



**SEABROOK ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF MEETING
THURSDAY, JULY 23, 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 23, 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. WORKSHOP

1.1 Discussion, presentation, and demo on EDC marketing/advertising initiatives, including the website, digital lead generation, and a marketing campaign for The Point property. *Rick Guerrero, Economic Development Director & Alex de Demko, Golden Shovel*

1.2 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 + and the draft FY 2027 SEDC Budget. *Rick Guerrero, Economic Development Director & Sahib Rao, Finance Director*

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

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

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

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

3. CONSENT AGENDA

3.1 Consider and take all appropriate action on the approval of the minutes of the July 8, 2026 Joint Meeting with City Council and the Planning & Zoning Commission.

3.2 Consider and take all appropriate action on the approval of the minutes of the July 9, 2026 regular EDC meeting.

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the approval of the new EDC website and digital lead generation provided by Golden Shovel in the amount not to exceed \$92,000.

4.2 Consider and take all appropriate action on the approval of the SEDC Financial Figures for FY 2027.

5. ROUTINE BUSINESS

5.1 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 16, 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



SEABROOK CITY COUNCIL
SPECIAL JOINT CITY COUNCIL, SEABROOK
ECONOMIC DEVELOPMENT CORPORATION,
AND PLANNING & ZONING COMMISSION
MEETING

Mayor Jim Sweeney called the Seabrook Joint Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Chair Paul Dunphey called the Joint Economic Development Corporation Meeting to order at 6:00 p.m. Chair Gary Renola called the Joint Planning & Zoning Commission Meeting to order at 6:00 p.m. Present were City Councilmembers Jim Sweeney, Summer Sanford, Melanie Deemer, Guy Rodgers, Byron Hanssen. Present were Economic Development Corporation members Paul Dunphey, Ann Wacker, Michelle Sholar-Brown, Tracy Powell, and Terry Chapman. Present were Planning & Zoning Commission members Gary Renola, Ed Klein, Scott Reynolds, Russ Rhodes, Jared Justus, and Scott Mixon. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

2.1 Conduct a Joint Workshop of the City Council, Planning and Zoning Commission, and Economic Development Corporation to introduce the Comprehensive Zoning Ordinance Update project; introduce the City's consultant, Freese and Nichols, Inc.; receive a presentation outlining the project scope, public engagement process, project schedule, and anticipated deliverables; and provide feedback and direction regarding the update of the City's Comprehensive Zoning Ordinance.

Deputy City Manager Sean Landis explained that the purpose of the joint meeting was to gather input regarding the City's existing zoning ordinance as part of the year-long process to update the zoning ordinance and zoning map. He stated the City had been awarded a \$250,000 grant to support the project.

Alexis Garcia of Freese and Nichols, Inc. presented an overview of the project. She explained that the firm had been retained to assist with updating the City's zoning ordinance to streamline the development review process, incorporate changes in state law, and implement the vision established in the 2040 Comprehensive Master Plan. She reviewed the project process, timeline, and the roles and responsibilities of the City Council, Planning and Zoning Commission, Economic Development Corporation, and staff throughout the update.

Ruth Lohmer of Freese and Nichols, Inc. presented information regarding zoning regulations, statutory authority, and the relationship between the zoning ordinance and the Comprehensive Master Plan.

The City Council, Economic Development Corporation, and Planning and Zoning Commission discussed development-related concerns and provided input regarding recurring requests and complaints, common development issues, sign standards,

minimum lot sizes, the Planned Unit Development (PUD) process, and examples of zoning practices used by other municipalities.

There being no further business, Mayor Sweeney adjourned the City Council meeting at 7:40 p.m.

There being no further business, Planning and Zoning Commission Chair Renola adjourned the Planning and Zoning Commission meeting at 7:40 p.m.

There being no further business, Economic Development Corporation Chair Dunphey adjourned the Economic Development Corporation meeting at 7:40 p.m.

APPROVED: _____ DATE: _____
Jim Sweeney
Mayor

ATTEST: _____
Rachel Lewis, TRMC
City Secretary

APPROVED: _____ DATE: _____
Paul Dunphey
Economic Development Corporation Chair

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator

APPROVED: _____ DATE: _____
Gary Renola
Planning & Zoning Chair

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator



MEETING MINUTES
JULY 9, 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, Finance Director Sahib Rao, Tourism & Special Events Coordinator Ami Blackwell, and Community & Economic Development Coordinator Ranya Botros.

1. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no public comments.

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.**

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

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**

Economic Development Director Rick Guerrero gave a presentation on various short and long-term economic development funded capital projects, along with the draft FY2026-2027 SEDC Budget.

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

City Manager Gayle Cook indicated that Rick Guerrero, Economic Development Director, gave the presentation on the FY2026-2027 SEDC Budget and CIP and that she was available to answer any questions. She also indicated that staff will present a more developed budget with greater detail at the next meeting.

4. **ROUTINE BUSINESS**

- 4.1 **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.

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

Motion:	To Approve
Made By:	Mayor of Seabrook Sweeney
Seconded By:	At-Large Position 6 Sanford

Vote: **Passed** unanimously by all present.

4.3 Establish future meeting dates and agenda items.

Economic Development Director Rick Guerrero indicated that the next Economic Development Corporation Board meeting will be held on August 13, 2026.

Motion:	To Adjourn
Made By:	Mayor of Seabrook Sweeney
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present.

The meeting adjourned at 7:02 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator