



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 capital 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:

7/9/24

ATTEST:


Ranya Botros
Community & Economic Development Coordinator

Exhibit A

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

Exhibit B

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)	

Exhibit C



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:

Exhibit D



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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Seabrook, TX

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_____



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1100 Red Bluff Road
Seabrook, TX

1100 Red Bluff Road
Seabrook, TX

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

Salesperson: Sara Maddox

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

Exhibit E

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

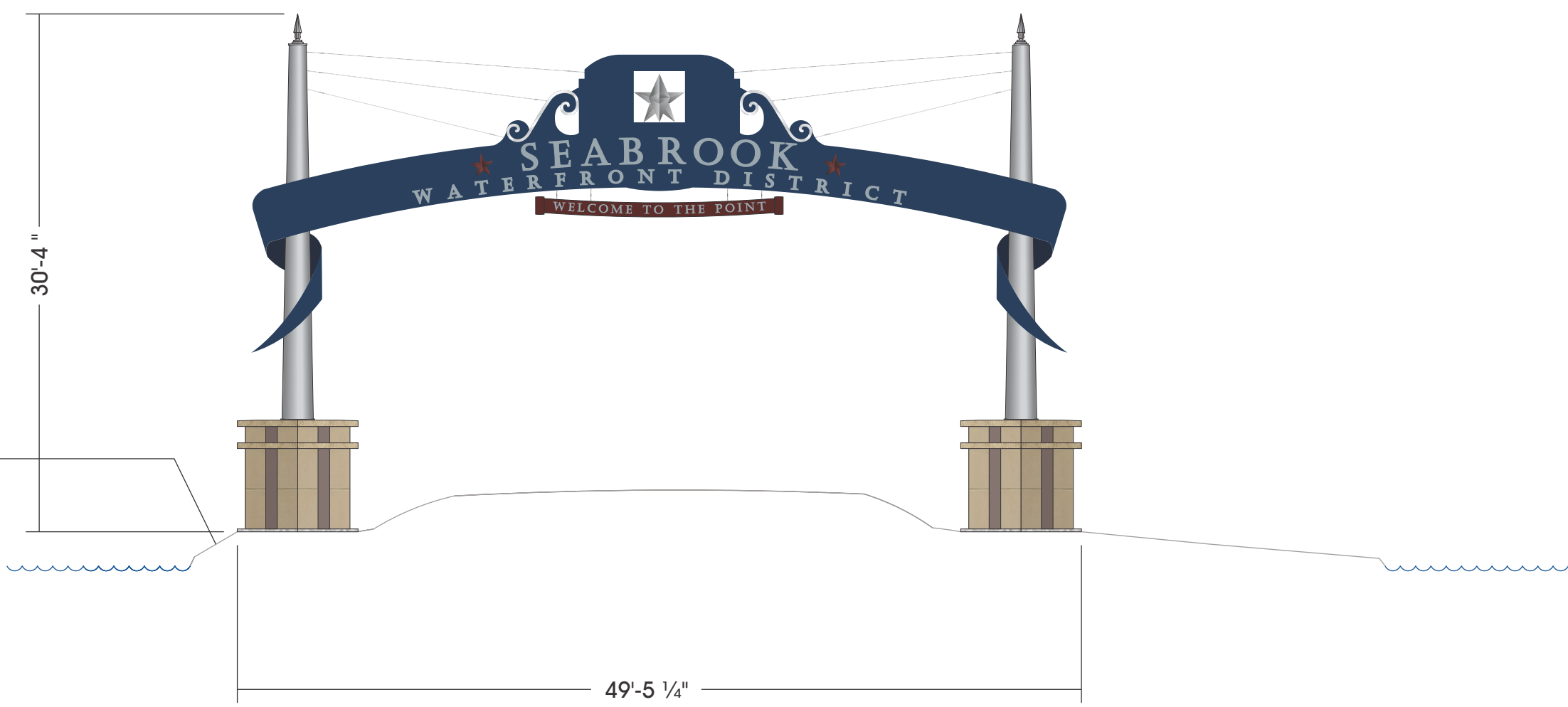
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED.

REVISIONS

UL

UL

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"

Exhibit F

**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 Pomodoro’s Cucina Italiana, LLC, a Texas limited liability company, duly authorized to transact business in Texas (“Pomodoro’s”) 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 (collectively called the “Parties”), and shall be effective when duly executed by signature of the authorized representatives of both Pomodoro’s 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 Pomodoro’s; 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, Pomodoro’s has agreed to comply with certain conditions for receiving the SEDC’s direct incentive, as provided herein; and

WHEREAS, Pomodoro’s will lease from _____ (“Landlord”) approximately 6,900 square feet of undeveloped retail space to be generally located west of State Highway 146, east of Lakeside Drive, north of Repsdorph Drive and south of Wild Oak Forest Lane, as part of the proposed Seabrook Town Center (the “Project”), with the Project being more particularly depicted and described in the attached **Exhibit A**; and

WHEREAS, the SEDC's direct incentive is intended to enable Pomodoro's to develop, construct, and open an Italian restaurant (the "Restaurant") in the Leased Premises, said Leased Premises more particularly shown in the Site Plan attached to this Agreement as **Exhibit B** and hereinafter called the "Leased Premises" or; and

WHEREAS, Landlord commenced the construction of Seabrook Town Center in January of 2026 and building 5 of the Project in which Pomodoro's is to lease the Restaurant space and construct the tenant improvements (the "Building") in the Building shell which Landlord is to deliver upon substantial completion thereof; and

WHEREAS, Landlord anticipates the substantial completion of building 5 of the Project no later than August 1, 2027 (the "Premises Delivery Deadline") and the delivery of the Leased Premises to Tenant on or before said Premises Delivery Deadline;

WHEREAS, Pomodoro's intends to construct and install various improvements to the Leased Premises sufficient to operate the Leased Premises as a Restaurant (the "Tenant Improvements"); and

WHEREAS, Pomodoro's has represented that the value of the proposed Tenant Improvements is reasonably estimated to be at least \$2,593,324; and

WHEREAS, Pomodoro's projects that estimated total number of jobs at the initial opening of the Restaurant will be approximately 15-20 full-time and 15-20 part-time employees; and

WHEREAS, ultimately when the Restaurant is operating at full capacity, Pomodoro's anticipates employing up to 24 Full-time and 33 Part-time employees; and

WHEREAS, the SEDC has agreed to provide a direct economic incentive not to exceed \$850,000 based on these representations, which the SEDC has in current funds on hand and represents the full amount of the SEDC's obligations under this Agreement;

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

NOW THEREFORE, in view of the above and foregoing, and in consideration of the mutual agreements herein contained, Pomodoro's and SEDC (each herein a "Party" and collectively, the "Parties") hereby agree as follows:

Terms

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 sixty (60) months from and after the Effective Date (the "Term")..

2. Pomodoro's agrees that it will:

- a. Enter into a lease agreement for the Leased Premises for a term of not less than ten (10) years, and submit such executed lease agreement with Landlord to SEDC no later than one hundred eighty (180) days from the execution date of this Agreement; and
- b. Develop, and invest at least of \$2,500,000 (inclusive of the City's contribution) in Tenant Improvements deemed necessary and desirable by Pomodoro's for the operation of a Restaurant that will be called "Pomodoro's," located in the Leased Premises within the Seabrook Town Center; and
- c. Prepare plans for the Tenant Improvements and apply for all building permits and submit to all inspections required by City Codes (the "Permits"); and
- d. Commence construction of the Tenant Improvements ("Construction Commencement") within sixty (60) days following:
 - i. Landlord's delivery of the Leased Premises to Pomodoro's;
 - ii. the City's issuance of Permits for the construction of the Tenant Improvements; and
 - iii. the issuance of Permits by any other applicable governmental authority having jurisdiction with respect to the construction of the Tenant Improvements.

Landlord's failure to timely deliver the Leased Premises to Pomodoro's on or before the Premises Delivery Deadline shall not constitute a default by Pomodoro's hereunder. Pomodoro's shall deliver to SEDC a copy of the Substantial Completion Notice provided to it by Landlord. Provided, however, if the Leased Premises are not delivered to Pomodoro's within one year from the Premises Delivery Deadline, this Agreement may be terminated by the City or an extension negotiated between the Parties.

- e. Complete the construction of the Tenant Improvements within two hundred seventy (270) days following Construction Commencement; and
- f. Open the Restaurant as Pomodoro's for business to the public within thirty (30) days following substantial completion of the Tenant Improvements; and
- g. Within sixty (60) days following the opening of the Restaurant to the public, employ at least 15 full-time and 20 part-time employee positions (the "Initial Employment Level") ; and

- h. As gross sales revenues increase in accordance with Pomodoro's Projected Employment / Sales projections, attached to this Agreement as **Exhibit C** (the "Projections"), Pomodoro's shall use commercially reasonable efforts to increase the number of full-time and part-time employees at the Restaurant in substantial accordance with the Projections. On or before the end of the Term, Pomodoro's shall employ twenty-four (24) full-time employees and thirty-three (33) part-time employees (the "Target Employment Level"). If at any time during the Term hereof, Pomodoro's has satisfied the Target Employment Level for a period of at least twelve (12) consecutive weeks, Pomodoro's shall deliver written notice to the SEDC that it has satisfied the employment requirements of this Agreement ("Satisfaction Notice"). The notice provided to SEDC shall identify the 12-week date range in which Pomodoro's satisfied the Target Employment levels. For purposes of this Subsection, a "full-time employment position" shall mean and include a job requiring a minimum of one thousand eight hundred twenty (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.
- i. The SEDC reserves the right to request and review payroll information to substantiate compliance with Subsections 2g and 2h above. All SEDC requested payroll information shall be delivered to the SEDC within thirty (30) days from the date of any request for such information. SEDC recognizes that there may be seasonal deviations and changes in the number of employees employed by Pomodoro's and that gross sales generated at the Leased Premises correlate to the number of employees to be employed by Pomodoro's.

3. SEDC agrees that it will:

- a. Pay a total direct economic incentive to Pomodoro's of \$850,000 (the "Incentive") upon issuance of a Permanent Certificate of Occupancy, or any other permit or license necessary for the opening of the Restaurant, in accordance with the payment schedule below.

<u>Year 1:</u>	\$600,000
<u>Year 2:</u>	\$125,000
<u>Year 3:</u>	\$125,000

Year 2 and 3 payments shall be due to Pomodoro's on the anniversary date of the Year 1 payment.

4. Default, Termination and Reimbursement:

- a. This Agreement may be terminated by the SEDC if Pomodoro's refuses, fails or neglects to substantially comply with Sections 2a – 2f of this Agreement or, if any representation made by Pomodoro's herein is false or misleading in any material aspect. SEDC shall provide Pomodoro's with written notice of default under

Section 2a through 2f of this Agreement and Pomodoro's shall have sixty (60) days after receipt of such notice of default to cure the claimed default. In the event Pomodoro's fails to cure such default within said sixty (60) day period, SEDC may terminate this Agreement by delivering written notice to Pomodoro's. In the event of a termination of this Agreement under this Section 4a, Pomodoro's shall be obligated to return all of the Incentive (to the extent it has been paid) within sixty (60) days after SEDC's termination of this Agreement. The provisions of this Section 4a shall survive the termination of this Agreement.

- b. If Pomodoro's fails to achieve the Initial Employment Level under Section 2g, SEDC shall provide Pomodoro's with written notice of default and Pomodoro's shall have sixty (60) days after receipt of such notice of default to cure said default. In the event that Pomodoro's fails to cure its default within said sixty (60) day period, SEDC may terminate this Agreement by delivering written notice to Pomodoro's. In the event of a termination of this Agreement under this Section 4b, Pomodoro's shall be obligated to return all of the Incentive (to the extent it has been paid) within sixty (60) days after SEDC's termination of this Agreement. The provisions of this Section 4b shall survive the termination of this Agreement.
- c. If Pomodoro's fails to achieve the Target Employment Levels under Section 2h on or before the expiration of the Term, then Pomodoro's shall be obligated to return to the SEDC within sixty (60) days from the expiration of the Term, such proportionate share of the Incentive by which Pomodoro's failed to satisfy the Target Employment Levels, which is calculated as a percentage of the highest number of actual full-time and part-time employees at the Restaurant during the term of this Agreement versus the Target Employment Levels represented under Section 2h. The provisions of this Section 4c shall survive the termination of this Agreement.

5. Miscellaneous

- a. Assignment. Pomodoro's may not assign this Agreement without the SEDC's 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 Pomodoro's, 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:

Pomodoro's: (pre-Restaurant Opening)	Pomodoro's Cucina Italiana, LLC Attn: Louis Florida 1001 Pineloch Drive, Suite 1100 Houston, Texas 77062 Email: _____
--	---

Pomodoro's: (post-Restaurant Opening)	Pomodoro's Cucina Italiana, LLC Attn: Louis Florida _____ Seabrook, Texas 77856 Email: _____
---	--

SEDC:	Seabrook Economic Development Corp. Attn: Economic Development Director 1700 First Street Seabrook, TX 77586 Email: _____
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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 Pomodoro's, 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.

Execution. SEDC executes this Agreement by and through the Board President, pursuant to vote by the SEDC Board of Directors. Pomodoro's executes this Agreement by and through its duly authorized agent, President, Louis Floridaia. The parties further agree that this Agreement may be executed in multiple counterparts, each of which shall be considered an original, and all of which, when taken together, shall constitute one and the same agreement.

SEABROOK ECONOMIC DEVELOPMENT CORPORATION

BY: Paul Dunphey,
Board President

DATE: _____, 2025

ATTEST:

Ranya Botros,
Board Secretary

POMODORO'S CUCINA ITALIANA, LLC:

By:
Name: Louis Floridaia
Title: President

DATE: _____, 2025

Exhibit A

The Project

Exhibit B

Site Plan

Exhibit C

The Projections

Exhibit G



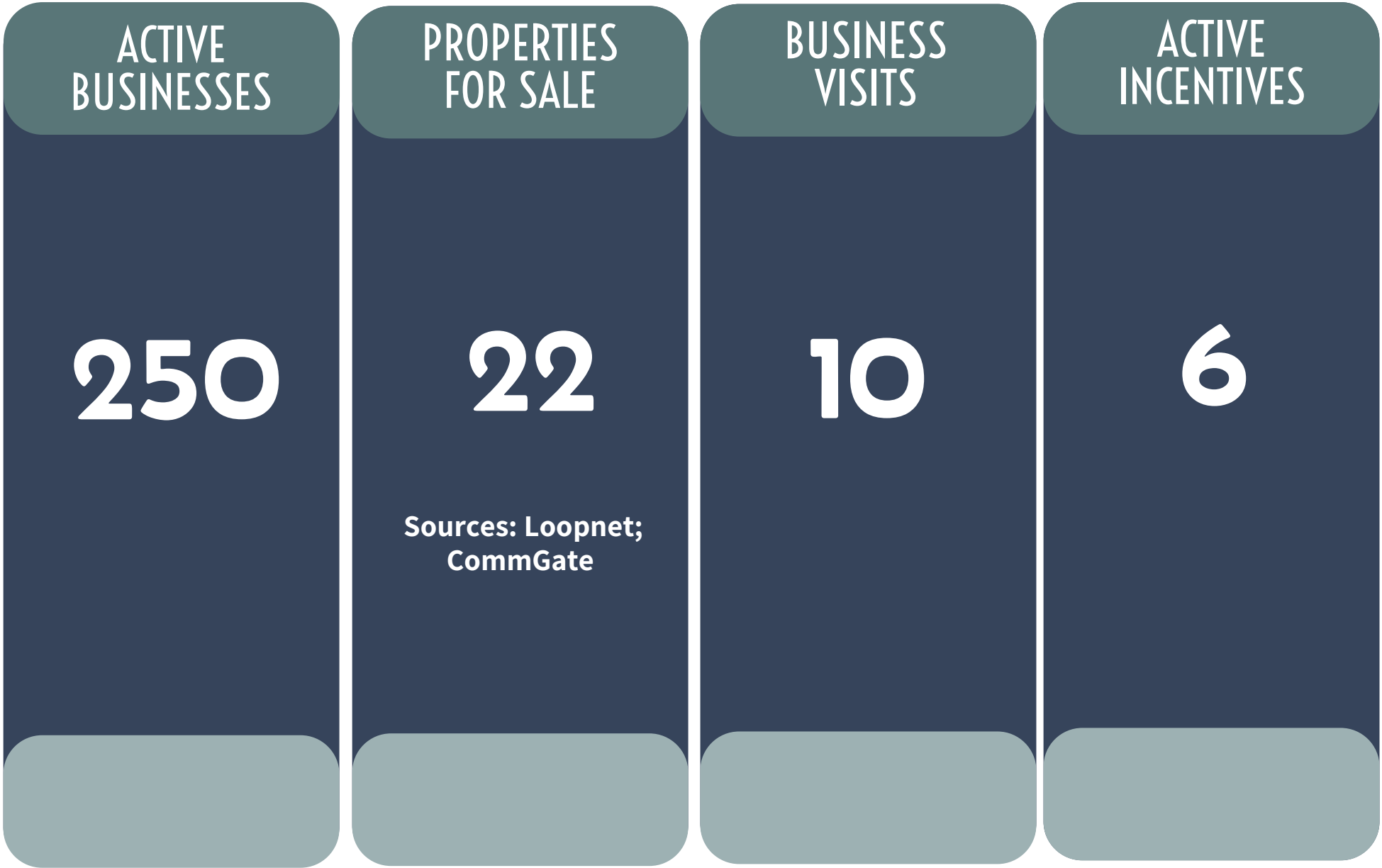
EDC DIRECTOR'S REPORT

JUNE 2026



EDC UPDATES

MAY 2026



DEVELOPMENT UPDATES

MAY 2026

- The Edge at Seabrook Town Center – Ahead of schedule
- Pomodoro's Cucina Italiana – Incentive agreement drafted
- Neighborhood Tap – Incentive approved
- Seabrook Plaza One, LLC – Pending update
- Quiet Warehouse (5815 Old Hwy 146) – In permitting
- Unit Cold Storage (Old Hwy 146) – Groundbreaking ceremony scheduled for July 15 at 2 p.m.
- Dutchman Grill & Oyster Bar – Communicated with them on scheduling a ribbon cutting ceremony.

- Seabrook Retail, LLC (Coffee Shop) - In permitting
- Car Wash (2710 E. Nasa Pkwy) – Property is for sale
- Mavis Tire Supply, LLC – In permitting
- Maddie Cakes Snack Cake Bar – Finalizing inspections
- Primary Care Medical Office – Pending final inspections
- Ryan's Smokehouse – Considering Seabrook for opening a second location.
- The Office Park (Flexible Space) – In permitting

ACTIVE AGREEMENTS PERIOD: MAY 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	PAID
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	FY2017
Closed	5/2/2023	4 years	N/A	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	\$8,520.00		Reimbursement of natural gas line installation	Incentive	N/A			Check Processed 03/02/2026	FY2023
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	11/25/2024	10 years	2023-01/EDC	Miramar Beltline GP, LLC	\$300,000.00		Parking Lot and Lighting Improvements	Incentive	\$1,067,464.00	20	25	Check mailed on 10/23/2025 Processed - FY2026	FY2025
Closed	1/9/2025	10 years	2023-01/EDC	Mjones Seabrook Operating, LLC	\$200,000.00		Business Reconstruction/Renovations	Incentive	\$271,000.00	15	10	Check Processed 03/02/2026	FY2025
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	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	FY2025
Y	6/10/2025	10 years	2301-01/EDC	Driver and Rescue LLC(Barge 295)	\$30,000.00	\$30,000.00	Sales Tax Rebate	Incentive	\$200,000.00	10			
Closed	6/10/2025	10 years	2023-01/EDC	Soulfreak Holdings LLC	\$41,400.00		New Business Development	Incentive	\$20,000.00	2	4	Check Processed 11/19/2025	FY2025
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	FY2025

ACTIVE AGREEMENTS Cont'd PERIOD: MAY 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	PAID
Closed	8/13/2025	10 years	2301-01/EDC	5735 Bayport Blvd	\$30,000.00		Commercial Façade	Incentive	\$60,000.00			Check Processed 12/10/2025	FY2025
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	FY2026
Y	6/02/2026	10 years		Neighborhood Tap	\$200,000.00	\$200,000.00	New Business Development	Incentive	\$1,248,246.00	5	22		FY2026
Y	6/02/2026	5 years		Merlion Thai Restaurant	\$26,900.00	\$26,900.00	Business Development	Incentive	\$62,198.00	1	3		FY2026
P	Pending	Pending	Pending	Pomodoro's Cucina Italiana	\$850,000.00	\$850,000.00	New Business Development	Incentive	\$2,593,323.84	24	33		FY2026
?	?	?		Springhill Suites			Commercial Façade	Incentive	N/A				
Y	6/20/2017	N/A	2017-11	"Old Seabrook" Acquisition of Real Property	\$750.00	\$68,194.00		Quality of Life					
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					
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		350		Construction Jobs/see agreement for details	
P	Pending	Pending	Pending	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	\$127,370.80	\$127,370.80	7-year lease, parking, floating dock, and landscaping	Incentive					
					\$5,387,170.20	\$4,750,412.28			\$5,832,668.17				
				Façade Incentives FY2026	\$7,799.42								
				Business Development FY2026	\$1,076,900.00								

EDC WEBSITE ANALYTICS

MAY 2026

ACTIVE USERS
330.0

↓ -20.3% vs. Last Month

NEW USERS
307.0

↓ -20.3%

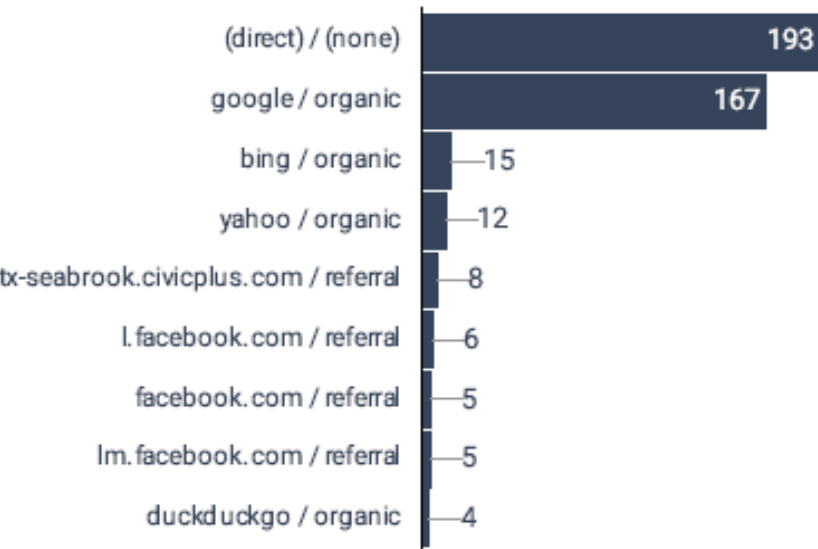
AVERAGE SESSION
DURATION
02:44

↑ 5.5%

EVENT COUNT
6.7K

↓ -19.6%

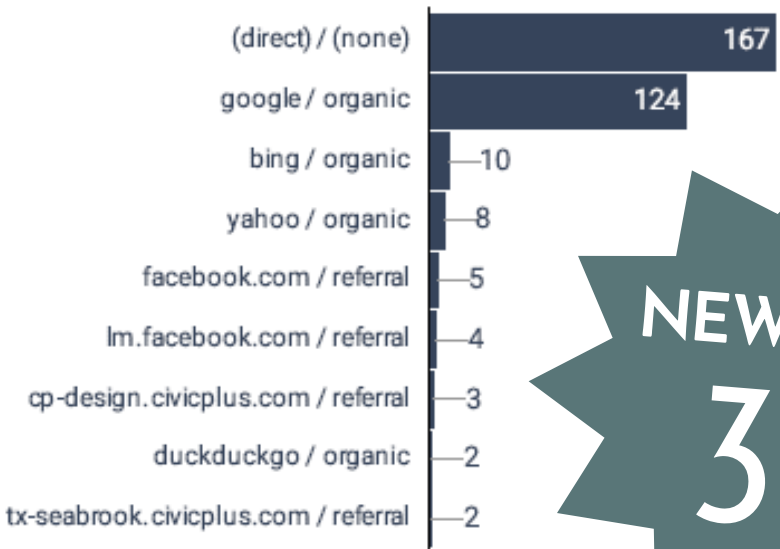
SESSIONS BY SESSION SOURCE/MEDIUM



TOP PAGES/SCREENS

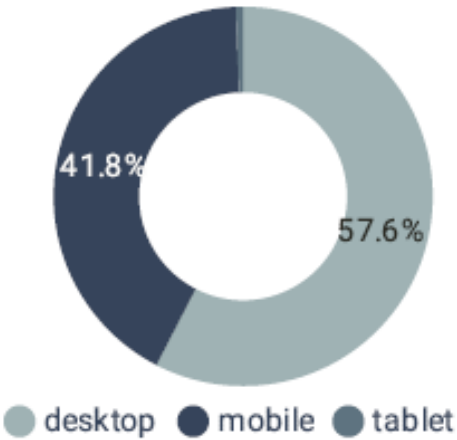
Page title and screen class	Views	Active users	Event count	Bounce rate
EDC Seabrook, TX - Official W...	153	99	1,667	41.38%
Lakeside Circle Area Seabroo...	74	57	873	35.71%
Seabrook Pals Seabrook, TX - ...	54	28	592	35.14%
Incentives Seabrook, TX - Offi...	36	25	463	26.32%
Site Selections Seabrook, TX ...	35	28	351	30%
Old Seabrook District Seabro...	32	22	343	26.47%
Developments Seabrook, TX - ...	29	26	329	32%
Total	597	307	6,697	41.55%

ACTIVE USERS BY FIRST USER SOURCE/MEDIUM

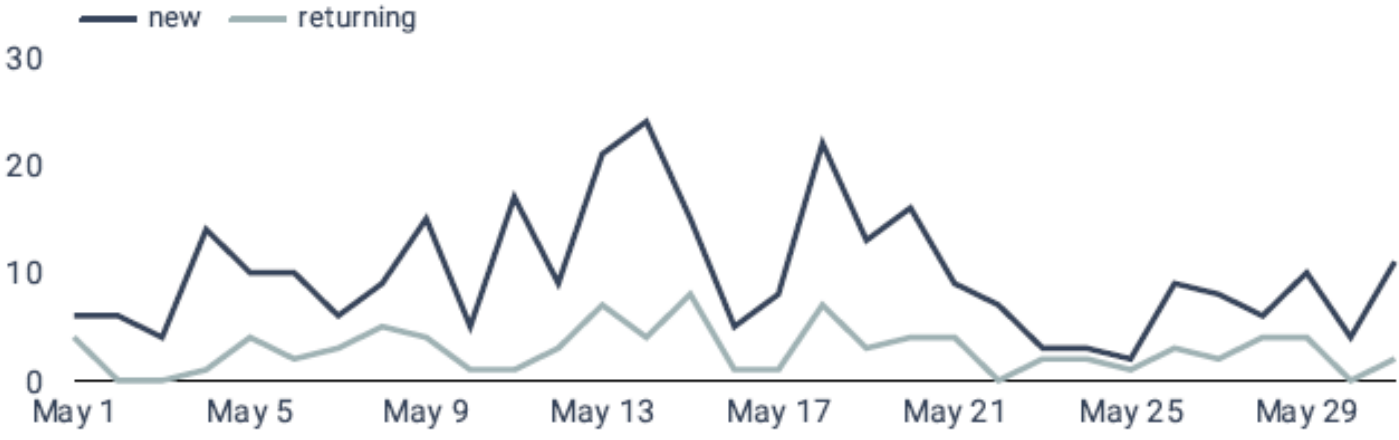


NEW USERS
307

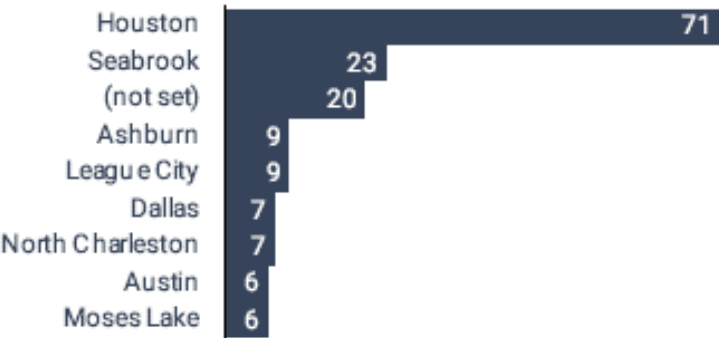
ACTIVE USERS BY DEVICE CATEGORY



NEW VS RETURNING USERS



ACTIVE USERS BY CITY



VISIT SEABROOK WEBSITE ANALYTICS

MAY 2026

UNIQUE VISITORS
603

Traffic

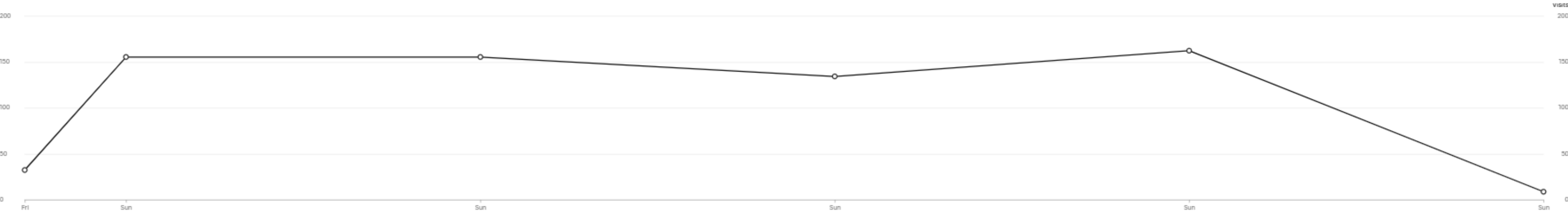
Traffic Traffic Sources Search Keywords Geography

VISITS	BOUNCE RATE	UNIQUE VISITORS	PAGEVIEWS
647	73.58%	603	1.1K
96% MoM	14% MoM	95% MoM	94% MoM

Visits

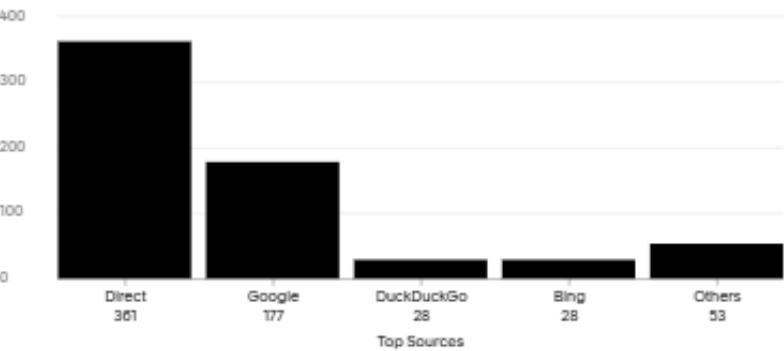
May 1–31, 2026 • 647 Total -96% mo/mo

Weekly

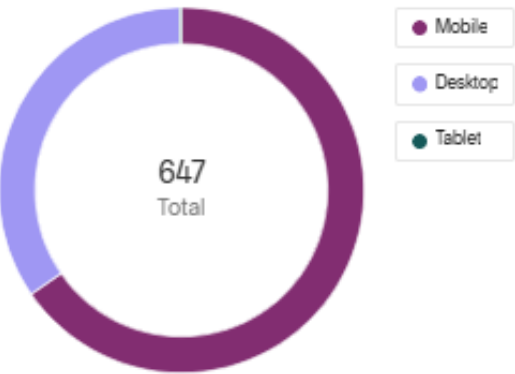


Top Sources by Visits

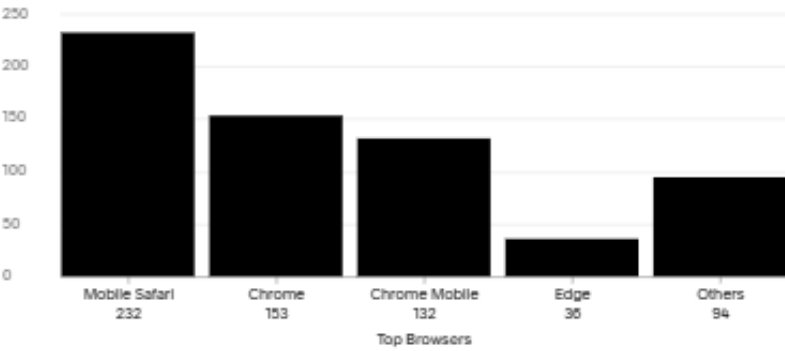
VIEW SOURCES



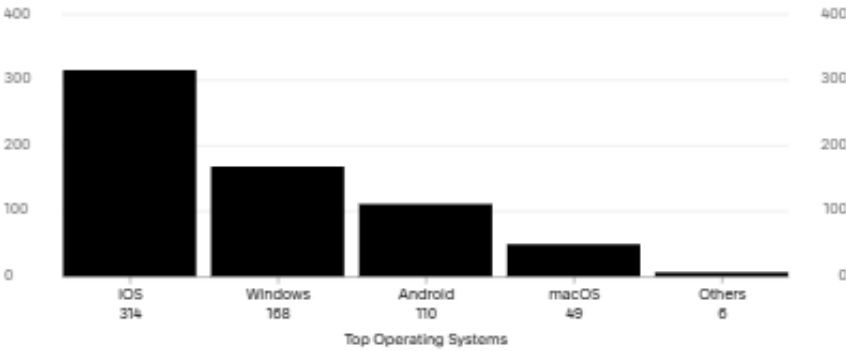
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



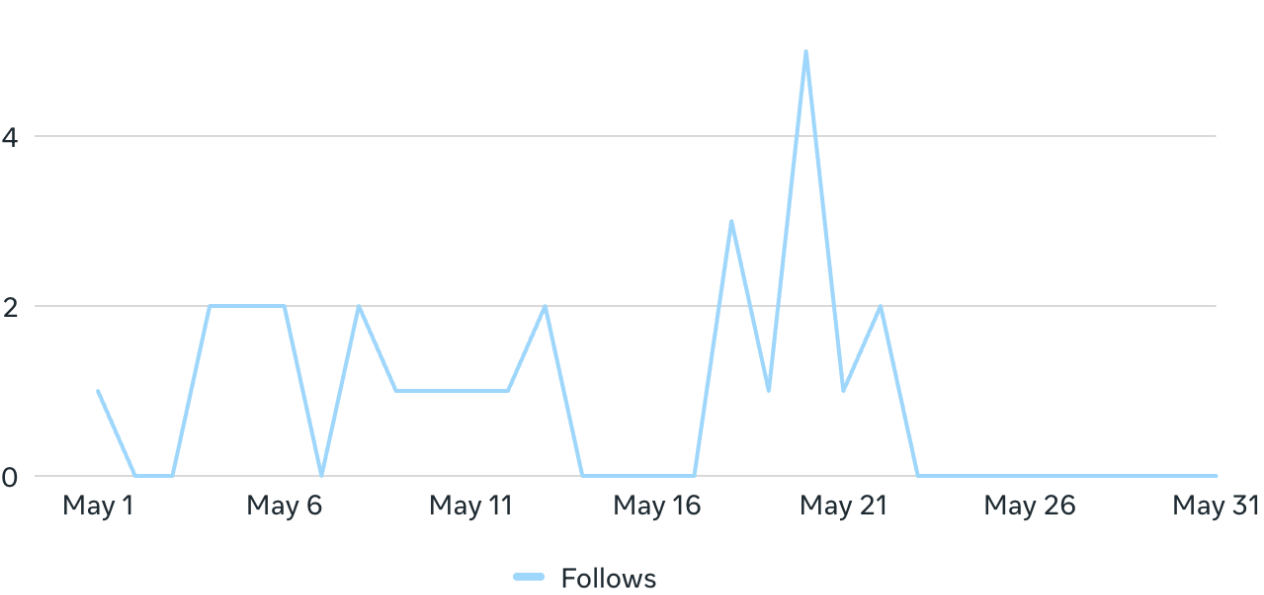
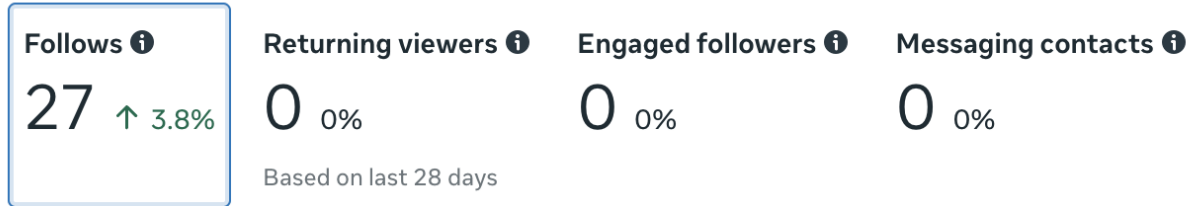
SOCIAL MEDIA ANALYTICS (FACEBOOK)

MAY 2026



Audience

Demographics Trends Potential audience



Followers breakdown

May 1, 2026 – May 31, 2026

Unfollows ⓘ

2 ↑ 100%

Net follows ⓘ

25 0%

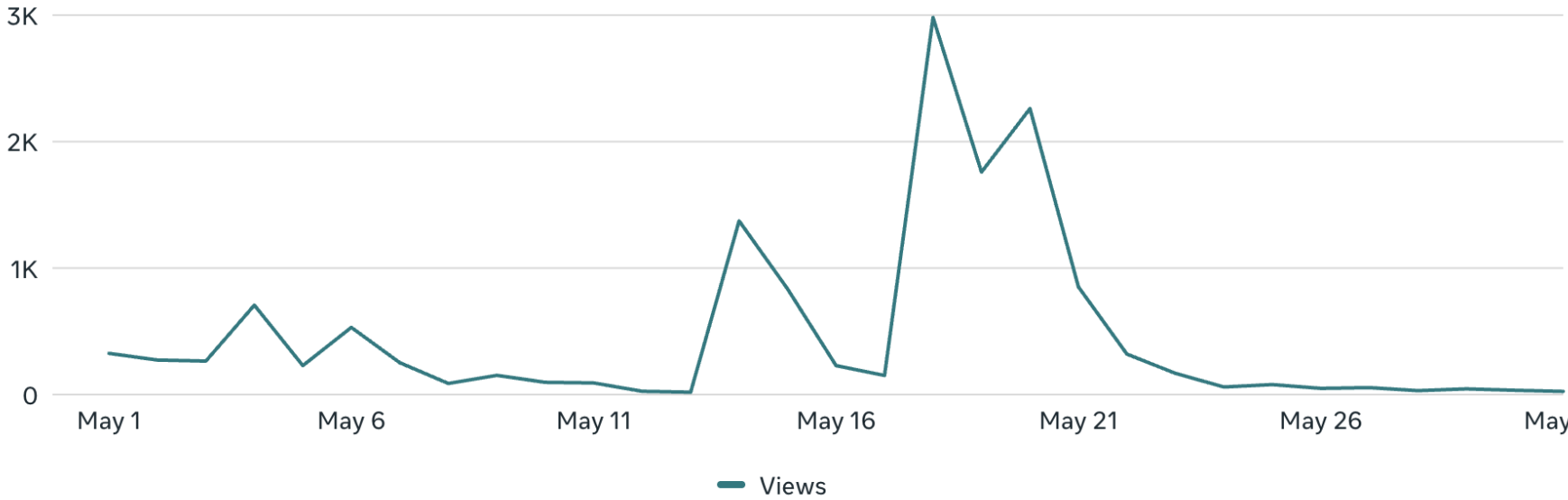
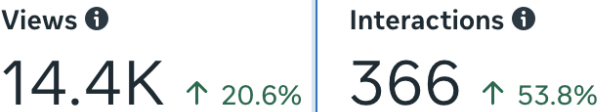
Followers ⓘ

Lifetime

545

Content overview

All Posts Stories Reels Live



SOCIAL MEDIA ANALYTICS (LINKEDIN)

MAY 2026

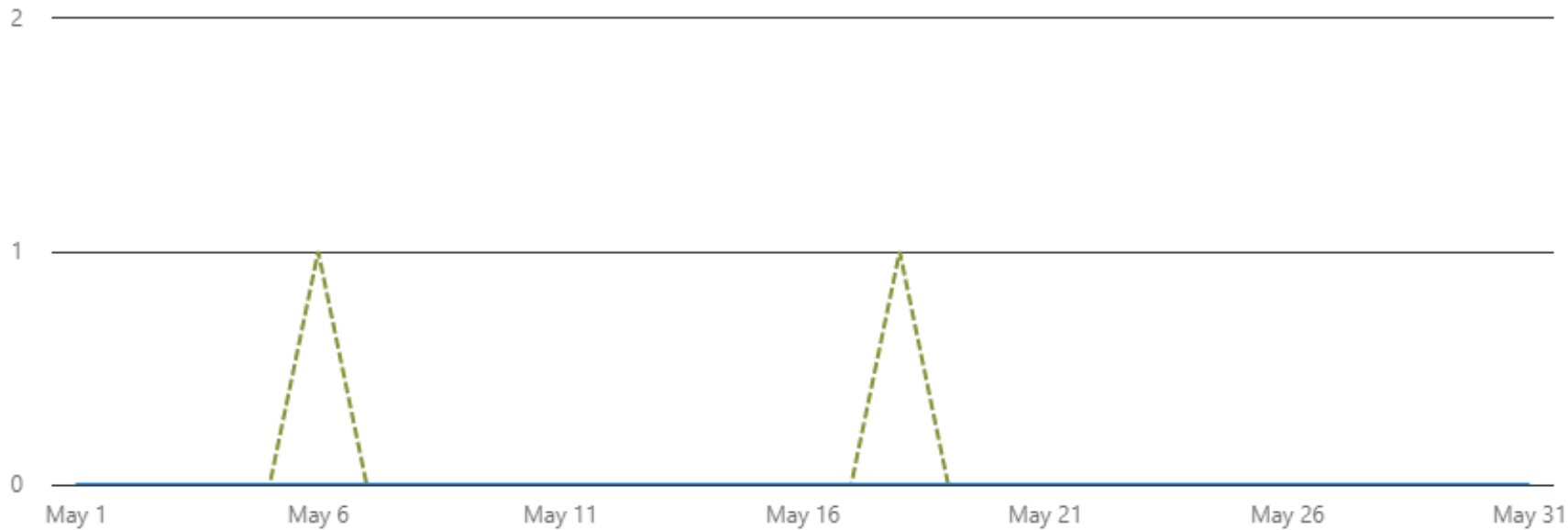
IMPRESSIONS
645

Follower highlights ?

280
Total followers

2
New followers in the last 31 days
●0%

Follower metrics ?



✓ Sponsored

0

✓ Organic

2

Highlights

Data for 5/1/2026 - 5/31/2026

645

Impressions
▲104.8%

22

Reactions
▲266.7%

0

Comments
●0%

2

Reposts
●0%

Visitor highlights ?

85

Page views
▲203.6%

17

Unique visitors
▲54.5%

0

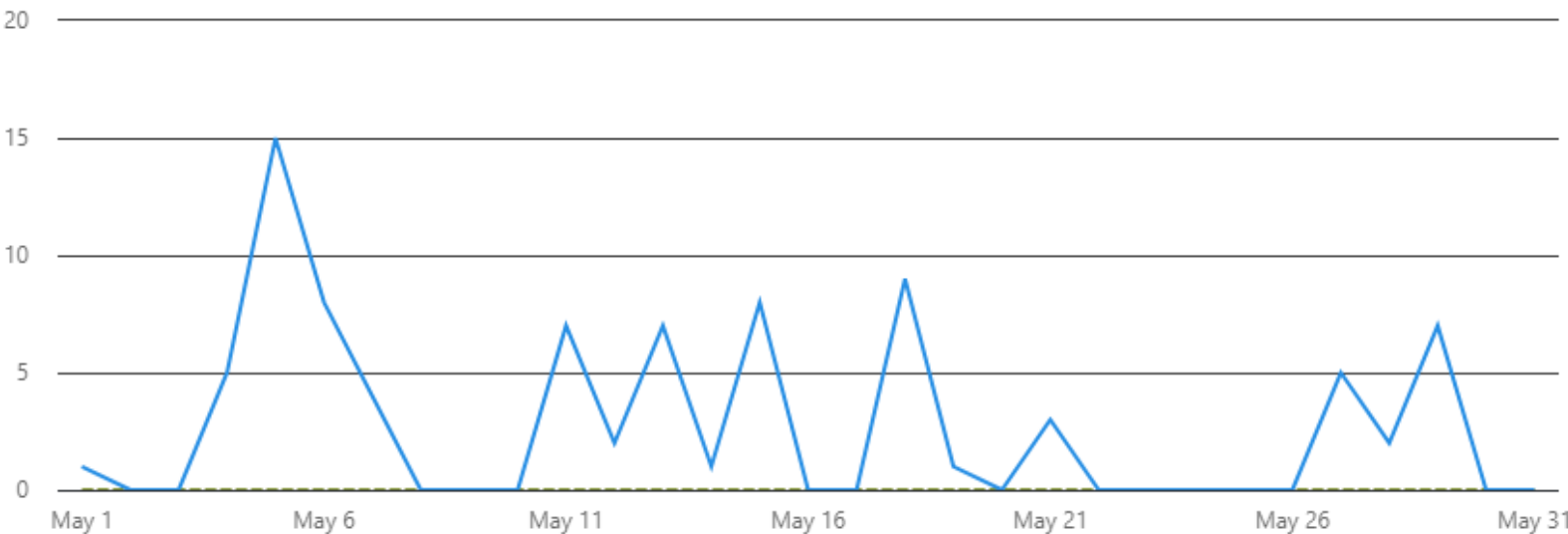
Custom button clicks

Visitor metrics ?

Page views ▾

All pages ▾

All filters



✓ Desktop

85

✓ Mobile

0

UPCOMING EVENTS

Partner Events

- **Economic Alliance – What’s Happening with Coastal Texas Project (IKE DIKE) – Tuesday, June 16, 2026 from 9 to 11:15 a.m.**
- **Economic Alliance – Women in Alliance Here’s the Tea Networking Event – Thursday, June 18, 2026 from 3 to 5 p.m.**
- **Economic Alliance – Taskforce Meeting & Facility Tour of Packwell – Wednesday, June 24, 2026 from 2 to 4 p.m.**
- **Clear Lake Area Chamber General Membership Luncheon - (Double Your Output) – Wednesday, June 24, 2026 from 11 a.m. to 1 p.m.**



EDC Events

- **Unit Cold Groundbreaking Ceremony – Wednesday, July 15, 2026 at 2 p.m.**



THANK YOU

WWW.SEABROOKEDC.COM

Exhibit H



SEABROOK ECONOMIC DEVELOPMENT CORPORATION

CAPITAL IMPROVEMENT PROGRAM

FY2027–2031



WORK SESSION

Discussion and presentation on existing and proposed short and long-term economic development funded capital projects

MISSION STATEMENT

"The City of Seabrook is responsive, innovative, and fiscally sound in delivering services that preserve, protect, and enhance quality of life."

Strategic Goals

1. Support Existing Local Businesses and Industries
2. Business Marketing & Recruitment
3. Quality of Life Infrastructure
4. Communications
5. Old Seabrook

WHAT IS A TYPE B EDC?

Texas Development Corporation Act

Authority & Powers

- Parks & recreational facilities
 - Public infrastructure improvements
 - Tourism & visitor amenities
 - Downtown revitalization projects
 - Community & civic projects
 - Sports venues & event facilities
-

Revenue Sources

- Local sales tax (1/4 cent dedicated Seabrook Sales Tax)
- State & federal grants
- Public-private partnerships
- Bond proceeds (if authorized) (Note: Water Tank - Payment Agreement to City)

PROJECT CRITERIA:

- Funds may be used for all costs associated with infrastructure improvements such as roadways, drainage, utilities, traffic and any other work associated with such improvements
- land, buildings, equipment, facilities, and
- improvements found by the board of directors to be required or suitable for use for public park purposes, including parks and park facilities, open space
- improvements, exhibition facilities, related automobile parking facilities, and
- related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items

Sections 501.103 and 505.152, Local Government Code.

NON-PERMISSIBLE

- Educational facilities including: libraries
- Sewage Systems for the General Public
- Residential City Street Construction or Repair unless for surrounding businesses
- Municipal Building Construction (i.e. City Halls, Fire Stations or Police Stations) unless it enhances development

CAPITAL IMPROVEMENT PROGRAM (CIP)

By its Charter, the City is required to prepare a five year Capital Improvement Plan (CIP) each year . Projects must appear in the CIP in order to be budgeted for in the current and subsequent years .

To be included in the CIP, a project must have a useful life of a number of years.

Information from the strategies and priorities in the approved Master Plan, the vision statement, Open Space & Trails Master Plan, and other area plans, and input from the Economic Development Corporation, the public as well as various other Boards and Commissions is used to create the CIP

PAST PROJECTS

Road Construction -Waterfront Drive

Infrastructure \$1,000,000

Skateboard Park \$ 35,000

Trail Construction \$ 166,500

Directional Signage \$ 76,000

Gateway Signage \$ 330,000

SH 146 Branding and Design \$ 883,000

Studies

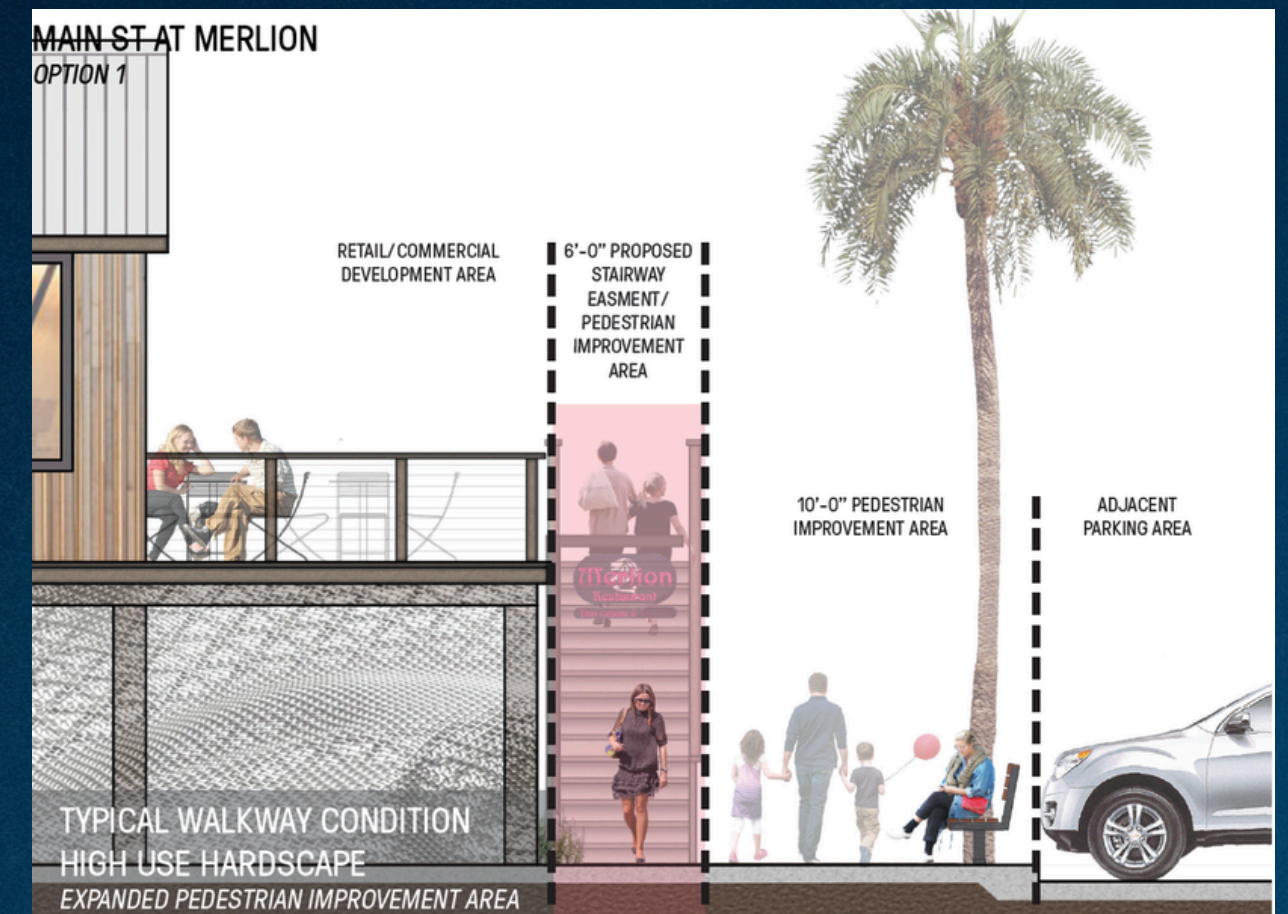
Marine District, Old Seabrook Livable

Bayside Park Contribution \$500,000

Old Seabrook Property Acquisition \$120,000

District Parking Lot OS #1 \$250,000

Right of Way Beautification - Merlion \$200,000



PROPOSED CIP PROJECTS

CIP #	Project #	PROJECT DESCRIPTION	Funding	PREVIOUS	FY26	FY27	FY28	FY29	FY30+	
W2		SHIPYARDS WATER SERVICE PHASE 1	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 693,820	\$ 693,820
W3		SHIPYARDS WATER SERVICE PHASE 2	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288,280	\$ 1,288,280
W23		STARBOARD ROAD WATER LINE	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ 31,947	\$ 245,747	\$ 277,694
WW2		SHIPYARDS SEWER SERVICE PHASE 1	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460,763	\$ 1,460,763
WW3		SHIPYARDS SEWER SERVICE PHASE 2	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682,500	\$ 682,500
WW7		RED BLUFF ROAD SANITARY SEWER EXTENSION	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,800	\$ 640,800
WW18		EDC WASTEWATERLINE STARBOARD	DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ 79,108	\$ 608,520	\$ 687,628
WW20		LAKESIDE DRIVE SANITARY SEWER RELOCATION	DEVELOPER CONTRIBUTIONS	\$ -	\$ 290,160	\$ -	\$ -	\$ -	\$ -	\$ 290,160
S17		ENHANCE AND RECONFIGURE MAIN STREET	EDC & POTENTIAL GRANT	\$ -	\$ -	\$ 512,594	\$ 2,110,101	\$ -	\$ -	\$ 2,622,695
S18		ENHANCE PEDESTRIAN CONNECTIVITY IN OLD SEABROOK	EDC	\$ -	\$ -	\$ 312,594	\$ -	\$ -	\$ -	\$ 312,594
S20		HARDESTY - PRELIMINARY ENGINEERING & DESIGN	EDC	\$ -	\$ -	\$ 28,531	\$ -	\$ -	\$ -	\$ 28,531
S21		HARDESTY - DESIGN	EDC	\$ -	\$ -	\$ -	\$ 73,628	\$ -	\$ -	\$ 73,628
S24		STARBOARD ROAD (RED BLUFF EXTENSION)	DEVELOPER CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,744,093	\$ 2,744,093
FAC20		GATEWAY AND DIRECTIONAL SIGNAGE PROJECT	EDC	\$ -	\$ 1,155,000	\$ -	\$ -	\$ -	\$ -	\$ 1,155,000
P26		ENHANCE BAYSIDE PARK	PORT FUND AND EDC	\$ 83,000	\$ 2,833,969	\$ -	\$ -	\$ -	\$ -	\$ 2,916,969

PROPOSED CIP PROJECTS

5617	ECONOMIC DEVELOPMENT PROJECTS		796,500
	• CIP Projects		
	Livable Center Projects (Project Notice Old Seabrook \$1,000,000)	500,000	
	Gateway, Wayfinding, Pedestrian and Park Municipal Sign	296,500	
	(Project Notice Old Seabrook includes signage)		

CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY

GAS STATION

EXIST
LIFT
STATION

1,330 SF
2,300 SF
1,700 SF

7,400 SF

104,24 SF

TRACT 1
17.899 ACRES
(768,808 SQ. FT.)

8,807 SF

9,248 SF

3,565 SF

3,700 sq

15,320 SF

BAYVIEW STREET (60' R.O.W.)

RED BLUFF RD
(80° R.O.W.)

PROP. OLD HWY 146
(60' R.O.W.)

LANDSCAPE
1.017 ACRES
44,320 SQ FT)

PROP. ROW DE
5.070 ACRES
(220,841 SQ FT)

TRACT 2
10.522 ACRES
140.000 00 FT

CALLED 4.2835 ACRES

TEXAS
14

[Kontaktieren Sie uns](#)

CIP PROJECTS

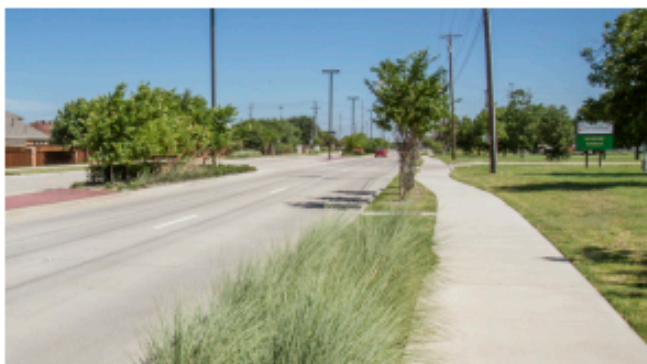


S17 Enhance and Reconfigure Main Street (Livable Center Project)

\$ 500,000

This is Noticed Project for \$1,000,000

- Preliminary Engineer Report
- Funding: Proposed EDC Project



Federal BUILD Grant for Preliminary Engineering and Design pending

\$200,000 LOCAL MATCH - EDC

CIP PROJECTS



P26 Enhance Bayside Park (Livable Center Project)

\$500,000 EDC Funding

- Old Wastewater Site
- Construct new Open Space

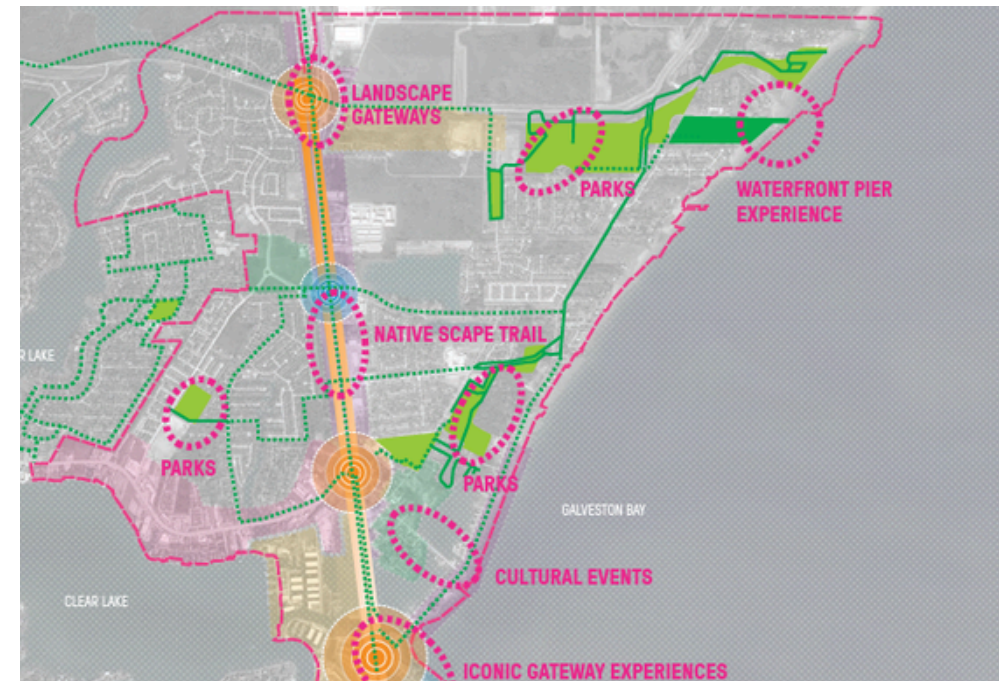
\$83,000 Conceptual Design
\$276,000 Final Design,
Construction and Management



CIP PROJECTS



WAYFINDING: Bird Pier Theme Urban



FAC20 Gateway and Directional Signage

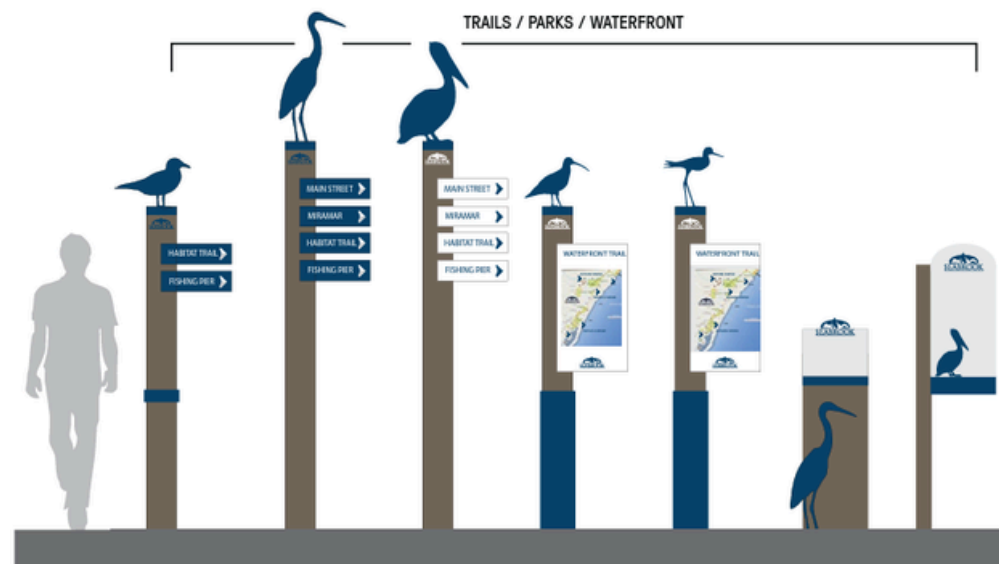
\$ 500,000

(Total \$1,155,000)

- Gateway Signage
- Directional Signage
- Wayfinding Signage
- Park Signage

Request for Proposals (RFP) in June

\$



WAYFINDING: Bird Pier Theme Open Spaces and Trails

QUALITY OF LIFE

CIP #	Project #	PROJECT DESCRIPTION	Funding	PREVIOUS	FY26	FY27	FY28	FY29	FY30+
PARKS PROJECTS									
P9		RED BLUFF/TAYLOR LAKE KAYAK LAUNCH	TPWG	\$ -	\$ -	\$ -	\$ -	\$ 1,088,059	\$ -
P12		WILDLIFE PARK TRAILHEAD IMPROVEMENTS	PORT FUND & GEN FUND	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -
P14		OLD REPSDORPH CONCRETE TRAIL	HARRIS COUNTY GRANT	\$ -	\$ -	\$ -	\$ -	\$ 330,000	\$ -
P19		CAROTHERS COMMUNITY GARDEN PHASE 2 ORCHARDS	POTENTIAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P20		CAROTHERS GARDEN EAST TRACT TRAIL SYSTEM	FUND 41	\$ -	\$ 287,913	\$ -	\$ -	\$ -	\$ -
P22		CAROTHERS LEARNING CENTER	POTENTIAL GRANT	\$ -	\$ -	\$ -	\$ 137,500	\$ 550,000	\$ -
P23		CAROTHERS WEST TRACT TRAIL LOOP	POTENTIAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P24		PELICAN BAY MUNICIPAL POOL FACILITY	FUND 34	\$ 19,200	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -
P25		PUMP TRACK COURSE	POTENTIAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,500
P26		ENHANCE BAYSIDE PARK	PORT FUND	\$ 83,000	\$ 2,833,969	\$ -	\$ -	\$ -	\$ -
P27	333	PINE GULLY PIER	FUND 28 TBD	\$ 188,400	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
P35		HESTER PARK PEDESTRIAN BRIDGE	PORT FUND	\$ -	\$ 168,280	\$ -	\$ -	\$ -	\$ -
P41		FRIENDSHIP PARK SHADE STRUCTURE	PORT FUND	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -
P45		ROBINSON PARKING	PORT FUND	\$ -	\$ 53,972	\$ -	\$ -	\$ -	\$ -
P46		SKATEBOARD PARK	TBD	\$ -	\$ -	\$ 1,935,000	\$ -	\$ -	\$ -
P47		CAROTHER'S COASTAL GARDEN SHORELINE ENHANCEMENT	TBD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,130,000
TOTAL PARK PROJECTS				\$ 290,600	\$ 7,856,134	\$ -	\$ 162,500	\$ 1,968,059	\$ 2,787,500

SKATEPARK AND PUMPTRACK



\$1 - \$1.9 MILLION

COMMUNITY HOUSE

\$1 - \$1.5 MILLION



FACILITIES

CIP #	Project #	PROJECT DESCRIPTION	Funding	PREVIOUS	FY26	FY27	FY28	FY29	FY30+
FACILITY PROJECTS									
FAC16		DASH PUMPER TRUCK	FUTURE BONDS	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -	\$ -
FAC17		AERIAL PLATFORM LADDER TRUCK	FUTURE BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,537,174
FAC18		PUMPER TRUCK	FUTURE BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,041,784
FAC19		PUMPER FIRE TRUCK	FUTURE BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,202,432
FAC20		GATEWAY AND DIRECTIONAL SIGNAGE PROJECT	EDC	\$ -	\$ 1,155,000	\$ -	\$ -	\$ -	\$ -
FAC24		COMMUNITY HOUSE GENERATOR	HMGP	\$ -	\$ 179,710	\$ -	\$ -	\$ -	\$ -
FAC25		EMS & EOC BUILDING	FUND 33 &28	\$ 264,000	\$ 2,782,619	\$ -	\$ -	\$ -	\$ -
FAC35		FIRE TRAINING TOWER	FUND 33	\$ 30,000	\$ 526,414	\$ -	\$ -	\$ -	\$ -
FAC37		COMMUNITY HOUSE REMODEL	GENERAL FUND	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
FAC38		POLICE DEPARTMENT RENOVATIONS	GENERAL FUND	\$ -	\$ 464,319	\$ -	\$ -	\$ -	\$ -
FAC39		CITY HALL RENOVATIONS	GENERAL FUND	\$ -	\$ 219,173	\$ -	\$ -	\$ -	\$ -
TOTAL FACILITY PROJECTS				\$ 294,000	\$ 4,793,743	\$ -	\$ 1,400,000	\$ -	\$ 3,781,390

CLOSING & DISCUSSION

Recommended Board Actions