



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.

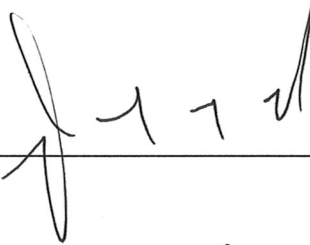
Economic Development Director Rick Guerrero indicated the next Economic Development Corporation Board meeting will be held on Thursday, June 11, 2026.

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:

6/11/26

ATTEST:

Ranya Botros

Community & Economic Development Coordinator

Exhibit A

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
PERFORMANCE AGREEMENT**

STATE OF TEXAS

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COUNTY OF HARRIS

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This Performance Agreement (the “Agreement”) is made and entered into by and between Merlion Restaurant, a Texas Corporation, duly authorized to transact business in Texas (“Merlion”) and the Seabrook Economic Development Corporation, a Type B Development Corporation organized under the Texas Development Corporation Act and the Texas Non-Profit Corporation Act (“SEDC”), pursuant to the authority of Chapters 501, 502 and 505 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representatives of both Merlion and the SEDC (the “Effective Date”).

Recitals

WHEREAS, the SEDC has established programs in accordance with Chapters 501 and 505 of the Texas Local Government Code to promote local economic development and stimulate business and commercial activity within the City of Seabrook (the “City”), and when such programs involve a direct incentive to a company, Section 501.158 of the Texas Local Government Code requires the SEDC to memorialize such incentive in a performance agreement with such company (a “Performance Agreement”); and

WHEREAS, the SEDC finds that this Agreement promotes economic development in the City and that this Agreement is a Performance Agreement, providing for the SEDC’s provision of a direct incentive to Merlion; and

WHEREAS, to ensure that the direct incentive of the SEDC provided under this Agreement is utilized in a manner consistent with Chapters 501 and 505 of the Texas Local Government Code, Merlion has agreed to comply with certain conditions for receiving the SEDC’s direct incentive, as provided herein; and

WHEREAS, Merlion is an existing restaurant located at 1205 Main Street (the “Property”), with the Property being more particularly depicted and described in the attached **Exhibit A**; and

WHEREAS, the SEDC’s direct incentive is intended to enable Merlion to develop, construct, and open a ground level bar of at least 1,500 square feet, more particularly described in the Site Plan attached to this Agreement as **Exhibit B** and hereinafter called the “Bar”; and

WHEREAS, Merlion has represented that the value of the proposed Bar improvements is reasonably estimated to be at least \$62,198.00; and

WHEREAS, Merlion has further represented that the total number of new jobs that will be created at the restaurant with the new Bar improvements will be either 1 full-time and 2 part-time employees or 3 part-time employees; and

WHEREAS, the SEDC has agreed to provide a direct economic incentive not to exceed \$26,900 based on these representations; and

WHEREAS, the SEDC has current funds on hand in the full amount of the proposed economic incentive;

NOW THEREFORE, in view of the above and foregoing, and in consideration of the mutual agreements herein contained, Merlion and SEDC (collectively called the “Parties”) hereby agree as follows:

Terms

The facts and matters set forth in the Recitals of this Agreement are hereby found to be true and correct, and are adopted and made a part of this Agreement.

In consideration for the mutual promises and covenants given and the mutual benefits received, which is hereby acknowledged, the Parties agree as follows:

1. The Parties agree that the term of this Agreement for purposes of performance by Merlion shall be one (1) year from the date of execution of this Agreement; provided, however, the representations and obligations made by Merlion in this Agreement shall survive the expiration of the one (1) year term of this Agreement and extend for period not to exceed five (5) years from the date of execution of this Agreement.
2. Merlion agrees that it will:
 - a. Develop, and invest the sum of at least \$62,198 in new Bar located on the Property, and
 - b. Prepare plans and apply for all building permits and inspections required by the City’s Code of Ordinances, including but not limited to Chapter 38 - Floods, as well as other applicable State and Federal requirements for construction of the Bar, and
 - c. Receive a Certificate of Occupancy for the Bar, including all other necessary and required permits or licenses, as well as proof of compliance with Chapter 38- Floods of the City’s Code of Ordinances, and all applicable State and/or Federal regulations (including FEMA requirements), necessary and required for the opening of the Bar area at the Merlion Restaurant.
 - d. Maintain either **1 full-time and 2 part-time** or **3 part-time new employment positions** at Merlion Restaurant. For purposes of this Subsection, a **full-time**

employment position shall mean and include a job requiring a minimum of one thousand five hundred sixty (1,820) hours of work averaged over a twelve (12) month period, with such hours also to include any vacation and sick leave, with full benefits.

- e The SEDC reserves the right to request and review payroll information to substantiate compliance with Subsection d. above. All SEDC requested payroll information shall be delivered to the SEDC within ten (10) days from the date of any request for such information.

3. The City agrees that it will:

- a. Pay a direct economic incentive to Merlion of \$26,900 (the “Incentive”) upon issuance of a Certificate of Occupancy, as well as any other required permit or license, and proof of compliance with all applicable State and/or Federal regulations (including FEMA requirements), necessary and required for the opening of the Bar area at the Merlion Restaurant.

4. Default, Termination and Reimbursement:

- a. This Agreement may be terminated by the SEDC if Merlion refuses, fails or neglects to substantially comply with any of the terms of this Agreement or, if any representation made by Merlion is false or misleading in any material aspect. Termination of this Agreement shall be automatic if any such default is not cured within sixty (60) days after written notice by the City to Merlion.
- b. If the SEDC terminates this Agreement as a result of default by Merlion, as set out in Paragraph 4a. above, the Incentive shall be reimbursed to the SEDC within sixty (60) days from the date of Termination in accordance with the following schedule:

Default during Year 1: Reimburse 100% of Incentive = \$26,900
Default during Year 2: Reimburse 80% of Incentive = \$21,520
Default during Year 3: Reimburse 60% of Incentive = \$16,140
Default during Year 4: Reimburse 40% of Incentive = \$10,760
Default during Year 5: Reimburse 20% of Incentive = \$ 5,380

4. Miscellaneous

- a. Assignment. Merlion may not assign this Agreement without the SEDC’s written consent. Any assignee must provide written acknowledgment to the SEDC of this Agreement and its terms and conditions. The SEDC may only assign this Agreement with Merlion express written consent.
- b. Authorization. The Incentive agreed to by the SEDC and described in this Agreement shall be authorized as a project, upon passage of 60 days after notice of

publication of the project, absent petition filed with City Council, and upon adoption by City Council of the City by resolution as required by law, as permitted pursuant to the Texas Local Government Code Chapters 501 and 505.

- c. Notice. Any notice required under the provisions of this Agreement shall be in writing and delivered in person, by fax or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the SEDC or to Merlion, at the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

Merlion: Merlion Restaurant
Attn: Juan Villanuev
1205 Main Street
Seabrook, Texas 77586

SEDC: Seabrook Economic Development Corp.
Attn: Economic Development Director
1700 First Street
Seabrook, TX 77586

Either party may designate a different address by giving the other Party written notice.

- d. Binding Agreement. This Agreement has been duly executed and delivered by both Parties and constitutes a legal, valid and binding obligation of the Parties. Each person executing this Agreement on behalf of each Party represents and warrants that they have full right and authority to enter into this Agreement.
- e. Amendment. This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the Parties hereto.
- f. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The State of Texas shall have jurisdiction over this Agreement and the parties hereto, and venue of any legal action filed by either the SEDC or Merlion, shall exclusively be in Harris County, Texas.
- g. Severability. In the event that one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

SEABROOK ECONOMIC DEVELOPMENT CORPORATION

BY: Paul Dunphey,
Board President

DATE: _____, 2026

ATTEST:

Ranya Botros,
Board Secretary

MERLION RESTAURANT:

BY: Juan Villanueva,
Owner

DATE: _____, 2026

Exhibit A

The Property

Exhibit B

Bar Site Plan

Exhibit B

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
PERFORMANCE AGREEMENT**

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

This Performance Agreement (the “Agreement”) is made and entered into by and between Neighborhood Tap LLC, a Texas Corporation, duly authorized to transact business in Texas (“Neighborhood Tap”) and the Seabrook Economic Development Corporation, a Type B Development Corporation organized under the Texas Development Corporation Act and the Texas Non-Profit Corporation Act (“SEDC”), pursuant to the authority of Chapters 501, 502 and 505 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representatives of both Neighborhood Tap and the SEDC (the “Effective Date”).

Recitals

WHEREAS, the SEDC has established programs in accordance with Chapters 501 and 505 of the Texas Local Government Code to promote local economic development and stimulate business and commercial activity within the City of Seabrook (the “City”), and when such programs involve a direct incentive to a company, Section 501.158 of the Texas Local Government Code requires the SEDC to memorialize such incentive in a performance agreement with such company (a “Performance Agreement”); and

WHEREAS, the SEDC finds that this Agreement promotes economic development in the City and that this Agreement is a Performance Agreement, providing for the SEDC’s provision of a direct incentive to Neighborhood Tap; and

WHEREAS, to ensure that the direct incentive of the SEDC provided under this Agreement is utilized in a manner consistent with Chapters 501 and 505 of the Texas Local Government Code, Neighborhood Tap has agreed to comply with certain conditions for receiving the SEDC’s direct incentive, as provided herein; and

WHEREAS, Neighborhood Tap will be a lessee of approximately 4,225 square feet of undeveloped retail space (the “Property”) to be located at 2230 Scenic Shore Drive, as part of the Building 6 in the Seabrook Town Centre, with the Property being more particularly depicted and described in the attached **Exhibit A**; and

WHEREAS, the SEDC’s direct incentive is intended to enable Neighborhood Tap to develop, construct, and open a restaurant and bar of at least 4,225 square feet, more particularly described in the Site Plan attached to this Agreement as **Exhibit B** and hereinafter called the “Restaurant”; and

WHEREAS, Neighborhood Tap has represented that the value of the proposed Restaurant improvements is reasonably estimated to be at least \$1,248,246, including \$215,125 of landlord improvements and \$1,033,121 of tenant improvements; and

WHEREAS, Neighborhood Tap has further represented that the total number of jobs at the Restaurant for the term of this Agreement will be as follows:

Year 1: 3 full-time and 18 part-time employees
Year 2: 3 full-time and 20 part-time employees
Year 3: 3 full-time and 22 part-time employees
Year 4: 4 full-time and 22 part-time employees
Year 5: 5 full-time and 22 part-time employees

WHEREAS, the SEDC has agreed to provide a direct economic incentive not to exceed \$200,000 based on these representations; and

WHEREAS, the SEDC has current funds on hand in the full amount of the proposed economic incentive;

NOW THEREFORE, in view of the above and foregoing, and in consideration of the mutual agreements herein contained, Neighborhood Tap and SEDC (collectively called the "Parties") hereby agree as follows:

Terms

The facts and matters set forth in the Recitals of this Agreement are hereby found to be true and correct, and are adopted and made a part of this Agreement.

In consideration for the mutual promises and covenants given and the mutual benefits received, which is hereby acknowledged, the Parties agree as follows:

1. The Parties agree that the term of this Agreement shall be five (5) years.
2. Neighborhood Tap agrees that it will:
 - a. Enter into a lease agreement for the Property for a term not less than ten (10) years, and submit such lease agreement to SEDC no later than 120 days from the execution date of this Agreement; and
 - b. Develop, and invest the sum of at least \$1,033,121 in Restaurant improvements that will be called "Neighborhood Tap," located on the Property as part of Building 6 in the Seabrook Town Centre, and
 - c. Prepare plans and apply for all building permits and inspections required by City Codes, and

- d. Begin construction of the Restaurant no later December 2026, subject to unforeseen delay caused by force majeure or other external conditions out of the control of Neighborhood Tap.
- e. Complete the construction of the Restaurant no later June 2027, subject to unforeseen delay caused by force majeure or other external conditions out of the control of Neighborhood Tap.
- f. Open the Restaurant as Neighborhood Tap for business to the public by year end 2027.
- g. Create at opening, and maintain during the term of this Agreement, as follows:
 - Year 1: 3 full-time and 18 part-time employees
 - Year 2: 4 full-time and 20 part-time employees
 - Year 3: 4 full-time and 22 part-time employees
 - Year 4: 5 full-time and 22 part-time employees
 - Year 5: 5 full-time and 22 part-time employees

For purposes of this Subsection, a **full-time employment position** shall mean and include a job requiring a minimum of one thousand five hundred sixty (1,820) hours of work averaged over a twelve (12) month period, with such hours also to include any vacation and sick leave, with full benefits.

- h. The SEDC reserves the right to request and review payroll information to substantiate compliance with Subsection g. above. All SEDC requested payroll information shall be delivered to the SEDC within ten (10) days from the date of any request for such information.
3. The City agrees that it will:
- a. Pay a direct economic incentive to Neighborhood Tap of \$200,000 (the “Incentive”) upon issuance of a Certificate of Occupancy or any other permit or license necessary for the opening of the Restaurant.
4. Default, Termination and Reimbursement:
- a. This Agreement may be terminated by the SEDC if Neighborhood Tap refuses, fails or neglects to substantially comply with any of the terms of this Agreement or, if any representation made by Neighborhood Tap is false or misleading in any material aspect. Termination of this Agreement shall be automatic if any such default is not cured within sixty (60) days after written notice by the SEDC to Neighborhood Tap.

- b. If the SEDC terminates this Agreement as a result of default by Neighborhood Tap, as set out in Paragraph 4a. above, the Incentive shall be reimbursed to the SEDC within sixty (60) days from the date of Termination in accordance with the following schedule:

Default during Year 1: Reimburse 100% of Incentive = \$200,000.
Default during Year 2: Reimburse 80% of Incentive = \$160,000
Default during Year 3: Reimburse 60% of Incentive = \$120,000
Default during Year 4: Reimburse 40% of Incentive = \$ 80,000
Default during Year 5: Reimburse 20% of Incentive = \$ 40,000

4. Miscellaneous

- a. Assignment. Neighborhood Tap may not assign this Agreement without the SEDC's written consent. Any assignee must provide written acknowledgment to the SEDC of this Agreement and its terms and conditions. The SEDC may only assign this Agreement with Neighborhood Tap express written consent.
- b. Authorization. The Incentive agreed to by the SEDC and described in this Agreement shall be authorized as a project, upon passage of 60 days after notice of publication of the project, absent petition filed with City Council, and upon adoption by City Council of the City by resolution as required by law, as permitted pursuant to the Texas Local Government Code Chapters 501 and 505.
- c. Notice. Any notice required under the provisions of this Agreement shall be in writing and delivered in person, by fax or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the SEDC or to Neighborhood Tap, at the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

Neighborhood Tap: Neighborhood Tap LLC
Attn: David Priest
2230 Scenic Shore Drive
Seabrook, Texas 77586

SEDC: Seabrook Economic Development Corp.
Attn: Economic Development Director
1700 First Street
Seabrook, TX 77586

Either party may designate a different address by giving the other Party written notice.

- d. Binding Agreement. This Agreement has been duly executed and delivered by both Parties and constitutes a legal, valid and binding obligation of the Parties. Each person executing this Agreement on behalf of each Party represents and warrants that they have full right and authority to enter into this Agreement.
- e. Amendment. This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the Parties hereto.
- f. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The State of Texas shall have jurisdiction over this Agreement and the parties hereto, and venue of any legal action filed by either the SEDC or Neighborhood Tap, shall exclusively be in Harris County, Texas.
- g. Severability. In the event that one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

SEABROOK ECONOMIC DEVELOPMENT CORPORATION

BY: Paul Dunphey,
Board President

DATE: _____, 2026

ATTEST:

Ranya Botros,
Board Secretary

NEIGHBORHOOD TAP LLC:

BY: [name],
[title]

DATE: _____, 2026

Exhibit A

The Property

Exhibit B

Site Plan

Exhibit C

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](#)

Exhibit D



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



Toll Free: 1-877-789-3245

Fax: 604-590-8875

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

www.reliance-foundry.com

Phone: 604-547-0460

Email: info@reliance-foundry.com

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



Toll Free: 1-877-789-3245

Fax: 604-590-8875

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

www.reliance-foundry.com

Phone: 604-547-0460

Email: info@reliance-foundry.com

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: _____

QUOTATION #234311

3 of 3

Exhibit E

**CITY OF SEABROOK
MULTI-YEAR FINANCIAL OVERVIEW
EDC**

FOR FISCAL YEAR ENDING SEPTEMBER 30,

	ACTUALS		BUDGET		Actuals		Projected		Actuals vs Budget	FORECAST		BUDGET		PROJECTED		
	2023	2024	2025	2026	For 12/31/25	For 3/31/26	For 9/30/26	2026		2027	2028	2029	2030	2031		
EDC																
707-7100 SALES TAX	\$ 1,198,321	\$ 1,090,226	\$ 1,180,976	\$ 1,161,747	\$ 306,504	\$ 583,943	\$ 1,167,887		101%	\$ 1,180,342	\$ 1,203,949	\$ 1,240,067	\$ 1,372,269	\$ 1,413,437	\$ 1,512,216	
707-8269 GRANT PROCEEDS	0	0	0	0			\$ -		0%	0	0	0	0	0	0	
707-9510 INTEREST INCOME	156,180	218,343	218,446	210,732	51,721	99,075	\$ 190,075		90%	211,699	198,173	121,377	71,735	95,438	132,052	
707-9520 OTHER INCOME	557	2,195	240	1,200		120	\$ 240		20%	1,150	1,200	1,700	1,800	1,900	2,000	
707-9903 TRANSFERS IN	0	0	0	0	0		\$ -		0%	0	0	0	0	0	0	
TOTAL REVENUES	\$ 1,355,058	\$ 1,310,765	\$ 1,399,662	\$ 1,373,679	\$ 358,224	\$ 683,138	\$ 1,358,202		99%	\$ 1,393,191	\$ 1,403,322	\$ 1,363,145	\$ 1,445,805	\$ 1,510,775	\$ 1,646,267	
PERSONNEL SERVICES	0	0	600	0			\$ -		0%	0	0	(600)	(1)	0	0	
MATERIALS & SUPPLIES	2,229	1,518	688	500	239	514	\$ 1,028		206%	490	500	515	530	546	563	
SERVICES	269,789	211,327	273,999	1,496,579	437,559	498,047	\$ 996,094		67%	1,666,573	1,620,093	1,856,600	209,551	216,780	223,193	
CAPITAL OUTLAY	0	0	0	0	0		\$ -		0%	313,530	1,050,000	0	0	0	0	
TRANSFERS OUT	482,809	305,459	370,690	436,911	49,581	218,456	\$ 436,912		100%	436,911	440,341	444,071	447,719	451,285	452,327	
TOTAL EXPENSES	\$ 754,827	\$ 518,304	\$ 645,977	\$ 1,933,990	\$ 487,379	\$ 717,017	\$ 1,434,034		74%	\$ 2,417,504	\$ 3,110,933	\$ 2,300,586	\$ 657,799	\$ 668,611	\$ 676,083	
BEGINNING BAL-UNRESTR	3,281,785	3,882,016	4,674,477	5,428,161	4,867,850	4,867,850	4,867,850			5,428,161	4,403,848	2,696,237	1,758,796	2,546,801	3,388,965	
CHANGE IN FUND BALANCE	600,231	792,461	753,684	(560,311)	(129,154)	(33,879)	(75,832)			(1,024,313)	(1,707,611)	(937,442)	788,005	842,164	970,184	
ENDING BAL-UNRESTR	\$ 3,882,016	\$ 4,674,477	\$ 5,428,161	\$ 4,867,850	\$ 4,738,696	\$ 4,833,972	\$ 4,792,018			\$ 4,403,848	\$ 2,696,237	\$ 1,758,796	\$ 2,546,801	\$ 3,388,965	\$ 4,359,149	
Emergency Reserve	180,000	180,000	180,000	180,000	180,000	180,000	180,000			180,000	180,000	180,000	180,000	180,000	180,000	
FUND BALANCES-RESTR.	180,000	180,000	180,000	180,000	180,000	180,000	180,000			180,000	180,000	180,000	180,000	180,000	180,000	
TOTAL EDC FUND BALANCE	4,062,016.32	4,854,477.3	5,608,161	5,047,850	4,918,696	5,013,972	4,972,018	\$ 0.98498		4,583,848	2,876,237	1,938,796	2,726,801	3,568,965	4,539,149	

	2026	2027	2028	2029	2030	2031	**2032
Base Services	196715	200649	203600	206550.8	213780	220193	
Debt Obligation	198324	194596	195869	197035	198094	194047	0
Transfer Admin Service	238587	245745	248202	250684.1	253191	258280	260863
Total Transfer	436911	440341	444071	447719.1	451285	452327	260863

** Debt payment matures FY31

The Edge-Utility Relocate-Multi Use	397,947	2027	
Merlion-EDC Sales Tax Abatement up to \$40,000 or 10yrs 5/2027	10,696	2025	Complete
Seabrook Plaza One-2023 Multi-Use Development (Drainage Complete)	550,000	2027	
Seabrook Plaza One-2023 NASA Multi-Use (C.O. complete)	1,450,000	2028	
Fay& Fay-2022 Gas Line (Substantial Completion)	8,520	2026	Pending Pmt
Miramar Shopping Center-2024 Retail Redevelopment	300,000	2026	Complete
Mjones-2024 Restaurant Build Out	200,000	2026	Pending Pmt
Seabrook Retail-2025 Retail Redevelopment	50,000	2026	Pending Full Performance
Soulfreak Holdings-2025 Café Build Out New Business Development	41,400	2026	Complete
Fay& Fay-2017 70% Parking; 70% Dock; 50% Landscaping	127,371	2027	
Seabrook Pals Mini Mural 2024	1,000	2026	
Bayside Park Design Consultant 2024	86,500	2025	Complete
Barge295-2025 Small Business Development	50,000	2025	Complete
Barge295-2025 EDC Sales Tax Abatement up to \$30,000 or 10yrs	30,000	2026-2036	
5735 Bayport Plaza LLC-2025 Retail Development	30,000	2026	Complete
Midnite Slice - 2025 Parking Lot Expansion	26,483	2025	Complete
Merlion Patio Bar	26,900	2026	Pending
Neighborhood Tap	200,000	2028	Pending
Gateway, Wayfinding, Directional Signage Consultant	293,000	2026	

CIP

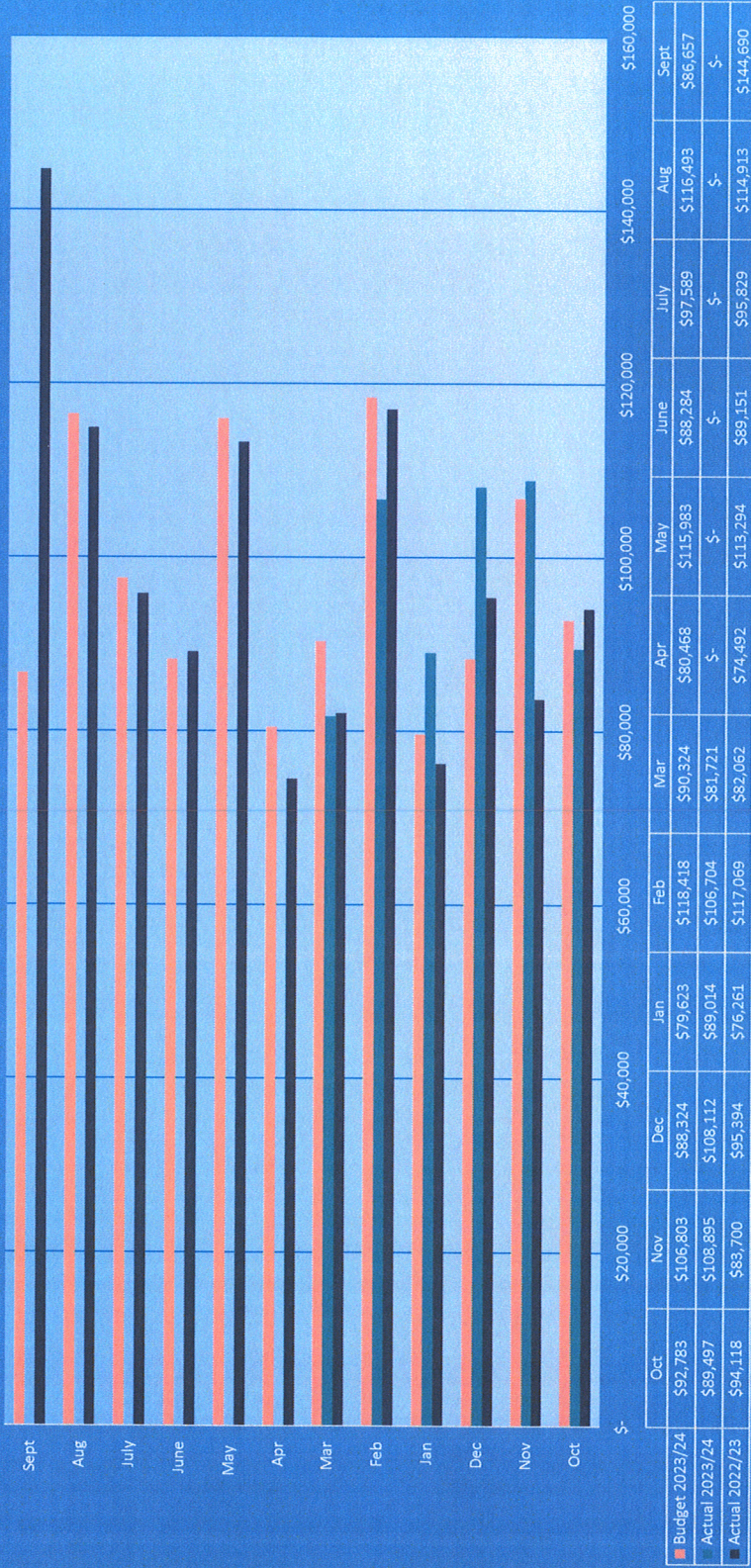
Main Street Park	500,000	2026	
Marine Bollards & Chains	19,038	2026	
Possible Parking Lot Construction	260,592	2026	
Possible Parking Engineer	33,900	2026	
Grant Match BUILD	200,000	2027	
Possible Pomodoros	850,000	2027	
Enhance Connectivity in Old Seabrook	312,594	2027	
Hardisty-Preliminary Engineering & Design	28,531	2027	

Exhibit F

CITY OF SEABROOK
SEDC - MONTHLY REPORT
March 31, 2026

ANNUAL			SEDC	FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD		ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV) VARIANCE				FAV/(UNFAV) VARIANCE
REVENUES						
1,169,417	1,161,747	7,670	Sales Tax	583,943	576,273	7,670
0	0	0	Grant Proceeds	0	0	0
190,075	210,732	(20,658)	Interest Income	99,075	104,842	(5,768)
240	1,200	(960)	Other Revenue	120	95	25
0	0	0	Loan Repayment	0	0	0
1,359,732	1,373,679	(13,947)	Total Revenues	683,138	681,211	1,927
EXPENDITURES						
0	0	0	Personnel Services	0	0	0
852	500	(352)	Materials & Supplies	514	162	(352)
1,462,290	1,496,579	34,289	Services	498,047	533,160	35,113
436,911	436,911	0	Transfers Out	218,456	218,504	48
1,900,053	1,933,990	33,937	Total Expenditures	717,017	751,826	34,809
FUND BALANCE						
5,442,862	5,442,862	0	Beginning Balance Estimate	5,442,862	5,442,862	0
(540,321)	(560,311)	19,990	Change in Fund Balance	(33,879)	(70,615)	36,737
4,902,540	4,882,551	19,990	Ending Balance	5,408,983	5,372,246	36,737

EDC Monthly Sales Tax Comparison



EDC Sales Tax									
	2024/25		2025/26		2025/26		2025/26		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
October	94,118	89,497	92,783	(4,621)	-4.91%	(3,286)	-3.54%		
November	83,700	108,895	106,803	25,195	30.10%	2,092	1.96%		
December	95,394	108,112	88,324	12,718	13.33%	19,789	22.40%		
January	76,261	89,014	79,623	12,753	16.72%	9,391	11.79%		
February	117,069	106,704	118,418	(10,365)	-8.85%	(11,714)	-9.89%		
March	82,062	81,721	90,324	(341)	-0.42%	(8,602)	-9.52%		
April	74,492	-	80,468	-	0.00%	-	0.00%		
May	113,294	-	115,983	-	0.00%	-	0.00%		
June	89,151	-	88,284	-	0.00%	-	0.00%		
July	95,829	-	97,589	-	0.00%	-	0.00%		
August	114,913	-	116,493	-	0.00%	-	0.00%		
September	144,690	-	86,657	-	0.00%	-	0.00%		
Totals	273,212	306,504	287,909	33,292	12.19%	18,595	6.46%		

EDC Annual Sales Tax Comparison by Month

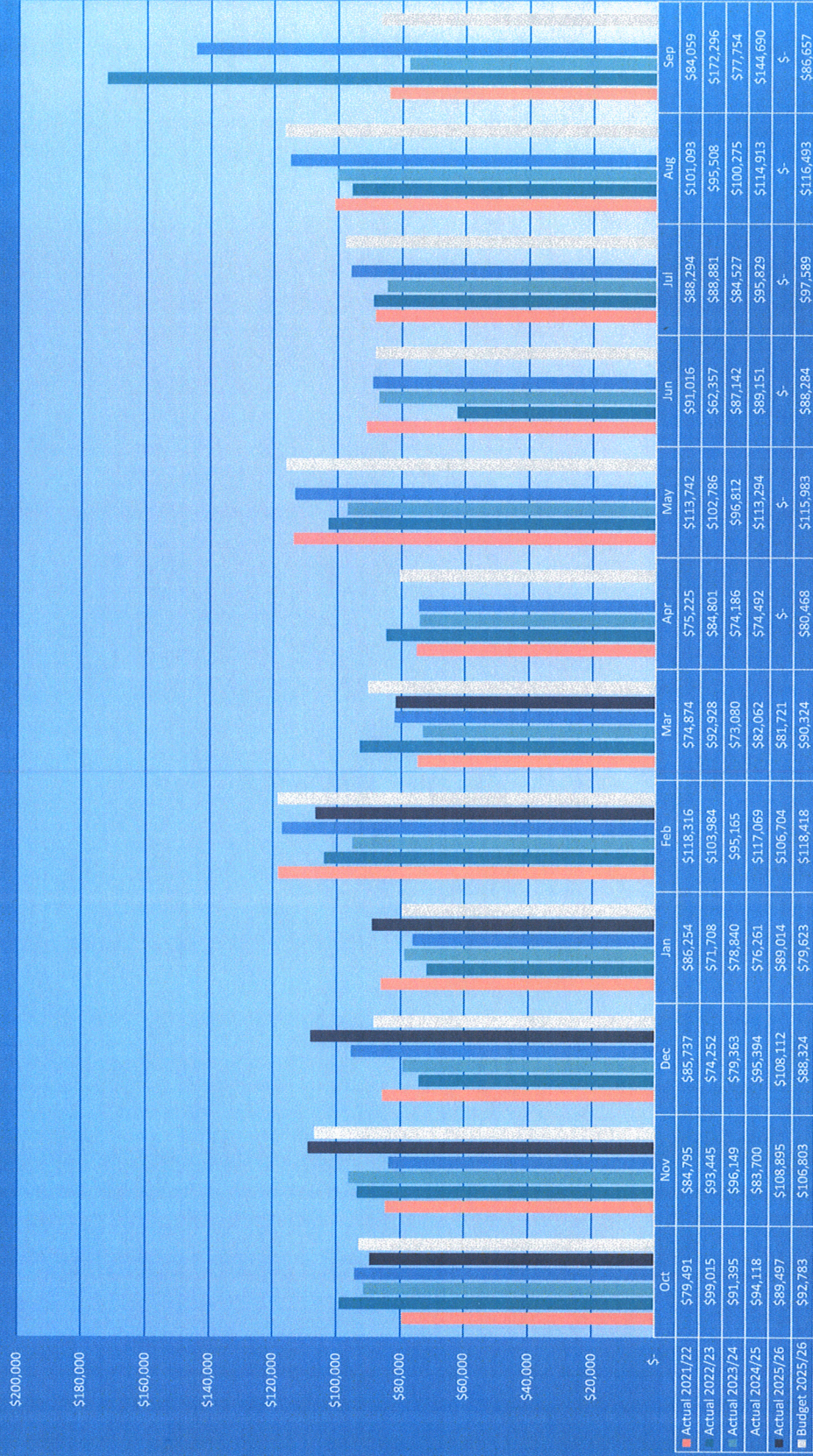


Exhibit G



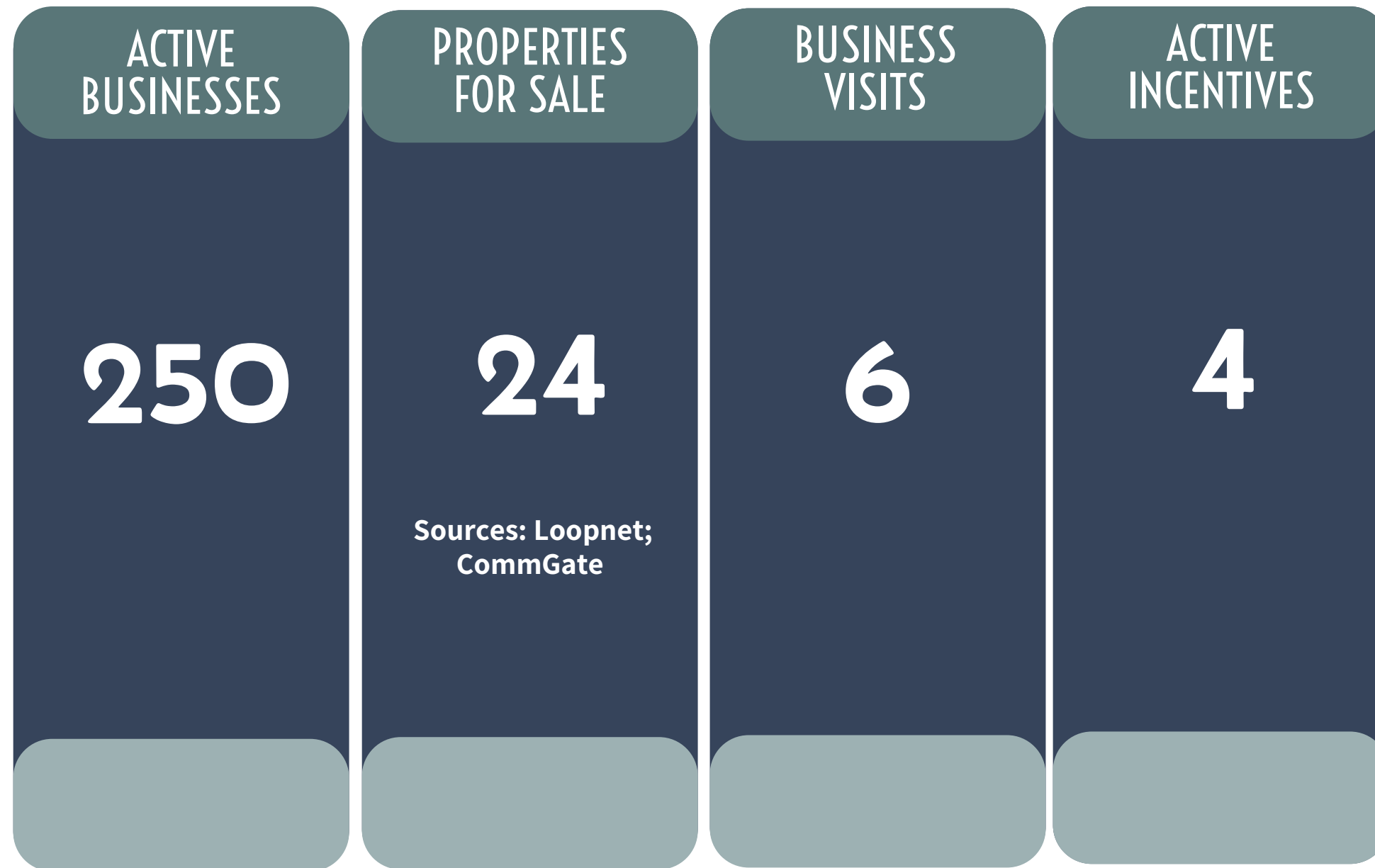
EDC DIRECTOR'S REPORT

MAY 2026



EDC UPDATES

APRIL 2026



PROMINENT PROPERTIES FOR SALE



← 10th Street – Mixed Use Development

Seabrook Plaza – Mixed Use Development →



← 101 Waterfront Dr. – Mixed Use Development

DEVELOPMENT UPDATES

APRIL 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 in June
- 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 – Now open

- Seabrook Retail LLC – Coffee Shop (In Permitting)
- 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

TOP FIVE BUSINESS CONCERNS

19 Business Survey Results

➤ Public Safety & Security

- Accidents on NASA I
- Homeless individuals wandering near businesses
- Safety concerns near office entrances
- Teens congregating and littering near businesses

Theme summary: Businesses want improved policing, safety visibility, and better maintenance of commercial areas.

➤ Infrastructure & Physical Environment

- Road congestion and parking challenges
- Deteriorating waterline/shoreline
- Run-down buildings in Old Seabrook
- Need for curbs and maintenance

Theme summary: Businesses want improved sidewalks, roads, curbs, building aesthetics, and general upkeep.

➤ Marketing & Exposure:

- Help marketing to locals
- More local visibility – businesses feel unknown to residents
- Workshops on marketing/social media

Theme summary: Businesses want more marketing assistance, exposure opportunities, and EDC-led promotional efforts.



Permitting & Ordinances

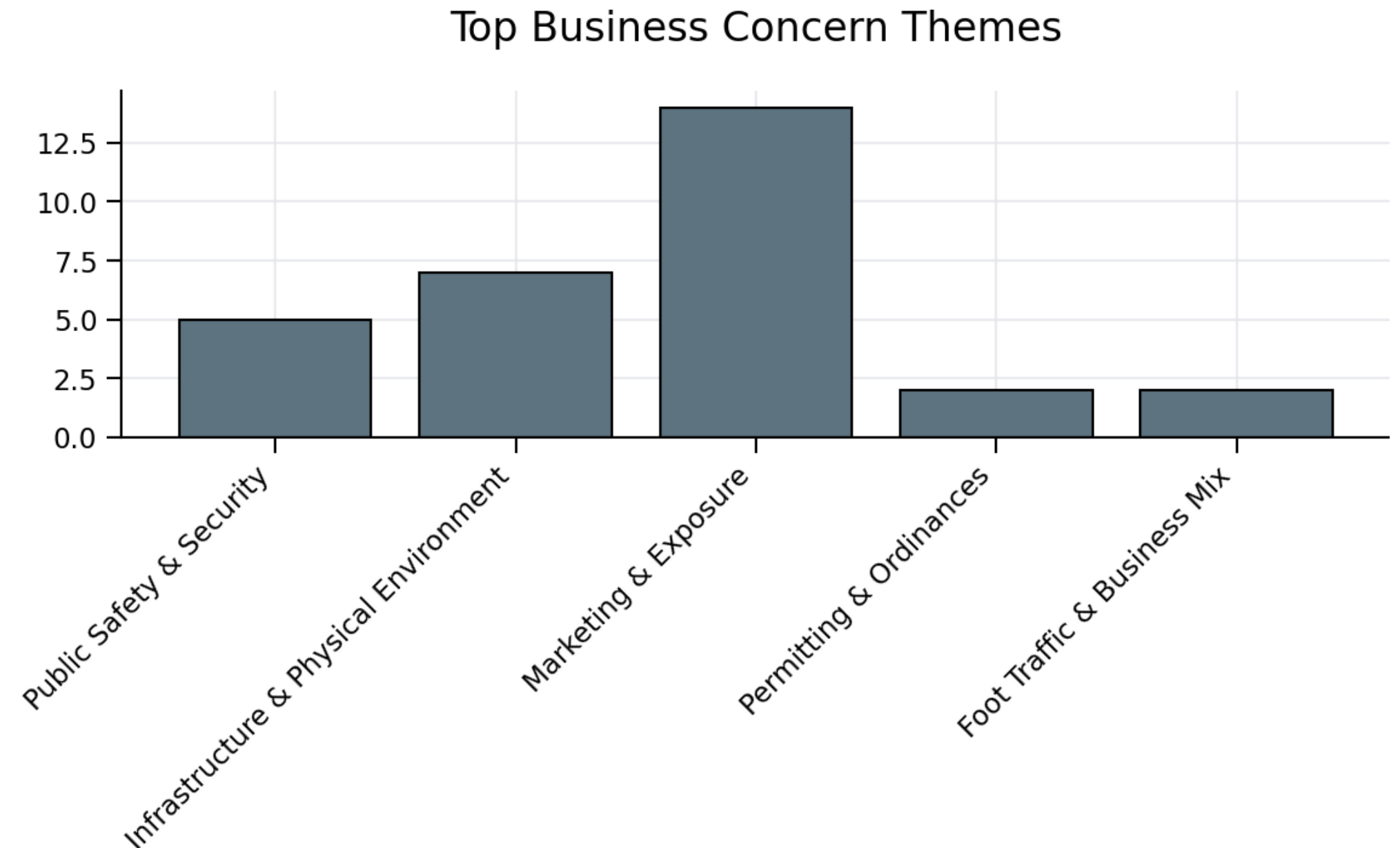
- Difficulty with permitting processes
- Heard of challenges with permits for new construction

Theme summary: Businesses want a smoother, more predictable permitting environment that encourages growth.

➤ Foot Traffic & Business Mix

- Lack of foot traffic in Old Seabrook
- Shopping centers are not fully occupied, which creates safety and aesthetic concerns
- Need for unit between Old Seabrook and the rest of the City

Theme summary: Businesses want more activity happening in the area, better business mix, and efforts to increase customers in the area.



ACTIVE AGREEMENTS PERIOD: APRIL 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	Soulfreek 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: APRIL 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

APRIL 2026

ACTIVE USERS
414.0

↓ -13.6% vs. Last Month

NEW USERS
385.0

↓ -16.7%

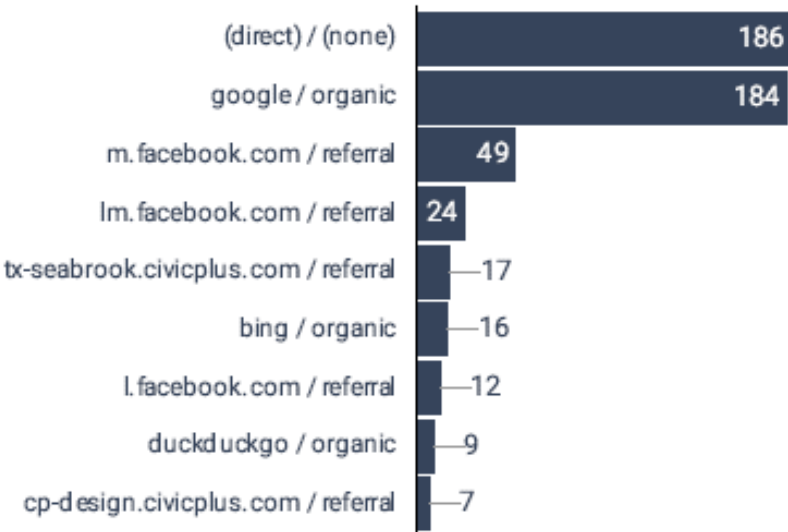
AVERAGE SESSION
DURATION
02:36

↓ -66.4%

EVENT COUNT
8.3K

↓ -9.9%

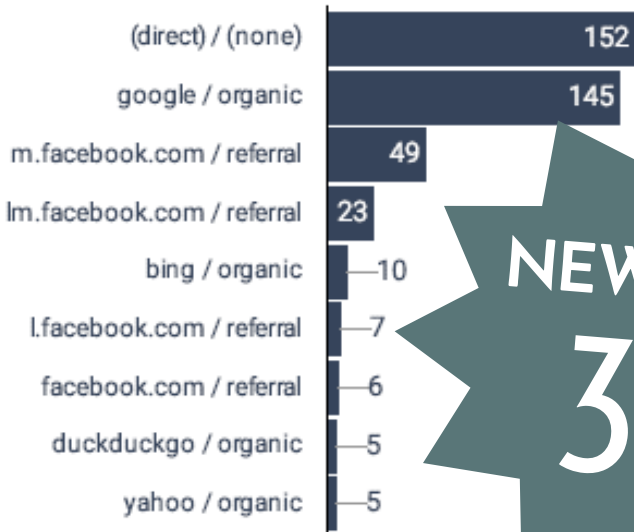
SESSIONS BY SESSION SOURCE/MEDIUM



TOP PAGES/SCREENS

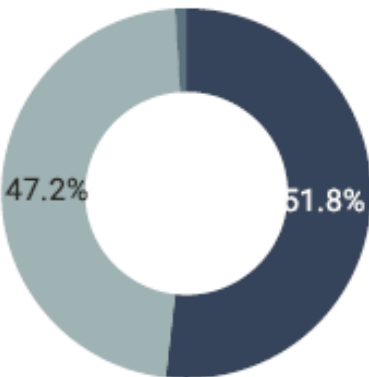
Page title and screen class	Views	Active users	Event count	Bounce rate
EDC Seabrook, TX - Official W...	180	95	1,944	37.82%
Site Selections Seabrook, TX ...	136	123	1,419	51.85%
Incentives Seabrook, TX - Offi...	63	43	713	37.04%
Lakeside Circle Area Seabroo...	59	44	656	33.93%
Old Seabrook District Seabro...	41	27	430	37.14%
Mixed Use/Lakefront District ...	27	18	288	23.81%
SEDC Seabrook, TX - Official ...	27	18	286	26.09%
Total	771	390	8,334	46.98%

ACTIVE USERS BY FIRST USER SOURCE/MEDIUM

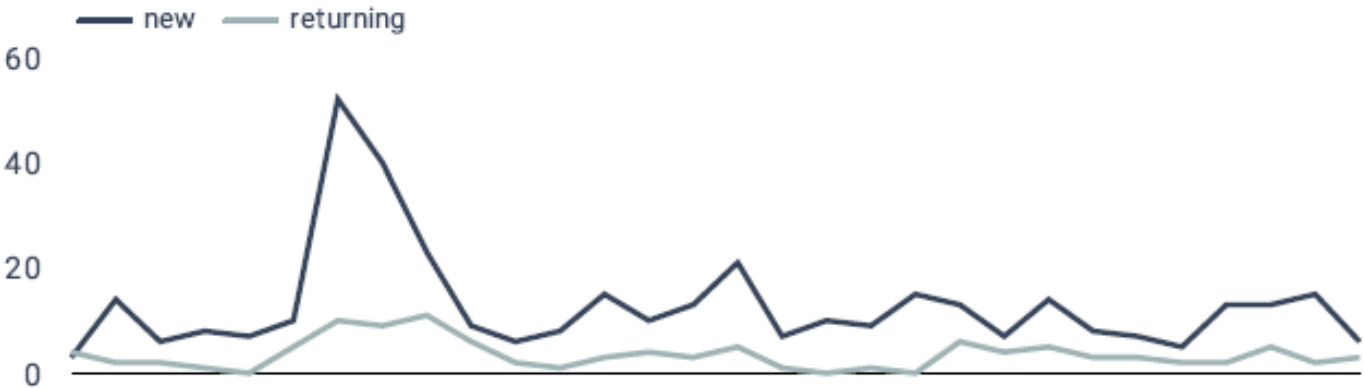


NEW USERS
385

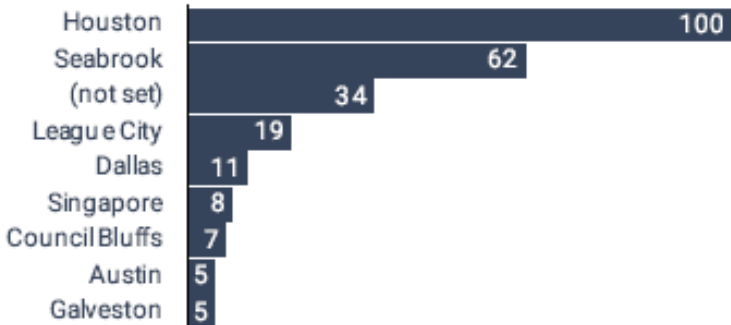
ACTIVE USERS BY DEVICE CATEGORY



NEW VS RETURNING USERS



ACTIVE USERS BY CITY



VISIT SEABROOK WEBSITE ANALYTICS

APRIL 2026

UNIQUE VISITORS
12K

Traffic Traffic Sources Search Keywords Geography

15K

+823% mo/mo

85.98%

+4% mo/mo

12K

+698% mo/mo

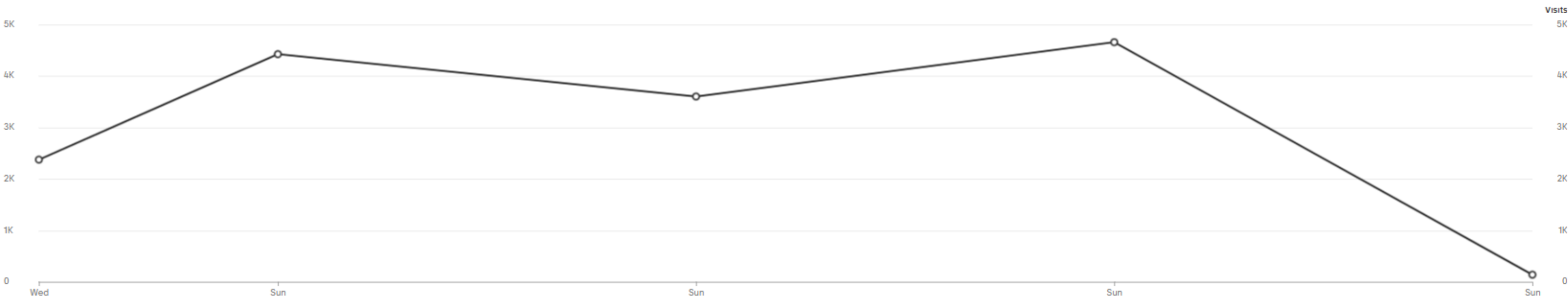
19K

+767% mo/mo

Visits

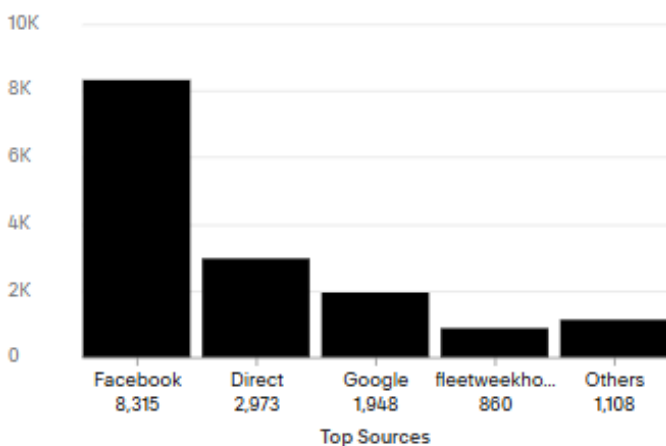
Apr 1–30, 2026 • 15,204 Total +823% mo/mo

Weekly

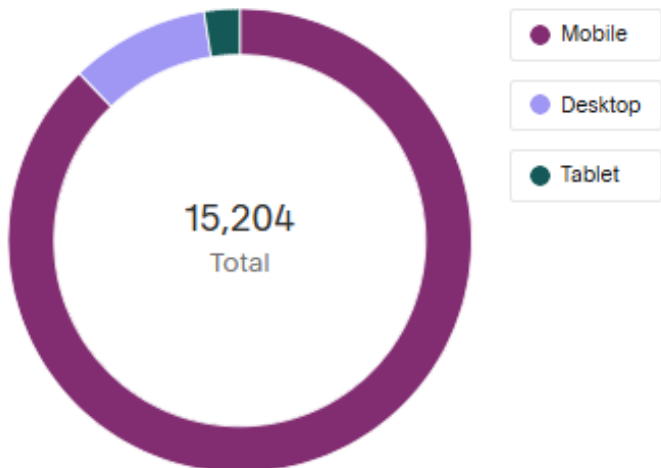


Top Sources by Visits

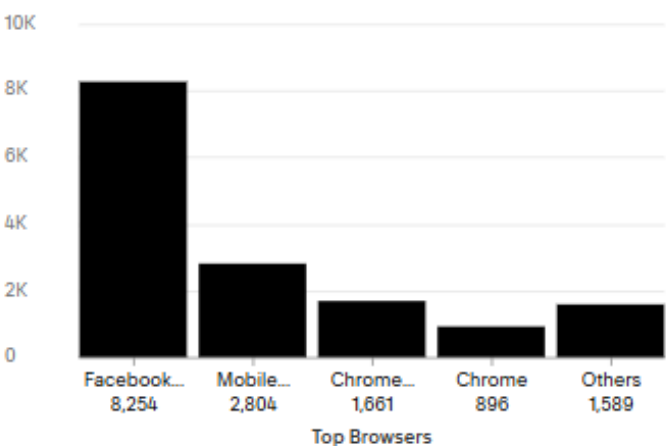
[VIEW SOURCES](#)



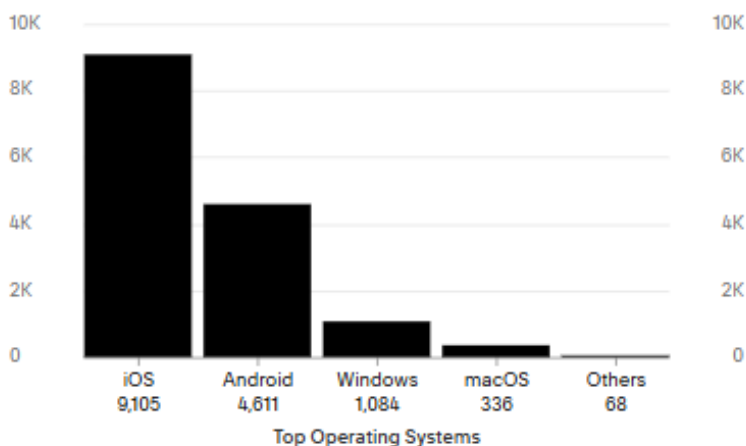
Top Devices by Visits



Top Browsers by Visits

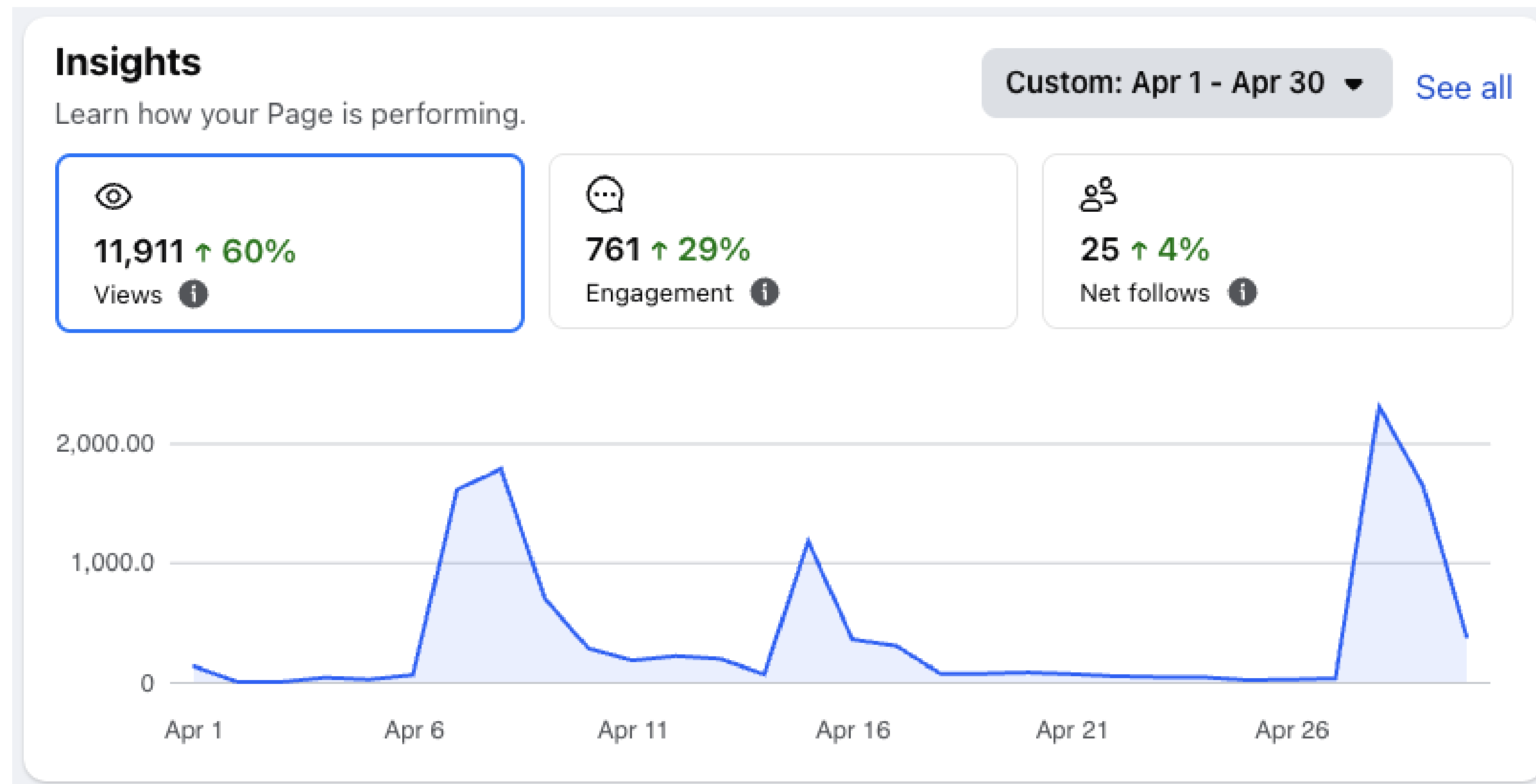


Top Operating Systems by Visits



SOCIAL MEDIA ANALYTICS (FACEBOOK)

APRIL 2026



f
VIEWS
11.9K

f
NEW FOLLOWERS
26

SOCIAL MEDIA ANALYTICS (LINKEDIN)

APRIL 2026

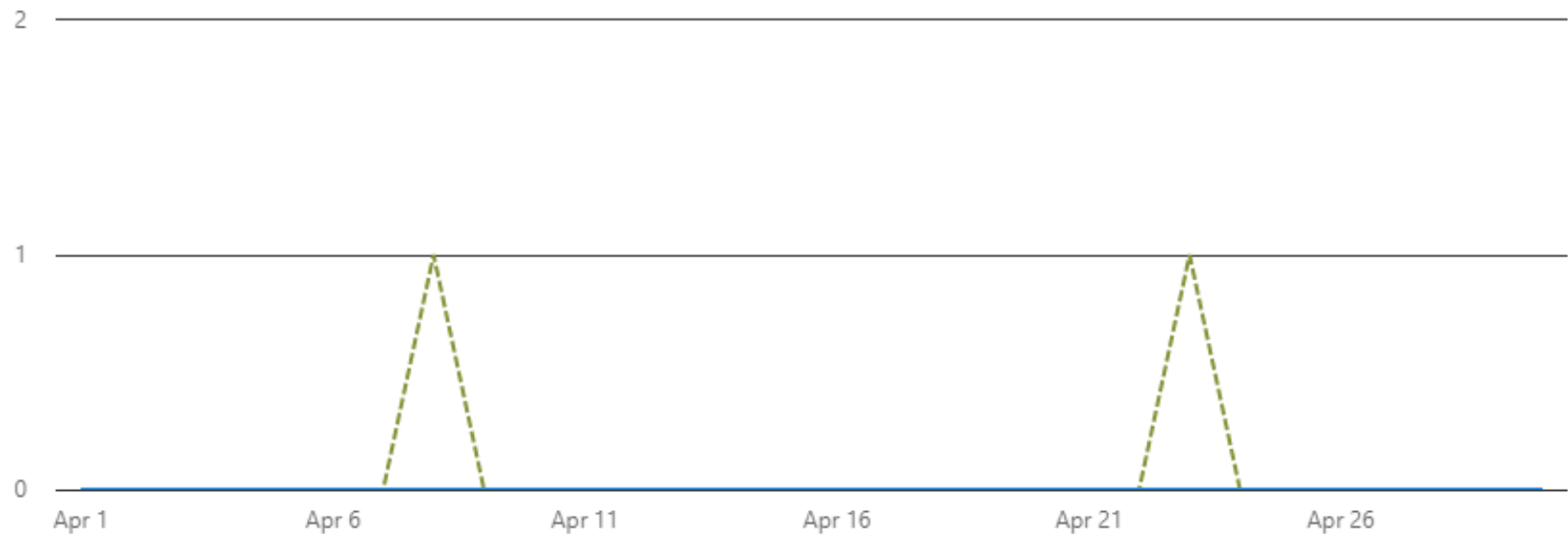
IMPRESSIONS
310

Follower highlights ?

278
Total followers

2
New followers in the last 30 days
▼60%

Follower metrics ?



- ☒ Sponsored 0
- ☒ Organic 2

Highlights

Data for 4/1/2026 - 4/30/2026

310
Impressions
▼59.5%

6
Reactions
▼70%

0
Comments
●0%

0
Reposts
●0%

Visitor highlights ?

28
Page views
▼28.2%

11
Unique visitors
▲10%

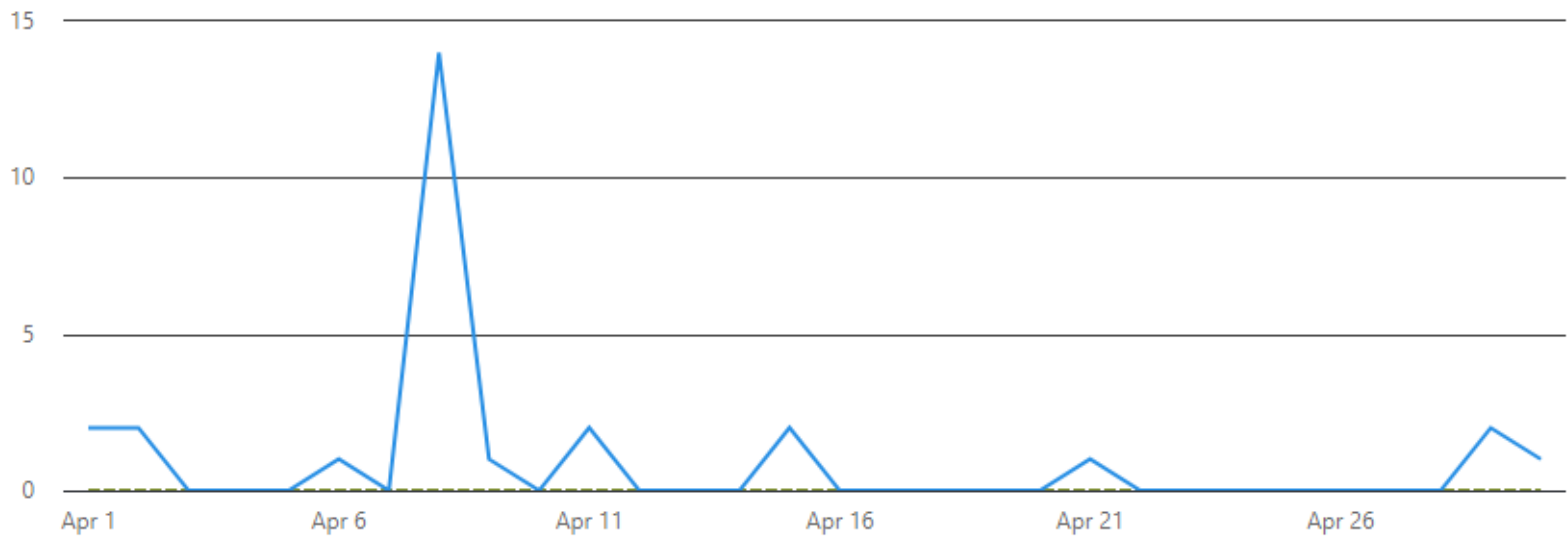
0
Custom button clicks

Visitor metrics ?

Page views ▾

All pages ▾

All filters



- ☒ Desktop 28
- ☒ Mobile 0

EDC EVENTS

FLEET WEEK 2026

Visit Seabrook hosted the first-ever Fleet Week Drone Show event on Monday, April 20, 2026 from 11 a.m. to 9 p.m. The event featured a festival with vendors, food trucks, a live Navy band, Navy and Marine jets and helicopter fly overs, and more. Close to 2,000 people attended this event, which was a huge success with great media coverage.



EDC EVENTS

BROKER & PARTNER EVENT

The Seabrook Economic Development Corporation (SEDC) hosted the annual "Keels and Wheels" broker event on Friday, April 24, 2026 from 6 to 9 p.m. in conjunction with the well-known Keels & Wheels Concours d'Elegance, a vintage boat and car show. This event is aimed at showcasing Seabrook and the surrounding areas to brokers, developers, and potential business partners. The SEDC uses the occasion to highlight investment opportunities, infrastructure developments, and the city's business-friendly environment.



UPCOMING EVENTS

Partner Events

- **Economic Alliance Industrial Procurement Forum – Thursday, May 21, 2026 from 7 to 10 a.m.**
- **Clear Lake Area Chamber Luncheon - General Membership Luncheon (Update on Sunset Amphitheater in Webster) – Wednesday, May 27, 2026 from 11 a.m. to 1 p.m.**
- **Clear Lake Area Chamber – Women’s Engagement Luncheon – Thursday, June 11, 2026 from 10 to 11:30 a.m.**



EDC Events

- **Maas Nursery’s 75th Anniversary Celebration – Saturday, May 16, 2026 from noon to 12:30 p.m.**



FY2027 EDC BUDGET RECOMMENDATIONS

➤ Quality of Life/Infrastructure – Goal 3

- Beautification Projects
 - Landscaping
 - Directional Signage
 - Wayfinding Signs
 - Old Seabrook
 - Public Infrastructure
 - Seabrook Waterfront District Sign (June agenda)
 - The Point
 - Pine Gully Park
 - Pier

➤ EDC Department Infrastructure – Goals 1, 2, 4, & 5

- Brands refresh – EDC & Visit
- Business Marketing & Recruitment – **Goal 2**
 - Robust websites – Staff evaluating
 - Customer Relationship Management(CRM)
 - Track Engagements
 - Surveys/Reporting
 - Central Business Database (Internal & External)
 - Populated Local Business Data
- Business Promotion – **Goal 1**
 - Support Existing Local Businesses
 - Public Facing Business Listings
 - Mapping Local Business Tool
- Targeted Digital Marketing
- Business Recruitment
- Business Attraction
 - Site Selectors
 - Business Intelligence Tool
 - Up-to-Date Demographics Data
- Communications – **Goal 4**
 - Notices to businesses of upcoming events
 - Targeted Surveys
 - Internal & External Communication Channels
 - Ability to send targeted email blasts



THANK YOU

WWW.SEABROOKEDC.COM

Exhibit H

THE CITY OF SEABROOK PRESENTS

FLEET WEEK DRONE SHOW

MONDAY, APRIL 20, 2026

11 A.M. - 9 P.M.

ON MAIN STREET



POST EVENT RECAP | MAY 2026



Presented by the City of Seabrook
In partnership with Fleet Week Houston 2026

GOALS & HOT FUND OBJECTIVES



Celebrate Seabrook: Showcase Seabrook's waterfront with a free event on Main Street that welcomes residents and visitors, energizes local businesses, and unites our local community in a shared moment of hometown pride and coastal spirit.



Commemorate History: Pay tribute to the 250th birthday of America and the U.S. Navy, Marine Corps, and Coast Guard with a ceremonial experience at the Bay Area Veterans Memorial that honors active-duty military, veterans, and their families.



Educate & Entertain: Present creative and educational activities, displays, and performances that connect families, invite discussion, and cultivate a sense of community during an all-day event that brings Fleet Week Houston to Seabrook.



Honor Our Heroes: Deliver a memorable and highly visual grand finale to the day's celebration through a Drone Show that captures the spirit of the event with imagery honoring patriotism, gratitude of service, and iconic symbols of Seabrook.

THANK YOU, SPONSORS!

BATTLESHIP

\$10,000



COMMANDER

\$5,000



CobbFendley



HS Development Group
Luxury Multi-Family Real Estate

SAILBOAT

\$2,500

Rotary



Club of Seabrook

IN-KIND

\$1,500



\$22,500

MARKET & FOOD VENDORS

- 3Dazzle Designs
- Acorn Crafters
- Age Gracefully Skin Care
- Aliah's garden
- Artesanias GDL Y Mas
- Blackbird Botanicals
- Blue Flower Jasmin
- Cactus Glow Studio
- Cali's Little Teapot
- Cosmic Stitch
- Dear Hearts Sweet Treats



- Earring Gossip
- Hawaii Treasures Jewelry
- Higgins Boat Rum
- K/S Candles
- Legend & Ash
- Nona's EVOO
- Paperpops
- Sirrah Smiles
- Sisters Kitchen Food Co.
- So Cute Floral Gift
- Sugar Rush Candles



FAMILY-FRIENDLY ACTIVITIES



Care Package Assembly
Sponsored by:
Sunset Companion Commitee



Jewlery Making
Sponsored by:



Face Painting
Sponsored by:



Rock Painting
Sponsored by:



LIVE ACTION HIGHLIGHTS



NAVY DRILL TEAM
5:00 - 5:10



HONOR CEREMONY
6:00 - 6:30



PRIDE NAVY BAND SOUTHEAST
7:00 - 8:20



SEABROOK GALLEY & TOOKIE'S SEAFOOD



Local Restaurant



Catered Seafood Meal



420+ Military Served



Reserved Seating



Waterfront Dining



SKY ELEMENTS DRONE SHOW FINALE

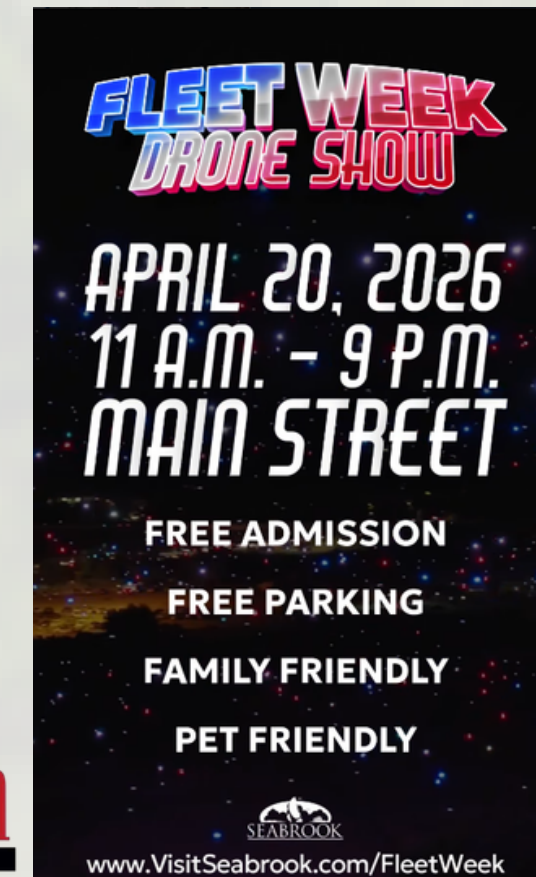
- ★ Veteran-Owned
- ★ Texas-Based
- ★ 250 Drones
- ★ 12 Custom Designs
- ★ Themed Music
- ★ 12:30 Minutes



ADVERTISING & PROMOTION STRATEGY

Advertising & Public Relations

- City of Seabrook Fleet Week Page & Calendar Listing
- Visit Seabrook Fleet Week Drone Show Landing Page
- City of Seabrook & Arete Public Affairs Press Releases
- Facebook & Instagram Sponsored Ads (Event, Reels)
- Bay Area Houston Magazine E-mail Blast (3)
- Clear Lake Chamber of Commerce Posts (7)



Outdoor Advertising

- Bandit Signs

Social Media Platforms

- Facebook
- Instagram
- LinkedIn
- NextDoor



SOCIAL MEDIA ADVERTISING COST & REACH

General Event Reels Ad

Designed for traffic to www.visitseabrook.com/fleetweek

REACH	198.1K
ENGAGEMENTS	68.9K
LINK CLICKS	6,570
REACTIONS	818
SHARES	754

\$1695



Event Promotion

Promotes event created on Facebook

REACH	96.7K
ENGAGEMENTS	3.7K
LINK CLICKS	1,724
REACTIONS	1,237
EVENT RESPONSES	2,713

\$1324



TOTAL SPENT
\$3,019

UNDER BUDGET
56%

PROMOTIONAL POSTS

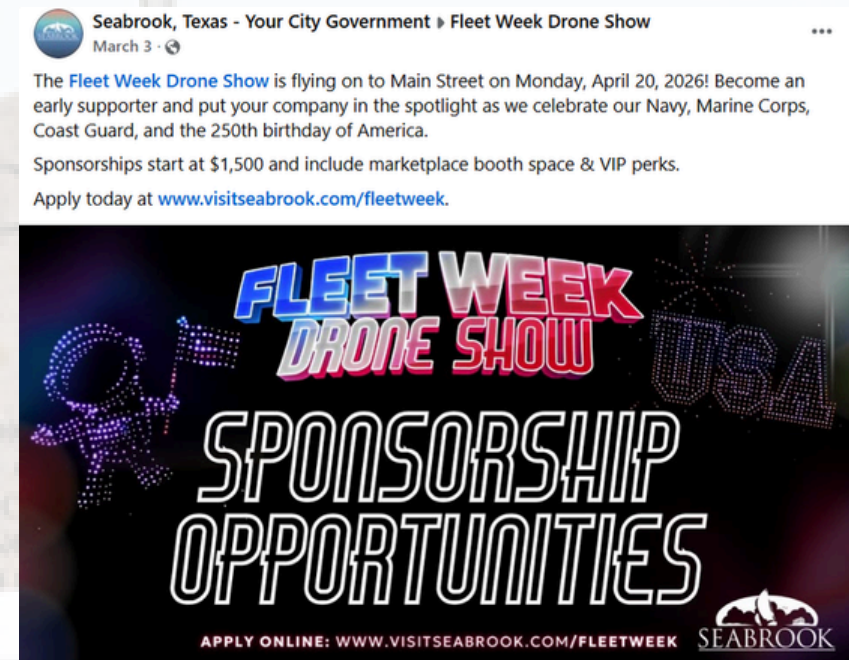
Event Creation February 19th



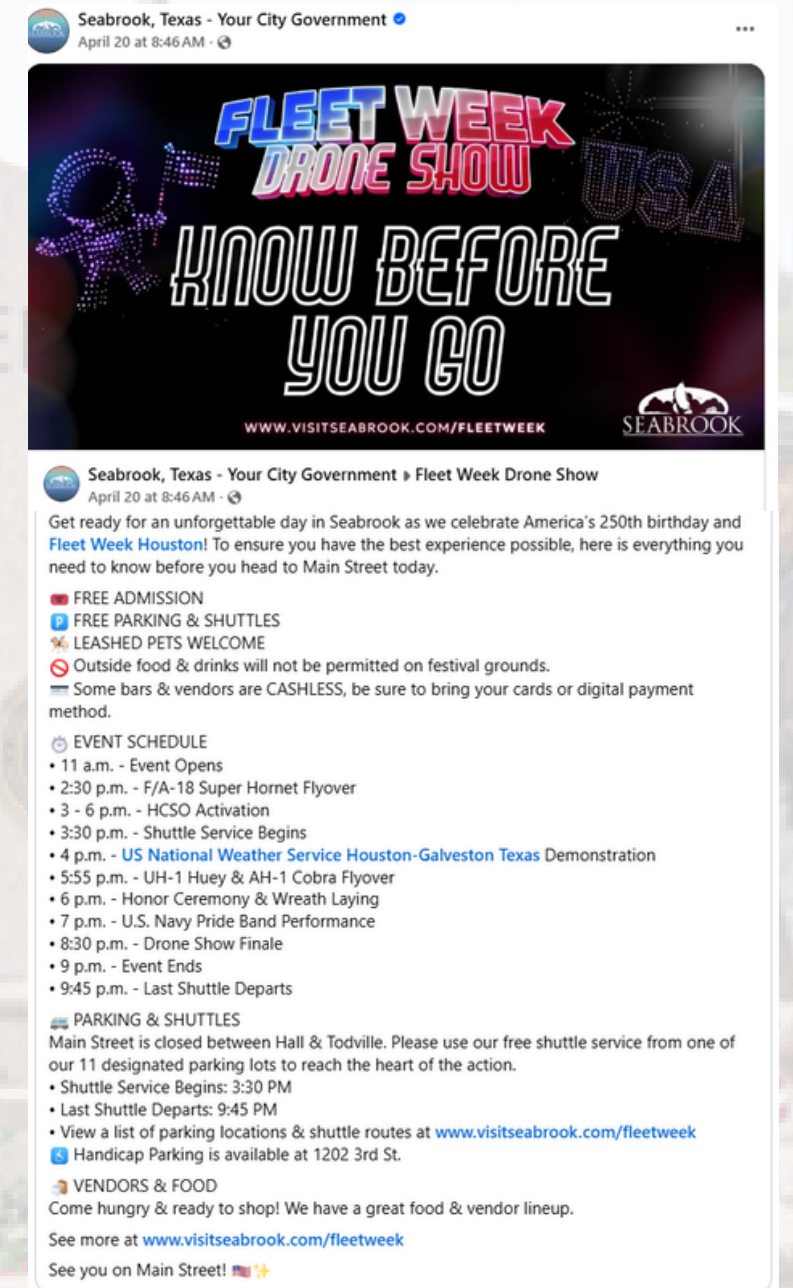
“Accepting Vendors February 27th”



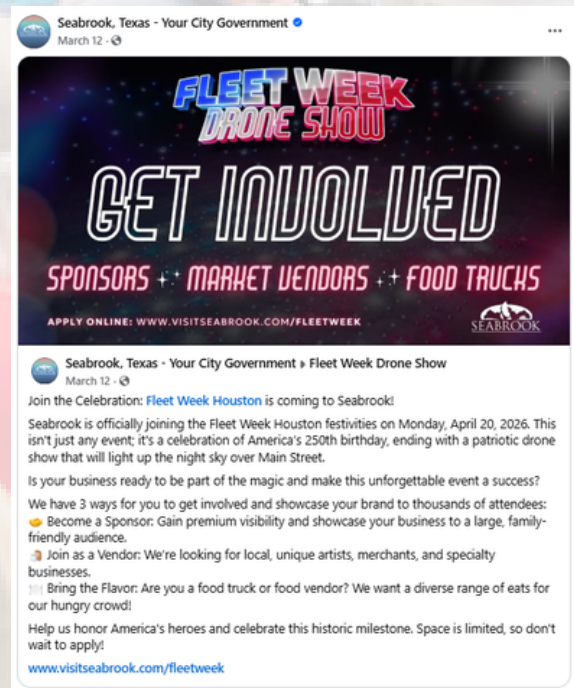
“Accepting Sponsors” March 3rd



“Know Before You Go” April 20th



“Get Involved” - March 12th



Military Family Month - April 1st



Press Release - April 10th



PRESS RELEASES



April 10, 2026



**April 14, 2026: Fleet Week Houston
Brings Military Flyovers, Drone Show to
Seabrook on April 20**

MEDIA APPEARANCES

4 Segments on KPRC 2 News Today Morning Broadcast which airs from 5 a.m. - 10 a.m



Interviews with: Mayor Jim Sweeney & Rick Guerrero, Director of Seabrook Economic Development Corporation

MEDIA MENTIONS

HOUSTON CHRONICLE



Fleet Week Parade of Ships: Where to watch ships pass along the Houston Ship Channel

Here's a list of Fleet Week Houston events happening near you



Parade of ships, special tours, and free concerts: What to expect for Houston Fleet Week



Fleet Week Houston is here! Here's everything you need to know.



Fleet Week Houston guide: Ship tours, free events, parade

Houston Public Media
A SERVICE OF THE UNIVERSITY OF HOUSTON



Here's what's happening during Houston's first Fleet Week

FleetWeekHouston.com



FLEET WEEK HOUSTON

8 CAN'T MISS EVENTS DURING FLEET WEEK HOUSTON



Celebration will bring vessels, more than 1,000 servicemembers to the City

April 20: Fleet Week Street Festival and Drone Show
Main Street (between Bryan Ave. and Toddville Rd.), Seabrook
Seabrook's Main Street will come alive with a Street Festival & Fleet Week Drone Show, celebrating our nation's veterans and servicemembers.



BEHIND THE SCENES

Logistics

- Event Programming & Scheduling
- Event Production Contracting
- Site Design Layout & Mapping
- Military & HCSO Relations
- Security & PD Coordination
- Vendor Market Contracting
- Public Works Coordination
- Sponsor Solicitation
- Budgeting & Bookkeeping
- Catering for Military Meal
- PR & Media Management
- Social Media Management
- Advertising Research & Buys
- Emergency & Contingency Plans
- ADA Consideration & Plan
- Parking & Transportation
- Volunteer Management

Military Coordination

- F/A-18 Super Hornet Flyover
- UH-1 Huey & AH-1 Cobra Flyover
- Honor Ceremony & Wreath Laying
- Pride, Navy Band Southeast Performance
- Navy Drill Team Performance
- Working K9 Dogs
- Coast Guard Auxillary Vessel

Harris County Sheriff's Office Coordination

- Color Guard Participation
- Humvee
- Marine Airboat
- SWAT Officers & Vehicle
- Robotic Bomb Detection Unit
- High Water Rescue Vessel
- K9 Unit "Rain"
- "Chief" the Pony



FINANCIAL SUMMARY

REVENUE

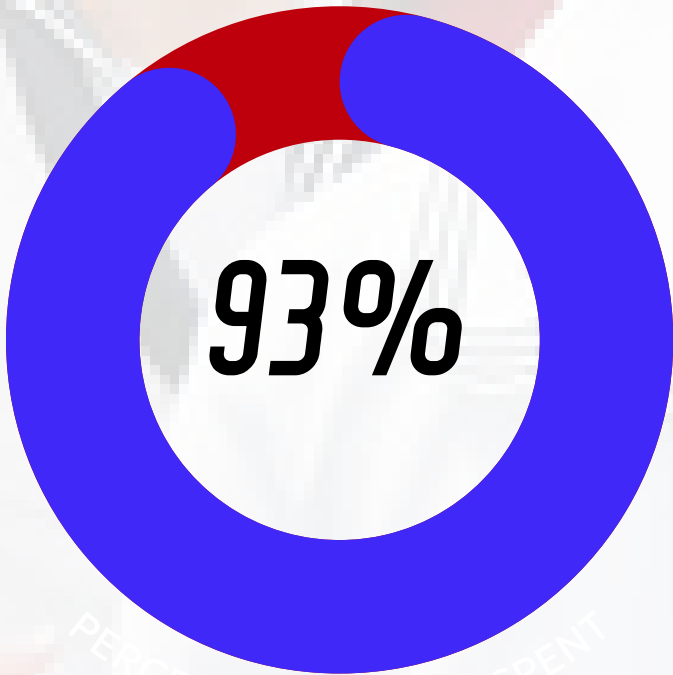
BUDGETED **\$26,010**
ACTUALS **\$26,940**
DIFFERENCE **\$930**



PERCENT OF REVENUE RECEIVED

EXPENDITURES

BUDGETED **\$123,265**
ACTUALS **\$114,763**
DIFFERENCE **\$8,502**

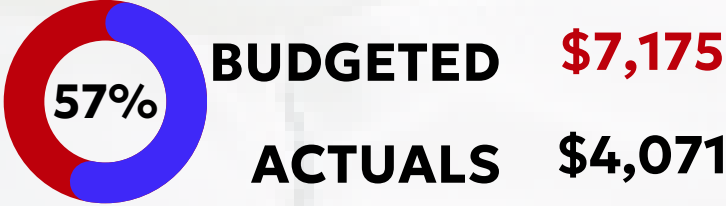


PERCENT OF BUDGET SPENT

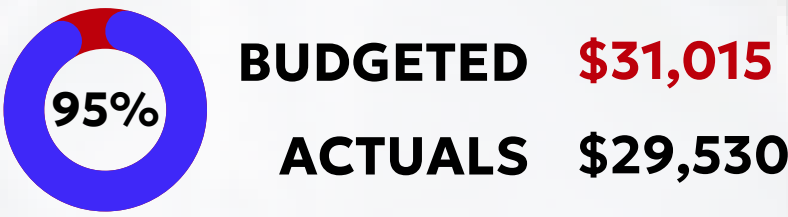


WHERE WE SAVED

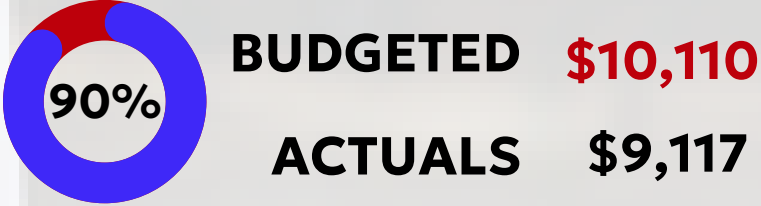
ADVERTISING



RENTALS



FOOD & BEVERAGE



REVENUE

SPONSORS	\$22,500
FOOD VENDORS	\$765
BEVERAGE SALES	\$3,675
TOTAL	\$26,940



EXPENSES

CATEGORY	AMOUNT
MAXGRAY PRODUCTION FEES	\$24,000
SKY ELEMENTS DRONE SHOW	\$31,250
RENTALS (ACME TENTS & EQUIPMENT, SOUND, STAGE, SANITATION)	\$29,530
FOOD & BEVERAGES (TOOKIE’S, BEVERAGES)	\$9,117
SIGNAGE (2025 ROAD BANNER, TRUSS, BANDIT SIGNS, SHUTTLE MAPS)	\$6,304
PARKING & TRANSPORTATION	\$4,600
ADVERTISING	\$4,071
PROMOTIONAL (2025 CHALLENGE COINS)	\$2,926
STAFFING (EVENT CLEAN-UP, BARTENDERS)	\$2,685
PERMITTING	\$300
TOTAL	\$114,783

COMMUNITY IMPACT

 Kristin Hyde · 2w ·  by Author
It was great!!
  Reply  2

 Michelle L. Webb · 2w
It was an amazing event! Loved the show!
  Reply  1

 Don Holbrook · 2w
Great job
  Reply  2

 Lisa Goldman · 2w ·  by Author
Awesome
  Reply  2

 Wendy Henry Chandler · 2w
Amazing!
  Reply  1

 Janet Turner · 2w
It was Great celebration the drone show was awesome
  Reply

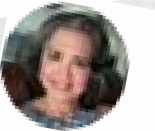
 Bobby Joe Stampley · 2w
Fantastic event for our community!!!
  Reply

▼ View 1 reply

 Paula Difuro Elps · 2w
It was Awesome!!!
  Reply  1

Comments, photos and videos were shared during and after the event, helping organically extend Seabrook's reach across social platforms.

 David Perry · 2w
Amazing time for our community!

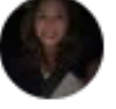
 Maria Guerrero · 2w
Great event!

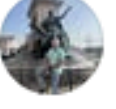


 Jim T Stoa · 2w
Good job Seabrook

Seabrook, Texas - Your City Government's Post

Most relevant ▼

 Miriam Martinez · 3w
[Jenny Gonzalez](#)
Wanna go?
 Reply

 Keith Howell · 2w
Great job! Kudos
 Reply

 Ivie Buske · 2w
⭐ Great event, thank you ⭐
[Seabrook, Texas - Your City Government](#)



 Meagan Pressly · 2w ·  by Author
What a wonderful event! Thank you!
  Reply  2

 Shar Lynch · 2w ·  by Author
Great Job!

 Tasos Karamitsos · 2w ·  by Author
Thank You Seabrook. We Had an Amazing Time. My my family and I really, really enjoyed the generosity and hospitality we felt from everyone. Truly was an Wonderful day with Family, Food & Friends!
  Reply  4

 Tammy Schuchardt · 2w
Seabrook did an awesome job !! It was spectacular ❤️ I hope we have more events and festivals here in the future .. looking forward to seeing what's next .
  Reply  2

SEABROOK, DROP THE ANCHOR!

ATTENDANCE:
1800-2000

MAIN STREET ON DISPLAY

Bayside Park, the **Bay Area Veterans Memorial**, and **Old Seabrook** were a stunning backdrop for the **Vendor Market** and the giant Adirondack chair from **The Yard** offered a fun photo station. **F/A 18 jets** and **Huey helicopters** flew the skies over the **waterfront event** and the **Sky Elements Drone Show** grand finale lit up the night with patriotism and **iconic Seabrook flair**.

MILITARY APPRECIATION

The **Seabrook Community** showed up to present 200 military attendees with **Care Packages** and hand-written notes assembled at the **Seabrook Rotary Sunset Committee** tent.

The **Honor Ceremony** and **Wreath Laying** showcased the city's dedication to remembering veterans and those currently serving in the United States military.

The crowd joined in when the **Pride Navy Band** members danced in the street while other military personnel posed for photos with kids, families, dogs, and a pony!

SEABROOK GALLEY

Made possible by the **Seabrook Rotary Club**, 420+ **military personnel** were treated to a fish fry from **Tookie's Seafood** in the **Seabrook Galley**, a private seating area reserved only for service members.

FAMILY- FRIENDLY ACTIVITIES

Children's Lighthouse of Seabrook provided face painting with their employees serving as the artists, and **Seabrook Association's Seabrook Rocks** group hosted rock painting as an addition to family-friendly activities. **Yachty Gras** hosted a popular jewelry making tent.

SEABROOK EQUIPMENT DISPLAYS

The **Seabrook Police & Fire Departments** provided a Mine-Resistant Ambush Protected (MRAP) vehicle and a firetruck displaying the American flag.

FOOD & DRINK

Merlion and **Seabrook Cheese Co.** banded together to offer a larger variety of alcoholic beverage options, including frozen drinks, at the Beer & Wine Garden. A **Food Truck Park** offered a variety of cuisines including local favorites **Mario's** and **Damn Fine Coffee & Fried Pies**.