not affected. The issue has been resolved, but data for this period may not fully reflect actual performance.

Content overview

Breakdown

All Posts Stories Reels Live

Views 7.5K ↓ 34.4%	3-second views 0 0%	1-minute views 0 0%	Content interactions 209 ↑ 95.3%	Watch time 0s 0%
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Viewers **2,758** ↓ 47.2%

Views
7.5K

New Followers
25

SOCIAL MEDIA ANALYTICS (LINKEDIN)

MARCH 2026

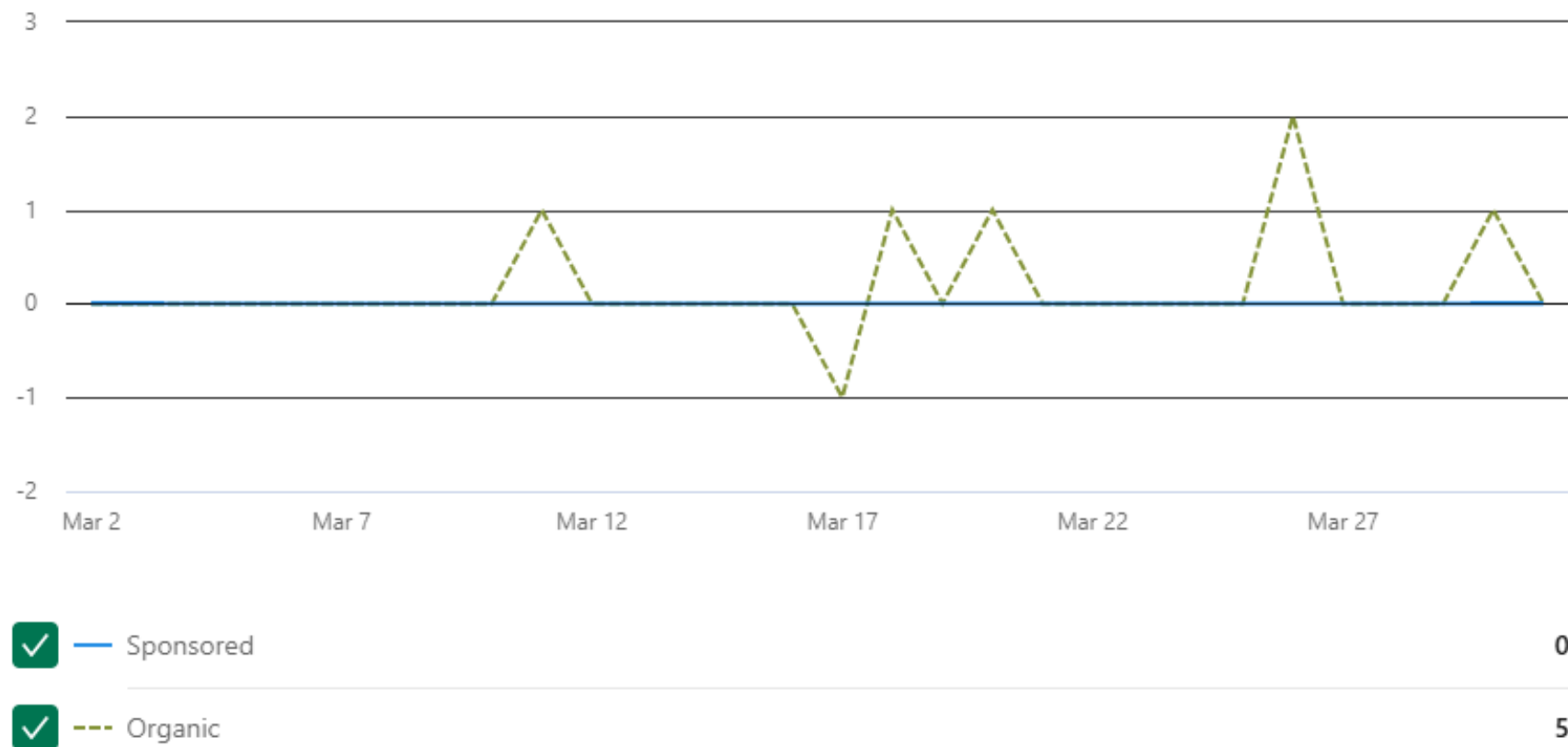
IMPRESSIONS
766

Follower highlights ?

275
Total followers

5
New followers in the last 30 days
▲25%

Follower metrics ?



Highlights

Data for 3/2/2026 - 3/31/2026

766
Impressions
▲41.1%

20
Reactions
▲25%

0
Comments
▼100%

0
Reposts
●0%

Visitor highlights ?

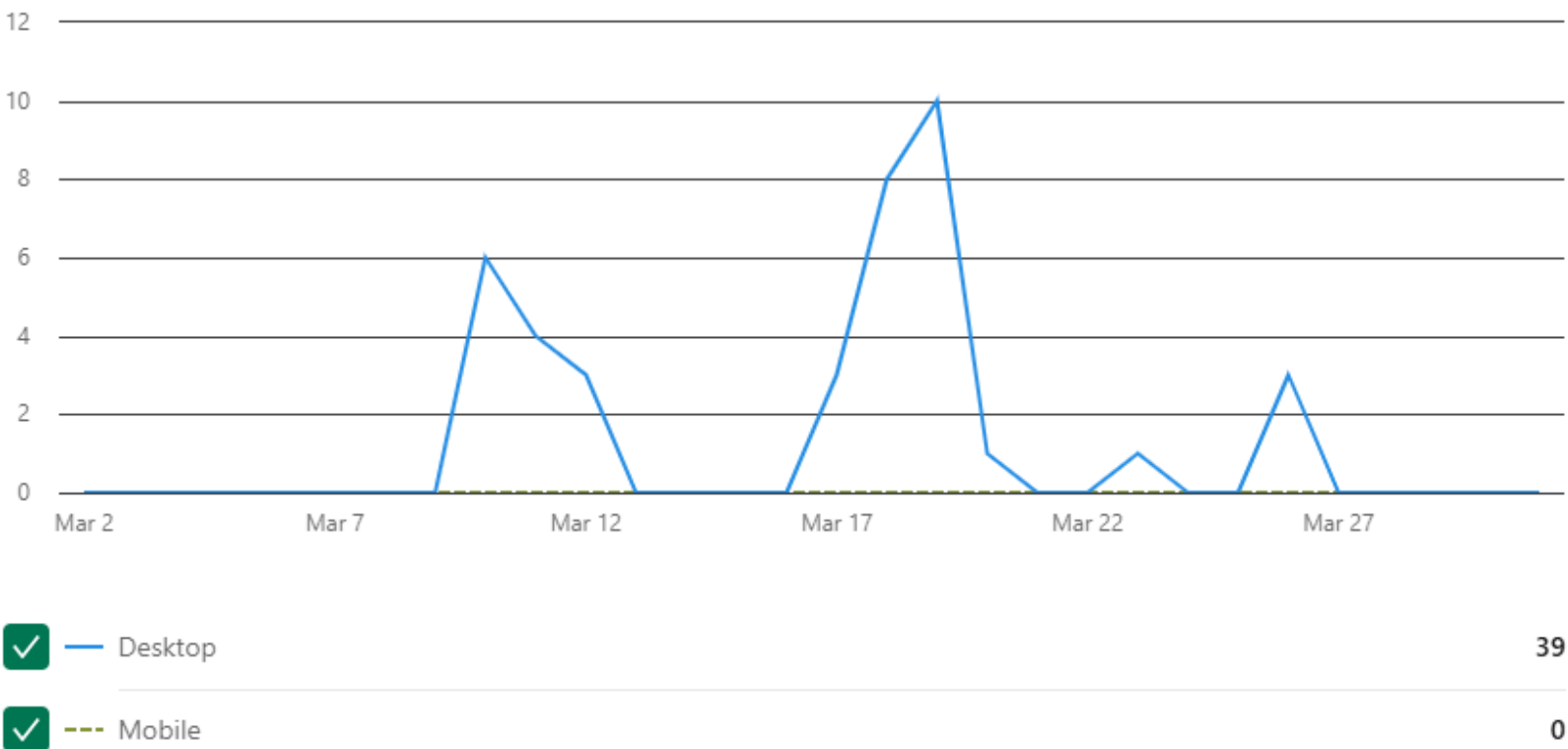
39
Page views
▲200%

10
Unique visitors
▲66.7%

0
Custom button clicks

Visitor metrics ?

Page views ▾ All pages ▾ All filters



UPCOMING EVENTS

Partner Events

- **Economic Alliance Women's Leadership Luncheon – Wednesday, April 29, 2026 from 11 a.m. to 1 p.m.**
- **Clear Lake Area Chamber Luncheon - General Membership Luncheon (Update on Clear Creek ISD) – Wednesday, April 29, 2026 from 11 a.m. to 1 p.m.**
- **Bay Area Houston Economic Partnership Membership Meeting (FBI Briefing on Major Global Developments) – Wednesday, April 29, 2026 from 4 to 5:30 p.m.**



EDC Events

- **Fleet Week Drone Show – Monday, April 20, 2026 from 11 a.m. to 9 p.m.**
- **Annual Keels & Wheels Preview Event – Friday, April 24, 2026 from 6 to 8 p.m.**





THANK YOU

WWW.SEABROOKEDC.COM