



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, JULY 9, 2026 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION WILL MEET ON **THURSDAY, JULY 9, 2026 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Board members, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

2. OLD BUSINESS

2.1 Consider and take all appropriate action on a performance agreement with Omkar Group Seabrook, LP dba Springhill Suites by Marriott - Seabrook, in the amount not to exceed \$40,000.00.

3. WORK SESSION

3.1 Discussion and presentation on various short and long-term economic development funded capital projects identified in the City's Capital Improvement Program (CIP) for FY 2027-2030 + Rick Guerrero, EDC Director and Gayle Cook, City Manager

3.2 Presentation and consideration of the draft Fiscal Year 2026-2027 SEDC Budget and CIP. *Gayle Cook, City Manager*

4. ROUTINE BUSINESS

4.1 Update by EDC Director on monthly reporting and activities.

4.2 Approve minutes from the June 11, 2026 regular EDC meeting.

4.3 Establish future meeting dates and agenda items.

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

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

I certify that this notice was posted on the bulletin board on or before Thursday, July 2, 2026 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator



MEETING MINUTES
JUNE 11, 2026

SEABROOK ECONOMIC DEVELOPMENT
CORPORATION
MEETING

Chairman Paul Dunphey called the Seabrook Economic Development Corporation to order at 6:00 p.m. in the Public Works Training Room, 1100 Red Bluff Road. Present were Mayor Jim Sweeney, Paul Dunphey, Terry Chapman, Ann Wacker, Councilmember Summer Sanford, Michelle Brown, and Tracy Powell.

1. PRESENTATIONS

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

Rushi Patel of Omkar Group Seabrook, LP dba Springhill Suites by Marriott Seabrook gave a presentation about his project needing an incentive.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

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.**

The Economic Development Corporation Board entered into executive session at 6:14 p.m.

4. OPEN SESSION

4.1 **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.

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.**

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

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.**

Motion:	To Approve
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Made By: Mayor of Seabrook Sweeney
Seconded By: EDC Vice-President Chapman
Vote: **Passed** 5 to 2 vote.

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.

Motion: To Approve
Made By: EDC Vice-President Chapman
Seconded By: Mayor of Seabrook Sweeney
Vote: **Failed** 6 to 1 vote.

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.

Motion: To approve as presented with corrections
Made By: EDC Vice-President Chapman
Seconded By: EDC Member Powell
Vote: **Passed** unanimously by all present.

7. ROUTINE BUSINESS

7.1 Update by EDC Director on monthly reporting and activities.

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

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

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

7.3 Establish future meeting dates and agenda items.

The Economic Development Director indicated that the next Economic Development Corporation Board meeting will be held on July 9, 2026.

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*

City Manager Gayle Cook gave a presentation on existing and proposed short and long-term economic development funded capitol projects.

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

The meeting adjourned at 7:25 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator