



SEABROOK ECONOMIC DEVELOPMENT CORPORATION

NOTICE OF MEETING

THURSDAY, JUNE 11, 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, JUNE 11, 2026 AT 6:00 PM** IN THE PUBLIC WORKS TRAINING ROOM, 1100 RED BLUFF ROAD, 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. PRESENTATIONS

1.1 Presentation by Omkar Group Seabrook, LP dba Springhill Suites by Marriott - Seabrook. *Rushi Patel*

2. 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

3. EXECUTIVE SESSION

3.1 Conduct a Closed Session pursuant to Texas Government Code Section 551.087 Economic Development Negotiations to discuss Pomodoro's Cucina Italiana, LLC and Omkar Group Seabrook, LP dba Springhill Suites by Marriott - Seabrook, 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 Omkar Group Seabrook, LP dba Springhill Suites by Marriott - Seabrook, to assist with Commercial Façade Improvements at 2120 NASA Parkway, in the amount not to exceed \$40,000.00.

5.2 Consider and take all appropriate action on the Seabrook Gateway Sign infrastructure improvement project to refurbish the sign, which includes new paint, new LED lighting, and a new power supply in the amount of \$63,800.00. This is an unbudgeted item and will require a budget amendment.

5.3 Consider and take all appropriate action on placing ¼ page ad in Bay Area Houston Economic Partnership's 50th Anniversary Celebration magazine in the amount of \$595.

6. OLD BUSINESS

6.1 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 \$850,000.00.

7. ROUTINE BUSINESS

7.1 Update by EDC Director on monthly reporting and activities.

7.2 Approve minutes from the May 14, 2026 regular EDC meeting.

7.3 Establish future meeting dates and agenda items.

8. WORK SESSION

8.1 Discussion and presentation on existing and proposed short and long-term economic development funded capital projects. *Gayle Cook, City Manager*

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, June 4, 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

SPRINGHILL SUITES BY MARRIOTT - SEABROOK

2120 NASA PARKWAY

SEABROOK, TX 77586

OPEN: APRIL 2010
ROOMS: 88
MEETING SPACE: ~1500 SQ FT

Total City Hotel & Sales Taxes since 2010: ~\$2,000,000

Total State & Country Tax since 2010: ~\$3,000,000

Total Payroll since 2010: ~\$9,000,000

Total Property Taxes since 2010: ~\$1,900,000

Donate in kind value 2010: ~ \$100,000+

EXTERIOR PAINT SELECTIONS

NORTHEAST ELEVATION

SPRINGHILL SUITES BY MARRIOTT HOUSTON NASA/SEABROOK
2120 E NASA PKWY, SEABROOK, TEXAS 77586
3.9.2026



EXTERIOR PAINT SELECTIONS

- 1.) SHERWIN WILLIAMS 9163 TIN LIZZIE (DARKEST GRAY)
- 2.) SHERWIN WILLIAMS 7065 ARGOS (LIGHT GRAY) *EXISTING STONE/PERGOLA
- 3.) SHERWIN WILLIAMS 7636 ORIGAMI WHITE

EXTERIOR PAINT SELECTIONS

SOUTHWEST ELEVATION

SPRINGHILL SUITES BY MARRIOTT HOUSTON NASA/SEABROOK

2120 E NASA PKWY, SEABROOK, TEXAS 77586

3.9.2026



EXTERIOR PAINT SELECTIONS

- 1.) SHERWIN WILLIAMS 9163 TIN LIZZIE (DARKEST GRAY)
- 2.) SHERWIN WILLIAMS 7065 ARGOS (LIGHT GRAY) *EXISTING STONE/PERGOLA
- 3.) SHERWIN WILLIAMS 7636 ORIGAMI WHITE

SW 7636
ORIGAMI WHITE

ASK:

- REQUESTING \$40,000 COMMERCIAL
FACADE IMPROVEMENT INCENTIVE

WHY???

- COSTS IS OVER BUDGET BY \$58,500

- ENHANCE GATEWAY APPEARANCE

- * NEW HOTELS IN OTHER CITIES,
- WHICH HAS LED TRAVELERS TO PICK OTHER CITIES.

- IMPROVE AREA OVERALL

* SURROUNDINGS AREA HAVE
MULTIPLE CLOSED BUSINESSES.

- HOTEL HAS SEEN BUSINESS DECLINE DUE
TO NEW HOTELS IN THE MARKET

* WILL INCREASE TOURISM SPENDING

- HELP RETAIN AND ATTRACT CLIENTS
TO OUR CITY

- PROPERTY HAS HAD TO DEFER
SOME MAINTENANCE DUE TO
CHALLENGES

- TOURISM & VISITOR SPENDING

- * RESTAURANTS

- * RETAIL STORES

- * GAS STATIONS/ENTERTAINMENT

- * ATTRACTIONS

- IMPROVE CORRIDOR & ENCOURAGE NEARBY REDEVELOPMENT

Business Incentive Application

02/16/2026 11:34 AM (CST)



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 Economic Development Corporation (EDC) 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	Rushi
Applicant Last Name	Patel
Email Address	
Phone	
This application is being completed for which of the following?	Existing Seabrook Business
Business Name	SpringHill Suites by Marriott
Business Type	Partnership
Website	www.marriott.com/house
Are there any additional business partners?	Yes
Business Partner(s) Name and Contact Information:	
Name and Contact Information for Financial Lender(s)	
Has this business/firm received	Yes

business incentives from other government entities in the past?

Please note most recent incentive awards Seabrook EDC lent \$96,000 to pay for the impact fees, however, this was ONLY a loan back in 2009 we paid the FULL amount back. No other incentives were offered.

Current Business Address

Street Address	2120 NASA Parkway
City	Seabrook
State	Texas
Zip Code	77586
Location of Proposed Seabrook Site	2120 NASA Parkway, Seabrook, TX 77586
Type of Development	Commercial
Approximate Date of Construction Start	03/23/2026
Approximate Date of Construction Completion	05/25/2026
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
Total Value of Project	\$100,000.00
Total Incentive Requested	\$40,000.00
Send me a copy of this application for my records (Optional)	



Agenda Briefing

Date of Meeting: June 11, 2026

Responsible Department: Economic Development

Presenter:

Briefing Prepared By:

Strategic Focus Area: This is aligned with the 2024-2026 Strategic Plan, Goal 3: Quality of Life Infrastructure.

General Information:

Consider and take all appropriate action on the Seabrook Gateway Sign infrastructure improvement project to refurbish the sign, which includes new paint, new LED lighting, and a new power supply in the amount of \$63,800.00. This is an unbudgeted item and will require a budget amendment.

Executive Summary / Background:

This item is being brought forth as a refurbishment project to the EDC due to the prior funding when the project was initially funded.

BACKGROUND

The Seabrook Gateway is an approved Seabrook EDC project and City Council has participated in the approvals process for design and budget considerations. The invitation to bid was posted on March 17 and 24 and bid proposals were due April 5. Three (3) firms submitted proposals. Knudson, LP researched and confirmed credentials and required documents and recommended bid award approval to the lowest qualified bidder at the Seabrook EDC meeting on April 14, 2011 meeting.

FUNDING BACKGROUND

The sign is being funded, in part, with a grant from the Economic Alliance in the amount of \$98,000. The remaining fund will be derived from the EDC's "projects" line item. All required bonds and an acceptable insurance certificate have been submitted by National Signs, Ltd.

Installation time is estimated at one month. Finished shop drawings and fabrication will precede the installation. Currently, installation is estimated for late July through the

month of August. Owing to slight delays in the approval of the attached contract, these dates may have to be pushed back slightly.

Funds are available in FY 10-11 Budget Line Item Economic Development Projects. The total approved project cost is \$298,000, of which \$98,000 will be funded by grants made available by the Economic Alliance Houston Port Region (\$73,000) and H-GAC Public Spaces Grant Program (\$25,000).

Funding / Fiscal Information:

Account #770-5071-60350 - This is a new line item, and it is unbudgeted and would require a budget amendment.

Supporting Materials Attached:

1. PROPOSAL City of Seabrook
2. Seabrook Gateway Main Page

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



PROPOSAL

260222-01

Date: 05/12/2026

Expires: 05/27/2026

Drawing Numbers:

Project: City of Seabrook

Client: City of Seabrook

1100 Red Bluff Road
Seabrook, TX

1100 Red Bluff Road
Seabrook, TX

Contact: Brian Craig (281) 291-5719 bccraig@seabrooktx.gov

We are pleased to offer this proposal for the following services at the above location.

Project Description:	Price:	Qty:	Item Total:
A. Removal & Delivery to Aria Shop	\$8,500.00	1	\$8,500.00
B. Complete Refurbish, Including Paint, New LED & Power Supplies	\$28,300.00	1	\$28,300.00
C. Delivery & Reinstallation	\$14,500.00	1	\$14,500.00
D. Crane, Equipment Rental, Road Closure & Traffic Control	\$12,500.00	1	\$12,500.00
			Subtotal: \$63,800.00
			Total: \$63,800.00

• **EXCLUDING:**

- Re-permitting acquisition
- Pole removal /paint
- Engineering
- Sales Tax
- City or county's permit fees (will bill at cost)

• **NOTE:**

- All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted from above work and completed in substantial workmanlike manner for the sum of with payment as follows:

• **TYPE OF REQUESTED PAYMENT:**

- On Order: 40%
- In Progress 40%
- On Completion: 20%

NOTE

This agreement is between Buyer and ARIA SIGNS AND DESIGN (Seller) it will outline the scope of services and responsibilities of each Party to affect completion of the Work. ARIA SIGNS AND DESIGNS agrees to provide all items (signs) covered in the Scope of Work. Buyer agrees to compensate ARIA SIGNS AND DESIGN the agreed amount and according to the terms for performance of the Work. Hereby acknowledge responsibility and authorize all city, county, state permit charges and staff time fees to be billed for the

Salesperson: Sara Maddox

Buyer_____Seller_____



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Contact: Brian Craig (281) 291-5719 bcraig@seabrooktx.gov

procurement of said sign.

PRIMARY WIRING OF ADEQUATE VOLTAGE AND CIRCUITS MUST BE FURNISHED TO SIGN INSTALLATION SITE BY CLIENT PRIOR TO ANY INSTALLATION.

Buyer shall be responsible and pay all of the necessary costs involved in installation. If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at ten (10) percent per annum, or the maximum percentage allowed under applicable laws, whichever is less. Buyer shall pay all costs of collection, including without limitations, reasonable attorney's fees, expert witness fees, court costs, and expenses. In addition to any other right or remedy provided by law, if Buyer fails to pay for the Work when due, Seller has the option to treat such failure to pay as a material breach of this Contract and may cancel this Contract and/or seek any legal or equitable remedies available to it.

ADDITIONAL SERVICE FOR WORK AT INSTALL:

Please note if any additional revision are needed on the existing design, resizing, re-planning, or schematic changes shall be completed at additional cost, with prior agreement by both involved Parties and any changes must be approved by ARIA SIGNS AND DESIGN.

ARIA SIGNS AND DESIGN shall not be liable for any delays cause by fire, accident, delay of suppliers, labor strikes or act of nature.

WARRANTY:

We warrant against any defects of materials, labor or installation for ONE full year from date of purchase. However, the Seller has the option of buying up to 5 years of warranty in additional cost. (ask your ARIA SIGNS AND DESIGN reps for more information). Sellers warranty is limited to replacement or repair of original work, and in no event shall Seller be liable for consequential or special damages, or for other expenses which may arise in connection with such products or parts. Any upgrade to lighting inside a cabinet will include a parts and labor warranty for electrical components for one (1) year. The original warranty will be considered null and void if any other company is allowed to service the sign during the warranty period, or if Buyer fails to timely make payment.

Buyer hereby agrees to the terms as set forth and ARIA SIGNS AND DESIGN will have the right to remove sign(s) and file lien against property in case of default of any payment when due.

CUSTOMER ACCEPTANCE OF PROPOSAL:

The above prices and specifications and conditions are satisfactory and are hereby accepted. Aria Signs and Design is authorized to perform the work as specified. Payment is outlined above. Note: Agreement will not become effective until such time as it is authorized by Client below. Authorization will not occur until production requirements are met. Any production lead times will not begin until date of authorization by Client. All proposals are subject to approval of salesperson's manager, and final approval will be indicated by manager's signature below.

Salesperson: Sara Maddox

Buyer_____Seller_____



PROPOSAL

260222-01

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1100 Red Bluff Road
Seabrook, TX

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Seabrook, TX

Contact: Brian Craig (281) 291-5719 bcraig@seabrooktx.gov

Salesperson: Sara Maddox

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

2611 EL CAMINO
HOUSTON, TEXAS 77054
TEL: 713.863.0600 • FAX: 713.863.7585
www.NationalSigns.com

PROJECT: SEABROOK GATEWAY

LOCATION:

CITY/STATE: SEABROOK, TX

SALES REP: DONNA NORRIS

DATE : 6.3.2011

DRAWN BY: O.U.N.

QUALITY REVIEW

DRAWING#: NS11 16658

FABRICATION READY



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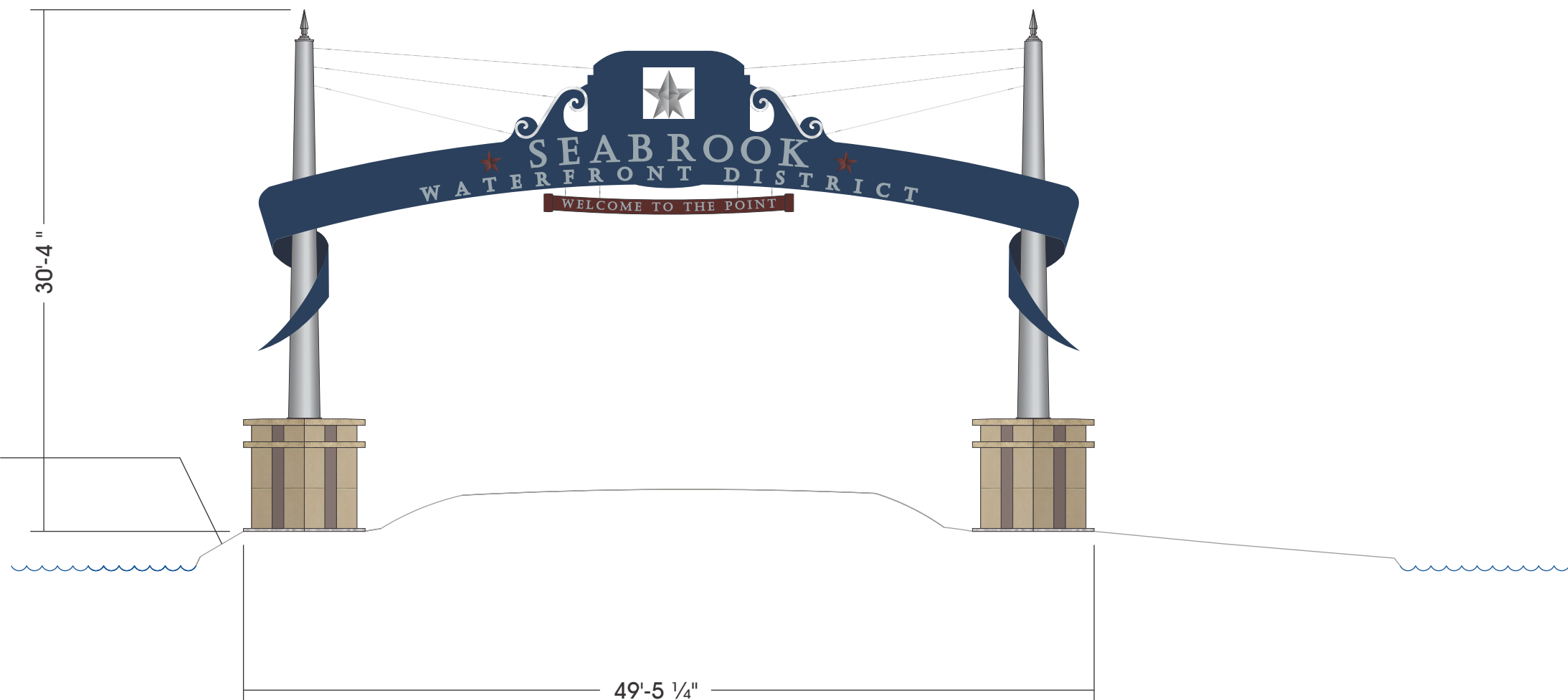
120 VOLT ELECTRICAL SERVICE

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED.

REVISIONS

UL INSTALLATION REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



SIGN ELEVATION
SCALE: 1/8" = 1'-0"

CLIENT APPROVAL

SIGNED:

DATE:

LANDLORD APPROVAL

SIGNED:

DATE:

SALES APPROVAL



**MEETING MINUTES
MAY 14, 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 Economic Development 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. 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.**

The Economic Development Corporation Board entered into executive session at 6:01 p.m.

3. OPEN SESSION

3.1 Reconvene Open Session

The Economic Development Corporation Board reconvened into open session at 6:31 p.m. No action was taken during the 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).**

Economic Development Director Rick Guerrero stated a correction on the incentive agreement amount between Merlion Restaurant and the Seabrook Economic Development Corporation, as there was an error on the agenda. He stated the correct amount was \$26,900.

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

- 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).**

Motion:	To Approve
Made By:	At-Large Position 6 Sanford

Seconded By: EDC Member Powell
Vote: **Passed** unanimously by all present.

- 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).**

This item was tabled.

- 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).**

Chairman Paul Dunphey of the Economic Development Corporation Board indicated this project has been on their books for a long time, and the Board needs to either move forward with it or pull it so the funds can be put back into a position where the City can benefit from it.

Ann Wacker, Economic Development Corporation Secretary, indicated the Board should ask staff to begin dialog with Seabrook Plaza One, LLC regarding the Board's concerns and intentions to begin termination negotiations.

Motion: To Approve
Made By: Mayor of Seabrook Sweeney
Seconded By: EDC Secretary Wacker
Vote: **Passed** unanimously by all present.

- 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.**

Motion: To Approve
Made By: EDC Member Powell
Seconded By: Mayor of Seabrook Sweeney
Vote: **Passed** unanimously by all present.

5. ROUTINE BUSINESS

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

Assistant Director of Finance Katherine Shannahan gave an update on the Economic Development Corporation's finances.

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

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

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

Tourism and Special Events Coordinator Ami Blackwell gave an update on Visit Seabrook initiatives and events.

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

Motion: To Approve
Made By: EDC Vice-President Chapman

Seconded By: EDC Secretary Wacker
Vote: **Passed** unanimously by all present.

5.5

Establish future meeting dates and agenda items.

Economic Development Director Rick Guerrero indicated the next Economic Development Corporation Board meeting will be held on Thursday, June 11, 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 7:21 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator