SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JULY 21, 2026 - 5:00 PM

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

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, JULY 21, 2026 AT 5:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. BOARDS AND COMMISSIONS

1.1 Approve and ratify the City Manager's reappointment of Steven Dean to the Civil Service Commission for a three (3) year term to expire May 31, 2029. *Gayle Cook, City Manager*

2. PRESENTATIONS

2.1 Presentation of the Fiscal Year 2024-2025 Annual Comprehensive Financial Report (ACFR) conducted by Whitley Penn, LLP. *Whitley Penn Representative*

3. 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. Any disruptive or abusive behavior will result in the removal of the speaker from the Council chamber.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, 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

3.1 Mayor, City Council and/or members of the City staff may make announcements

about City/Community events. *City Council*

3.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, Capital Projects, and other city projects.

4. CONSENT AGENDA

4.1 Approve the minutes of the June 30, 2026 and July 7, 2026 City Council meetings and the July 8, 2026 Joint meeting.

4.2 Consider and take all appropriate action on the second reading of Ordinance 2026-07 amending the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, “Buildings and Building Regulations,” Division 6, “Plumbing,” through the creation of Section 18-339, titled “Temporary Portable Restroom Units.” The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE SEABROOK CITY CODE OF ORDINANCES BY REVISING CHAPTER 18, “BUILDINGS AND BUILDING REGULATIONS,” DIVISION 6, “PLUMBING,” OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK BY CREATING SECTION 18-339 TITLED “TEMPORARY PORTABLE RESTROOM UNITS”; PROVIDING REGULATIONS FOR PERMITTING, PLACEMENT, MAINTENANCE, AND ENFORCEMENT FOR CONSTRUCTION SITES, PUBLIC EVENTS, RESIDENTIAL USES, AND CERTAIN PERMANENT INSTALLATIONS; PROVIDING FOR A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

4.3 Consider and take all appropriate action on approval of Resolution 2026-12, Changing Authorized Representatives for the TexPool Investment account.

4.4 Consider and take all appropriate action on the approval of Resolution 2016-13, Designating the Harris County Tax Assessor-Collector's Office to Calculate "Truth in Taxation" for tax year 2026.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DESIGNATING THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR’S OFFICE TO CALCULATE, SIGN, AND SUBMIT ALL NECESSARY INFORMATION FOR TAX YEAR 2026 IN CONNECTION WITH THE TEXAS "TRUTH-IN-TAXATION" LEGISLATION AS REQUIRED BY THE TEXAS TAX CODE.

5. OLD BUSINESS

5.1 Consider and take all appropriate action on the ratification of 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. *Rick Guerrero, Director of Economic Development, David Olson, City Attorney*

6. SPECIFIC PUBLIC HEARING

6.1 Conduct a Public Hearing on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center, consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

7. NEW BUSINESS

7.1 Consider and take all appropriate action on the acceptance and approval of the Annual Comprehensive Financial Report and Single Audit for Fiscal Year 2024-2025, conducted by Whitley Penn, LLP.

7.2 Consider and take all appropriate action on Change Order No. 1 with JTR Construction for the Main Street Wastewater Treatment Plant Demolition Project related to TCEQ-required soil removal, in an amount not to exceed $152,027. *Brian Craig, Director of Public Works | City Engineer*

7.3 Consider and take all appropriate action on adding 17 Cobra streetlights to East Meyer. *Brian Craig, Director of Public Works | City Engineer*

7.4 Consider and take all appropriate action for the approval of a Street Light Agreement Letter between the City of Seabrook and CenterPoint Energy for the installation of 32 decorative streetlights along the west side of Repsdorph Road, from the roundabout south to NASA Parkway, in an amount of $48,632.00 and authorize the City Manager to execute the letter and any associated documents. This is an unbudgeted item and would require a budget amendment. *Brian Craig, Director of Public Works | City Engineer*

7.5 Consider and take all appropriate action on the approval of the 2026-04 Task Order with Cobb Fendley under the Professional Services Agreement (PSA) in an amount of $244,020 for Smoke Testing of the City's Sanitary Sewer System and authorize the City Manager to execute. *Brian Craig, Director of Public Works | City Engineer*

7.6 Consider and take all appropriate action to review applications, interview Applicants and approve allocations for Hotel Occupancy Tax (HOT) Funding for FY 2026-2027, fiscal year starting October 1, 2026 through September 30, 2027.

1. Bay Area Houston Ballet & Theater
2. Barge295 Fall Fest
3. Keels & Wheels
4. Safety at Sea
5. Seabrook Lucky Trails
6. Seabrook Saltwater Derby
7. Seabrook Seafood Festival

8. South Coast Sailing School
9. Spectrum Sailing
10. Texas Outlaw Challenge
11. USCG Captains License Training
12. Yachty Gras

Sahib Rao, Director of Finance

7.7 Consider and take all appropriate action on the reestablishment of the City's annual festival and provide direction to City staff regarding the festival's theme, scope, location and development. *Gayle Cook, City Manager*

7.8 Consider and take all appropriate action on first and final reading of Ordinance 2026-19, Budget Amendment No. 4, Amending the Budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for Special Fund - Animal Shelter Donations. *Gayle Cook, City Manager*

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF $ 7,600.00 FOR SPECIAL ANIMAL SHELTER DONATIONS; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

7.9 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center, consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

8. ROUTINE BUSINESS

8.1 Establish future meeting dates and agenda items.

City of Seabrook Taxpayer Impact Statement
For Fiscal Year Ending, September 30, 2026
(Required under Texas Government Code Sec. 551.043 as amended by House Bill 1522, effective September 1, 2025.)
This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

1. Average Taxable Homestead Value:

Prior Year (FY 2023-2024)	$303,322
Current Year (FY 2025-2026)	$317,817

2. Tax Rates:

Prior Year Tax Rate (FY24-25)	0.455156 per $100 valuation
No-New-Revenue (FY25-26)	0.426616 per $100 valuation
Proposed Tax Rate (FY25-26)	0.464152 per $100 valuation

3. Estimated Annual Tax Bill Calculation:

Scenario	Tax Rate	Estimated Tax Bill	Difference from No-New-Revenue
Prior Year (FY24-25)	0.455156	$1446.56	$85.57
No-New-Revenue (FY25-26)	0.428233	$1,360.99	---------
Proposed Budget (FY25-26)	0.464152	$1,475.15	$114.16

Calculations:

- Prior Year Tax Bill = (317,817 ÷ 100) × .455156 = $1,446.56
- No-New-Revenue = (317,817 ÷ 100) × .4228233 = $1,360.99
- Proposed Tax Bill = (317,817 ÷ 100) × .464152 = $1,475.16

Summary:
If the City of Seabrook adopts the proposed tax rate of 0.464152 per $100 valuation, the average homestead owner would pay approximately $114.16 more annually compared to the no-new-revenue tax rate.

THE CITY COUNCIL 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) 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 Wednesday, July 15, 2026, no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

Application Form

Information

Which Boards would you like to apply for?

Civil Service Commission: Submitted

Profile

Steven
First Name

Dean
Last Name

Home Address

City

State

Postal Code

Email Address

Primary Phone

Candidate Requirements

Have you been a resident of the City of Seabrook for longer than twelve (12) months?

◉ Yes ○ No

How long have you been a resident of the City of Seabrook?

7 years, 10 months

Are you registered to vote in the City of Seabrook?

◉ Yes ○ No

Do you have a felony conviction for which you have not been pardoned?

○ Yes ◉ No

Are you currently in arrears on any city taxes, utility charges, or other obligations owed to the City of Seabrook?

○ Yes ◉ No

Are you an adversary party to a pending litigation against the City of Seabrook?

○ Yes ◉ No

Experience

Have you previously served on a City of Seabrook board or commission?

◉ Yes ○ No

If yes, Please indicate which board(s) or commission(s) you have served. *

☑ Civil Service Commission

Question applies to Civil Service Commission

Have you attended a meeting of the Civil Service Commission?

○ Yes ◉ No

Question applies to Civil Service Commission

Are you currently a member of the Civil Service Commission?

◉ Yes ○ No

Have you served a partial or full term on the City of Seabrook City Council?

○ Yes ◉ No

Have you previously served on a board or commission of another city or organization?

○ Yes ◉ No

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of serving on this board or commission? *

☑ No

Question applies to Civil Service Commission

The Civil Service Commission must carefully and objectively consider sometimes complex matters related to the promotion and discipline of civil service employees, including police officers. What would make you a good candidate for such a position?

I would approach every matter with an open mind, carefully review the evidence presented, listen respectfully to all parties, and base my decisions on the applicable rules, facts, and merits of each individual case.

Question applies to Civil Service Commission

If appointed to the Civil Service Commission, how would you balance being thorough in investigations, hearings, and inspections, against being efficient with your time?

My goal is and has been to ensure that every matter receives a fair, careful, and objective review while helping the Commission conduct its work in an organized and timely manner. I would rather take the time necessary to make a well-informed decision than rush a matter with serious consequences, but I would also remain mindful of the importance of reaching decisions without unnecessary delay.

Question applies to Civil Service Commission

What special skill or knowledge would you bring to the Civil Service Commission?

As a retired City of Houston firefighter with 34 years of service, I would bring firsthand knowledge of civil service, public safety operations, employee relations, and the importance of policy, accountability, due process, and the chain of command.

By submitting this application, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements

☑ I Agree

CITY OF SEABROOK

AUDIT RESULTS

FISCAL YEAR 2025 FINANCIAL STATEMENT AUDIT AND FEDERAL SINGLE AUDIT

WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

ENGAGEMENT LEADERSHIP TEAM



Laura Lynch, CPA
Senior Manager



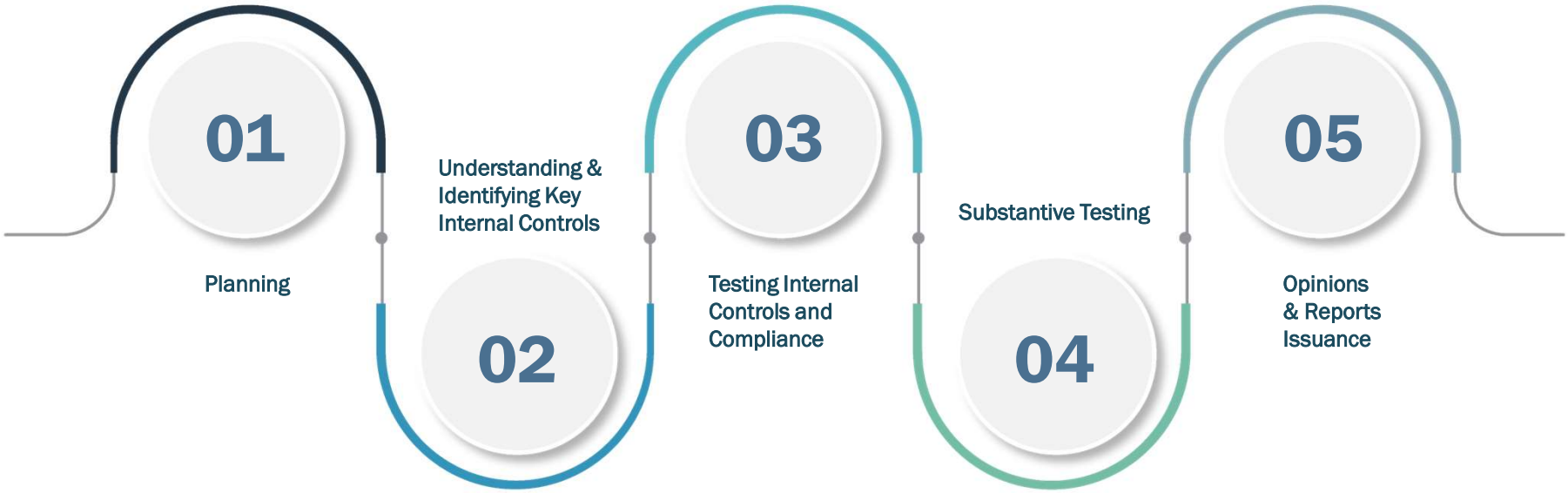
Patrick Simmons, CPA
Engagement Partner



Celina Cereceres, CPA
Engagement Quality Control Reviewer

WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

THE AUDIT PROCESS



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INTERNAL CONTROLS OVER CRITICAL AREAS

- Human Resources
- Payroll
- Procurement
- Accounts Payable
- Information Technology
- Utilities
- Municipal Court
- License and permits
- Parks and Recreation
- Financial Close and Reporting

WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

PURPOSE OF THE AUDIT – THE OPINION ON THE REPORT



Audit conducted in accordance with Generally Accepted Auditing Standards and *Government Auditing Standards*

HLB WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

AUDIT REPORTS

whitleypenn

Auditor's Report on the Financial Statements

- Unmodified or "Clean" Opinion

Auditor's Report on Internal Control and Compliance

- No internal control findings over financial reporting
- One instances of noncompliance material to the financial statements noted
  - *Finding 2025-001 – Material Noncompliance with Procurement Requirements for Design-Build Public Works Contract (see page 7 of Single Audit Report)*

Federal Single Audit Report

- Major Program: Hazard Mitigation Grant
  - No findings or questioned costs noted

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REQUIRED COMMUNICATIONS

whitleypenn

Significant Accounting Policies

- The City's accounting policies and methods are appropriate and in accordance with industry standards.

Accounting Estimates

- The preparation of the financial statements requires that certain estimates and judgments be made by management. We concluded that management has a reasonable basis for judgments and estimates that impact the financial statements.

Significant Risks (present in every financial statement audit, not specific to the City)

- Management override of internal control
- Improper revenue recognition

Corrected or Uncorrected Misstatements

- There were material misstatements that were identified by us that required management's correction.

Disagreements with Management

- We had no disagreements with management over the application of accounting principles or management's judgments about accounting estimates.

Difficulties Encountered in Performing the Audit

- We encountered no difficulties in dealing with management in performing and completing our audit.

Management Representations

- We have requested certain representations from management.

Consultation with Other Accountants

- We are not aware of any situations in which management consulted with other accountants on accounting or financial reporting matters.

Major Issues Discussed with Management Prior to Retention

- We discussed the application of accounting principles and auditing standards, however, our responses were not a condition to our retention.

HLB WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

QUESTIONS?



MEETING MINUTES
JUNE 30, 2026

SEABROOK CITY COUNCIL
SPECIAL CITY COUNCIL MEETING

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:01 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Jared Sessum, Angela Cervantes, Summer Sanford, Melanie Deemer, Guy Rodgers, and Byron Hanssen. 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

John Coggeshall 2715 Carmel Woods Parks & Trails CIP Projects

2. NEW BUSINESS

2.1 Conduct a Capital Improvement Program (CIP) Workshop to provide an overview of the City's capital planning process; review the status and funding of current capital projects; discuss proposed Fiscal Year 2026-2027 capital improvement projects and budgets; consider potential new or modified projects; and receive public input and City Council feedback on community infrastructure and quality-of-life priorities.

City Manager Gayle Cook reviewed the proposed Capital Improvement Plan, which includes a total of 27 projects. She also provided Council with a copy of the FlashVote report. Council requested cost estimates for the demolition of the Hanssen house and the development of a park on the donated property. Council expressed support for renovations to the Community House kitchen, bathrooms, and roof, but requested that staff first contact the City's insurance provider to determine whether any roof repairs or replacement may be covered. Council also requested cost estimates for a refresh of the Pine Gully restroom facilities and a list of the Seabrook projects currently under consideration by the Port.

2.2 Consider and take all appropriate action on an amendment to the License Agreement between the City of Seabrook and Texas Markets for a change in operating hours on the City property located at 1209 Main Street, Seabrook, Texas.

Mayor Sweeney explained Texas Markets had requested some evening hours for upcoming markets.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 4 Cervantes
Vote:	**Passed** unanimously by all present

3. ADJOURN MEETING

Hearing no further business, Mayor Sweeney adjourned the meeting at 7:20 pm.

APPROVED: _____ DATE: _____

Jim Sweeney
Mayor

ATTEST: _____

Rachel Lewis, TRMC
City Secretary

MEETING MINUTES
JULY 7, 2026

SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Jared Sessum, Angela Cervantes, Summer Sanford, Melanie Deemer, Guy Rodgers, Byron Hanssen. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and City Attorney David Olson. Pledges were conducted.

1. BOARDS AND COMMISSIONS

1.1 Consider and take all appropriate action on the selection of five (5) members to serve on the Capital Improvements Advisory Committee.

Councilmembers Sessum and Cervantes reported on the interviews conducted for the committee appointments. Councilmember Sessum presented a recommendation to appoint Cheri Smith, Rob Hefner, Josh Parella, and Walter Hammann.
Councilmember Cervantes advised that Walter Rutledge had also been recommended but had since withdrawn his application. As a result, she and Councilmember Sessum recommended reopening the application process to fill the remaining vacancy. She further stated that they did not recommend Gary Johnson or J.P. Byers due to concerns regarding potential conflicts of interest.
Mayor Sweeney commented that the statutory requirement for the committee to include a specified percentage of developers and real estate professionals could result in all individuals from those professions being perceived as having conflicts of interest.
Deputy City Manager Sean Landis explained that state law requires representation from those professions on the recommending body in order to provide industry input regarding impact fees.

Motion:	To appoint those recommended
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 4 Cervantes
Vote:	**Passed** with all present voting unanimously.

Motion:	To amend to also appoint Gary Johnson
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 4 Cervantes
Vote:	**Passed** with Councilmembers Sweeney, Deemer, Sanford, Rodgers, and Hanssen voting in favor, and Councilmembers Cervantes and Sessum voting opposed.

2. PRESENTATIONS

2.1 Presentation by Bay Area Houston Ballet & Theatre (BAHBT) Post-Event Report for Hotel Occupancy Tax Agreement.

Jill Reason, Executive Director of Bay Area Houston Ballet and Theatre (BAHBT), presented the organization's report. She reviewed BAHBT's mission and commitment to the community and highlighted productions during its 50th season, including 37 stage productions, 32 community appearances, and attendance exceeding 14,000. She also provided an overview of the organization's funding sources, marketing and advertising efforts used to promote performances, social media engagement statistics, and data tracking the economic impact of hotel stays associated with BAHBT events.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

3.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events.

Councilmember Deemer announced the following events:
PD Snack Drive through August 14, 2026;
Movie Night at Meador Park on July 11, 2026;
Scoops and Sirens on July 16, 2026.
Councilmember Sessum announced an upcoming kickball game on July 24,2026, between the fire department and police department.
Councilmember Sanford announced updates from Harris County Mayor & Councils Association, the Economic Alliance, and the Gulf Coast Protection District.

3.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, Capital Projects, and other city projects.

City Manager Gayle Cook updated Council on the following:
City website photo gallery
EDC, P&T and P&Z updates and a reminder of the joint meeting with EDC and P&Z on July 8th.
South Hwy 146
Red Bluff Rail Removal
Sound Study at the Rail Spur
Pine Gully Pier demolition and construction
East Meyer Avenue project
EMS and EOC building construction
Bayside Park expansion and plant demolition
Wildlife park
Pelican Bay Pool construction
Rural street preventative maintenance
North Meyer reconstruction
Boat ramp on Hwy 146

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a public hearing to consider Ordinance No. 2026-07, amending the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section

18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.

Mayor Sweeney opened the Public Hearing at 6:45 pm.

Deputy City Manager Sean Landis presented the proposed amendments and stated the Planning and Zoning Commission recommended the approval of the amendments.

There were no public comments.

Mayor Sweeney closed the Public Hearing at 6:48 pm

5. BID AWARDS

5.1 Consider and take all appropriate action regarding the award of Request for Qualifications (RFQ) 2026-09 for a Financial Audit of the 2021 Impact Fees to Baker Tilly US, LLC for an amount not to exceed $25,000.00 and authorize the City Manager to execute the associated contract.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 2 Sessum
Vote:	**Passed** unanimously by all present

6. CONSENT AGENDA

6.1 Approve the minutes of the June 16, 2026 and June 24, 2026 City Council meetings.

6.2 Correction to the numbering of Ordinance 2026-09 passed by City Council on June 16, 2026, to Ordinance 2026-16.

Motion:	To Approve the Consent Agenda
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 1 Rodgers
Vote:	**Passed** unanimously by all present

7. NEW BUSINESS

7.1 Consider and take all appropriate action on the first reading of Ordinance 2026-07 amending the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 6 Sanford
Vote:	**Passed** unanimously by all present

7.2 Consider and take all appropriate action on the approval of 2026-02 Task Order with Cobb Fendley under the Professional Services Agreement (PSA) in an amount of $60,650.00 for Engineering Proposal for Main St. Lift Station Dri-Prime Backup System and authorize the City Manager to execute the proposal and associated documents.

Public Works Director Brian Craig presented the agreement.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** with Councilmembers Sweeney, Cervantes, Hanssen, Sessum, and Rodgers voting in favor, and Councilmembers Sanford and Deemer voting opposed.

7.3 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and DRC Emergency Services for primary post-disaster debris removal and disposal services, and authorize the City Manager to execute the contract.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 6 Sanford
Vote:	**Passed** unanimously by all present

7.4 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and Ceres Environmental Services, Inc. for secondary debris removal and disposal services, and authorize the City Manager to execute the contract.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** unanimously by all present

7.5 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and True North Emergency Management for debris monitoring services, and authorize the City Manager to execute the contract.

Motion:	To Approve
Made By:	At-Large Position 5 Deemer
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** unanimously by all present

7.6 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and Hydradry Inc. for post-disaster restoration and recovery services, and authorize the City Manager to execute the contract.

Motion:	To Approve
Made By:	At-Large Position 3 Hanssen
Seconded By:	At-Large Position 5 Deemer
Vote:	**Passed** unanimously by all present

7.7 Consider and take all appropriate action on the ratification of 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
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 5 Deemer
Vote:	No Vote

Economic Development Corporation Director Rick Guerrero presented the agreement and reviewed its background and history. He stated that the agreement had been approved by the Economic Development Corporation (EDC). Councilmember Cervantes expressed concern that the proposed funding amount was excessive. Mayor Sweeney stated that the EDC had given the agreement thorough consideration, engaged in extensive discussion, and incorporated additional conditions, performance objectives, and penalties into the agreement before approving it.

Motion:	To amend to send back to EDC for reconsideration
Made By:	At-Large Position 4 Cervantes
Seconded By:	Motion died due to lack of a second
Vote:	No Vote

Motion:	To postpone for additional review by members of Council
Made By:	At-Large Position 1 Rodgers
Seconded By:	At-Large Position 2 Sessum
Vote:	**Passed** with Councilmembers Rodgers, Sessum, Cervantes, Deemer, and Hanssen voting in favor, and Councilmembers Sweeney and Sanford voting opposed.

7.8 Consider and take appropriate action on approval of Resolution 2026-11 Authorizing a Texas Parks and Wildlife Application for Bayside Park Expansion

Councilmember Sanford made the motion but was not present in the room for the vote.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** unanimously by all present

7.9 Consider and take all appropriate action on the selection of Council Liaisons for area organizations.

Mayor Sweeney presented the 2025 liaison list. The following Councilmembers volunteered for positions:
Galveston Bay Foundation - Guy Rodgers and Jared Sessum
BAHEP - Angela Cervantes and Melanie Deemer
Bay Area Transportation Partnership- Summer Sanford and Jim Sweeney
Clear Lake Area Chamber of Commerce - Byron Hanssen and Angela Cervantes
Economic Aliance Port Region - Summer Sanford and Guy Rodgers
Houston-Galveston Area Council - Melanie Deemer and Jared Sessum
Seabrook Economic Development Corporation - Summer Sanford

Motion:	To Approve all volunteers
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** unanimously by all present

7.10 Consider and take all appropriate action on the selection of members of City Council to conduct board interviews for various City boards, commissions, and committees.

The following Councilmembers volunteered to conduct interviews:
Board of Adjustment/Building Standards - Summer Sanford & Jared Sessum
Economic Development Corporation - Melanie Deemer & Summer Sanford
Ethics Review Commission - Byron Hanssen & Jared Sessum
Parks & Trails Committee - Angela Cervantes & Byron Hanssen
Planning & Zoning Commission - Angela Cervantes & Guy Rodgers

Motion:	To Approve all volunteers
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 5 Deemer
Vote:	**Passed** unanimously by all present

8. OLD BUSINESS

8.1 Consider and take all appropriate action on selecting a Mayor Pro Tem for 2026-2027.

The following nominations were made for the position of Mayor Pro Tem:
Councilmember Melanie Deemer nominated Councilmember Summer Sanford.
Councilmember Guy Rodgers nominated Councilmember Jared Sessum.
Voting results were as follows:
Councilmember Summer Sanford received votes from Mayor Sweeney and Councilmembers Deemer, Sanford, and Hanssen.
Councilmember Jared Sessum received votes from Councilmembers Cervantes, Sessum, and Rodgers.

Motion:	To Approve Summer Sanford as Mayor Pro Tem
Made By:	At-Large Position 5 Deemer
Seconded By:	At-Large Position 2 Sessum
Vote:	**Passed** unanimously by all present

9. EXECUTIVE SESSION

Mayor Sweeney adjourned the meeting into Executive Session at 7:29 pm.

9.1 Conduct a Closed Session pursuant to Texas Government Code Sections:

551.072 Deliberate and consider the purchase, exchange, lease or value of real property located in the City of Seabrook, Texas;

10. OPEN SESSION

Mayor Sweeney reconvened the meeting into Open Session at 7:54 pm.

11. ROUTINE BUSINESS

11.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council that a Special Joint Meeting was scheduled for July 8, 2026, at 6:00 p.m., and that the next Regular City Council Meeting was scheduled for July 21, 2026, at 6:00 p.m. Mayor Sweeney asked whether Council would be available to begin the July 21, 2026, meeting at 5:00 p.m. A quorum of Councilmembers indicated they would be available to begin the meeting at that time.

There being no further business, Mayor Sweeney adjourned the meeting at 7:56 pm.

APPROVED: _____ DATE: _____

Jim Sweeney
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

MEETING MINUTES
JULY 8, 2026

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

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Community Development

Presenter:

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the second reading of Ordinance 2026-07 amending the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.

Executive Summary / Background:

During the Special Joint City Council and Planning & Zoning Commission Workshops held on November 13, 2025, and April 7, 2026, Council members and Commissioners discussed potential amendments to the Seabrook Code of Ordinances regarding the use and placement of portable sanitation facilities, including portalets, portable toilets, and trailer-mounted restroom units.

The discussions focused on clarifying the intent of potential regulations and identifying standards that would address community concerns while preserving the ability to utilize portable sanitation facilities for legitimate temporary purposes. Council members and Commissioners generally agreed that any ordinance should regulate the circumstances under which portable restroom facilities may be used rather than impose a blanket prohibition. Members recognized that such facilities serve important functions during construction activities, special events, emergency situations, and other temporary circumstances where permanent restroom facilities may not be available.

At the same time, concerns were expressed regarding the long-term or permanent placement of portable sanitation facilities and the potential impacts on adjacent properties, public health, aesthetics, and neighborhood character. Workshop discussions

also highlighted the distinction between various types of portable restroom units. Portalets and portable toilets are commonly associated with construction sites and short-term uses, while trailer-mounted restroom units typically provide enhanced sanitary accommodations and are frequently utilized for permitted events and larger temporary gatherings. Members noted that these differences may warrant separate regulatory treatment based on the intended use and operational characteristics of each facility type.

Additional topics discussed included establishing reasonable duration limits, restricting placement within residential areas except when associated with active construction or approved temporary activities, ensuring adequate sanitation through handwashing requirements, and maintaining clear and enforceable regulations. Participants also emphasized the importance of maintaining consistency with existing zoning, nuisance, and code enforcement provisions contained within the City's Code of Ordinances.

On November 13, 2025, the City Council and Planning & Zoning Commission directed staff to prepare draft ordinance language regulating portable sanitation facilities. Staff were instructed to develop clear definitions distinguishing the various types of units and to evaluate regulatory options related to permitted uses, duration limits, placement standards, and operational requirements.

During the April 7, 2026, Joint City Council and Planning & Zoning Commission Workshop, members reviewed the draft ordinance prepared by staff and reached consensus that the proposed regulations were generally acceptable, subject to the following modifications:

1. Revise the required removal deadline for temporary restroom facilities following a special event from twenty-four (24) hours to forty-eight (48) hours.
2. Add provisions establishing minimum handwashing facility requirements when temporary restroom facilities are utilized.
3. Add provisions requiring the removal or securing of temporary restroom facilities in advance of significant storm events, hurricanes, tropical storms, or other severe weather conditions when directed by the City.

Staff incorporated these revisions into the final draft ordinance.

Pursuant to the direction provided by the City Council and Planning & Zoning Commission, City staff prepared the final Temporary Restroom Ordinance and presented the proposed regulations to the Planning & Zoning Commission at its May 21, 2026, meeting. Following discussion and deliberation, the Planning & Zoning Commission voted unanimously to recommend approval of the ordinance as presented.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Ordinance 2026-07
2. Planning and Commission Official Report
3. Draft Ordinance Language Highlighted Changes

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission at the May 21, 2026, meeting recommended approval by unanimous consent.

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

ORDINANCE NO. 2026-07

AMENDMENT TO CHAPTER 18, "BUILDING AND BUILDING REGULATIONS"

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE SEABROOK CITY CODE OF ORDINANCES BY REVISING CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS," DIVISION 6, "PLUMBING," OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK BY CREATING SECTION 18-339 TITLED "TEMPORARY PORTABLE RESTROOM UNITS"; PROVIDING REGULATIONS FOR PERMITTING, PLACEMENT, MAINTENANCE, AND ENFORCEMENT FOR CONSTRUCTION SITES, PUBLIC EVENTS, RESIDENTIAL USES, AND CERTAIN PERMANENT INSTALLATIONS; PROVIDING FOR A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council and Planning and Zoning Commission of the City of Seabrook is continually reviewing the provisions of the Code of Ordinances relating to the elimination of hazards, nuisances and other circumstances which negatively impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health and welfare and for protection of the residents; and

WHEREAS, the City Council finds that it is of paramount interest to protect public health, safety, property, and the general welfare of the public by updating its building, as referenced hereafter; and

WHEREAS, the Planning and Zoning Commission recommended approval of this amendment at its meeting of May 21, 2026, and has made its final report; and

WHEREAS, all public notices have been posted, published and all required hearings on this matter have been held in accordance with the city's ordinance and law; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDING OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 "BUILDINGS AND BUILDING REGULATIONS", DIVISION 6, "PLUMBING," OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK BY CREATING SECTION 18-339 TITILED "TEMPORARY PORTABLE RESTROOM UNITS"; PROVIDING REGULATIONS FOR PERMITTING, PLACEMENT, MAINTENANCE, AND ENFORCEMENT FOR CONSTRUCTION SITES, PUBLIC EVENTS, RESIDENTIAL USES, AND CERTAIN PERMANENT INSTALLATIONS:

Sec. 18-339. Portable Restroom Units.

(a) Purpose and Authority.

1. **This section is adopted pursuant to the City's police powers under the Texas Constitution and applicable state law to protect public health, safety, welfare, sanitation, environmental quality, and community standards.**
2. **The regulations contained herein are intended to establish uniform, objective standards governing the placement, use, servicing, and maintenance of portable restroom units within the City.**
3. **Nothing in this section shall be construed to authorize any use prohibited by the Zoning Ordinance or other applicable law.**

(b) Definitions.

For purposes of this section:

1. **Portable Toilet means a self-contained, non-plumbed, movable sanitation unit designed for single-user occupancy and not connected to a permanent wastewater system.**
2. **Trailered Restroom Unit means a sanitation facility constructed on or mounted to a trailer or mobile chassis for transport and temporary placement.**
3. **Long-Term Installation means a portable toilet or trailered restroom unit: (a) located on the same property for more than ninety (90) consecutive days; or (b) located on the same property for an aggregate of more than ninety (90) days within any twelve (12) month period.**
4. **Licensed Servicing Provider means an entity authorized under Texas law to transport and dispose of sewage and holding tank waste and registered with the City, if required.**
5. **Construction Site means property subject to an active, valid building, demolition, or infrastructure permit issued by the City.**

6. **Event means a temporary gathering reasonably expected to involve more than fifty (50) persons on private or public property.**

(c) Permit Requirement.

1. **General Rule. No person shall place, install, maintain, or allow the placement of a portable toilet or trailered restroom unit within the City without first obtaining a portable restroom permit, unless expressly exempted.**

2. **Property Owner Responsibility. The property owner and the person placing the unit shall be jointly and severally responsible for compliance.**

3. **Exemptions. A permit is not required for:**
   (a) Units located on an active construction site complying with subsection (f);
   (b) Units placed by the City or another governmental entity for governmental purposes;
   (c) Units deployed during a declared emergency or disaster response.

4. **Application Requirements. An application shall include:**
   (a) A scaled site plan showing location, setbacks, screening, and service access;
   (b) Duration of use;
   (c) Written property owner authorization, if applicant is not owner;
   (d) Identification of the licensed servicing provider.

5. **Administrative Decision. The Building Official shall approve the permit if the application demonstrates compliance with this section and shall deny the permit if the application fails to meet objective requirements.**

6. **Duration. Temporary permits shall not exceed ninety (90) days unless otherwise authorized by Special Use Permit.**

(d) Objective Placement Standards.

All units shall:

1. **Be located at least ten feet (10') from all property lines;**

2. **Be located at least fifty feet (50') from waterways, drainage ditches, storm drains, or inlets;**

3. **Be placed on stable, level ground;**

4. **Be secured or stabilized to prevent tipping or displacement;**

5. **Not block required parking spaces, ADA-accessible routes, fire lanes, public rights-of-way, or required means of egress;**

6. **Maintain unobstructed access for servicing vehicles;**
7. **Comply with all applicable accessibility requirements under federal and state law;**
8. **Comply with all applicable floodplain requirements under federal, state and local law.**

Failure to comply with any placement requirement constitutes a separate violation per unit.

(e) Screening.

1. **Units located on residential or commercially zoned property for more than forty-eight (48) hours shall be screened from public street view by fencing, landscaping, or placement behind a structure where physically feasible.**
2. **Screening shall not obstruct required access or violate other City codes.**
3. **The screening requirement shall not apply to construction sites during active permitted construction.**

(f) Construction Sites.

1. **At least one (1) portable toilet shall be provided when permanent restroom facilities are not available.**
2. **Servicing shall occur at least once every seven (7) days.**
3. **Units shall be removed within seven (7) days after issuance of a Certificate of Occupancy or expiration or final inspection of the permit.**

(g) Events.

1. **Portable restroom facilities shall be provided at a minimum ratio of:**
   (a) One (1) unit per seventy-five (75) attendees for events four (4) hours or less;
   (b) One (1) unit per fifty (50) attendees for events exceeding four (4) hours.
2. **At least five percent (5%) of required units, and no fewer than one (1), shall be ADA-accessible.**
3. **Units shall be removed within forty-eight (48) hours after event conclusion.**

(h) Residential Temporary Use.

1. **Portable restroom units on residential property not associated with active construction shall not exceed seventy-two (72) consecutive hours within any thirty (30) day period.**

2. **Units shall not be used as a substitute for required plumbing fixtures under adopted building codes.**

(i) Long-Term Installations – Special Use Permit Required.

1. **A Long-Term Installation requires approval of a Special Use Permit (SUP) by City Council.**

   For purposes of this section

   (a) City Council Hearing:

   1. The City Council shall consider the application at a hearing conducted in accordance with the Texas Open Meetings Act.

   2. The City Council shall evaluate the required findings set forth in this section.

   3. The City Council may approve, approve with conditions, or deny the Special Use Permit application.

2. **The applicant bears the burden of demonstrating compliance with all approval criteria.**

3. **Required Findings. City Council must find:**
   (a) The installation will not create a public health hazard;
   (b) The installation will not materially interfere with surrounding property use;
   (c) Adequate wastewater servicing is secured;
   (d) The installation is necessary due to documented hardship or absence of feasible permanent facilities.

4. **Conditions. The SUP may require:**
   (a) Concrete or paved pad;
   (b) Six-foot (6') opaque screening;
   (c) ADA accessibility where required by law;
   (d) Lighting;
   (e) Periodic review;
   (f) Expiration date.

5. **Annual Renewal. All Long-Term Installations shall require annual renewal demonstrating continued compliance.**

6. **Revocation. The City may revoke an SUP upon failure to maintain sanitary conditions, violation of placement or servicing requirements, creation of a nuisance, or failure to renew. Revocation shall follow written notice and opportunity to cure, except where an imminent health risk exists.**

(j) Maintenance and Prohibited Acts.

1. **All units shall be maintained in sanitary, leak-free condition.**

2. **Only a Licensed Servicing Provider may remove or dispose of waste.**

3. **It is unlawful to:**
   (a) Discharge wastewater onto the ground;
   (b) Discharge wastewater into storm drainage;
   (c) Tamper with or overturn a unit;
   (d) Remove a City notice or stop order.

(k) Temporary Handwashing Facilities.

Temporary handwashing facilities shall be provided in conjunction with all temporary restroom facilities and shall be located in close proximity to ensure convenient access for users. Handwashing stations must be compatible with the scale and capacity of the temporary restroom facilities provided and maintained in a clean, sanitary, and operable condition at all times.

Each handwashing station shall be equipped with:

1. Potable water delivered through a hands-free or manually operated spigot,

2. Soap or other approved cleansing agents,

3. Single-use paper towels or hand-drying devices, and

4. A waste receptacle for disposal of used materials.

The number of handwashing stations shall be proportionate to the number of temporary restroom units, at a minimum ratio of one (1) handwashing station per every Six (6) restroom units, unless otherwise approved by the City.

All facilities shall be serviced regularly to ensure adequate supplies and proper wastewater disposal.

(l) Storm Event Removal Requirement.

All temporary restroom facilities, including portable toilets, hand-washing stations, and trailer-mounted restroom units, shall be removed from the site upon the issuance of a tropical storm or hurricane watch or warning affecting any portion of the City or adjacent surrounding areas, as issued by the National Weather Service.

Removal shall be completed within a reasonable timeframe following the issuance of such watch or warning, but in no case later than forty-eight (48) hours prior to the anticipated onset of tropical storm force winds in the City, as projected by official forecasts.

The owner, operator, permit holder, or person responsible for the site shall be responsible for ensuring timely removal of all units. No temporary restroom facility shall remain on-site during the duration of a tropical storm or hurricane event.

Facilities may be returned to the site only after the expiration of all applicable watches or warnings and when conditions are deemed safe for reinstallation.

Failure to comply with this requirement may result in enforcement action, including but not limited to citation, revocation of permits, or removal by the City at the owner's expense.

This requirement shall not apply where the City or emergency management authority has expressly authorized temporary restroom facilities for emergency response, disaster relief, or public safety purposes.

(m) Inspection Authority.

The City may inspect portable restroom units at reasonable times to ensure compliance. Refusal to permit lawful inspection constitutes a violation.

(n) Enforcement.

1. **Each day a violation continues constitutes a separate offense.**
2. **A violation is punishable by a fine not to exceed five hundred dollars ($500.00) per day, per violation.**
3. **The City may issue stop-use orders, suspend or revoke permits, remove units posing imminent health threats, seek injunctive relief, and recover abatement costs.**
4. **If a unit poses an immediate threat to public health or safety, the City may summarily remove or abate the unit without prior notice. The property owner shall be liable for all associated costs.**

(o) Enforcement and Penalties.

1. **This section shall be enforced by the Building Official, Code Enforcement Officer or Police Officer.**
2. **Any violation of this section shall constitute a misdemeanor punishable by a fine not to exceed five hundred dollars ($500.00) per day, per violation.**
3. **The city may summarily remove or abate any portable restroom unit that poses an imminent threat to public health or safety.**

SECTION 4. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not more than Five Hundred Dollars ($500.00) per offense. Each day of violation shall constitute a separate offense.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 6. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 7. NOTICE BY PUBLICATION

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 7th day of July 2026.

PASSED AND APPROVED on final reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 21st day of July 2026.

By: _____
James J. Sweeney, Mayor

{Signatures on Following Page}

ATTEST:

By:_____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David Olson
City Attorney

Planning & Zoning Commission
OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on May 21, 2026 to hold a meeting to consider:

Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339,titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL [✓] **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** [ ] **DENIAL** [ ]
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on May 21, 2026, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

VOTE:	AYE	NAY	ABSTAINED	ABSENT	INITIAL
Gary Renola	✓				GR
Ed Klein	✓				
Jared Justus	✓				JJ
Scott Mixon				✓	
Scott Reynolds	✓				SR
Russ Rhodes	✓				

Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:
Ranya Botros
Community & Economic Development Coordinator

Sec. 18-339. Portable Restroom Units.

(a) Purpose and Authority.

1. **This section is adopted pursuant to the City's police powers under the Texas Constitution and applicable state law to protect public health, safety, welfare, sanitation, environmental quality, and community standards.**
2. **The regulations contained herein are intended to establish uniform, objective standards governing the placement, use, servicing, and maintenance of portable restroom units within the City.**
3. **Nothing in this section shall be construed to authorize any use prohibited by the Zoning Ordinance or other applicable law.**

(b) Definitions.

For purposes of this section:

1. **Portable Toilet means a self-contained, non-plumbed, movable sanitation unit designed for single-user occupancy and not connected to a permanent wastewater system.**
2. **Trailered Restroom Unit means a sanitation facility constructed on or mounted to a trailer or mobile chassis for transport and temporary placement.**
3. **Long-Term Installation means a portable toilet or trailered restroom unit:**
   (a) located on the same property for more than ninety (90) consecutive days; or
   (b) located on the same property for an aggregate of more than ninety (90) days within any twelve (12) month period.
4. **Licensed Servicing Provider means an entity authorized under Texas law to transport and dispose of sewage and holding tank waste and registered with the City, if required.**
5. **Construction Site means property subject to an active, valid building, demolition, or infrastructure permit issued by the City.**
6. **Event means a temporary gathering reasonably expected to involve more than fifty (50) persons on private or public property.**

(c) Permit Requirement.

1. **General Rule. No person shall place, install, maintain, or allow the placement of a portable toilet or trailered restroom unit within the City without first obtaining a portable restroom permit, unless expressly exempted.**

2. **Property Owner Responsibility. The property owner and the person placing the unit shall be jointly and severally responsible for compliance.**

3. **Exemptions. A permit is not required for:**
   (a) Units located on an active construction site complying with subsection (f);
   (b) Units placed by the City or another governmental entity for governmental purposes;
   (c) Units deployed during a declared emergency or disaster response.

4. **Application Requirements. An application shall include:**
   (a) A scaled site plan showing location, setbacks, screening, and service access;
   (b) Duration of use;
   (c) Written property owner authorization, if applicant is not owner;
   (d) Identification of the licensed servicing provider.

5. **Administrative Decision. The Building Official shall approve the permit if the application demonstrates compliance with this section and shall deny the permit if the application fails to meet objective requirements.**

6. **Duration. Temporary permits shall not exceed ninety (90) days unless otherwise authorized by Special Use Permit.**

(d) Objective Placement Standards.

All units shall:

1. **Be located at least ten feet (10') from all property lines;**

2. **Be located at least fifty feet (50') from waterways, drainage ditches, storm drains, or inlets;**

3. **Be placed on stable, level ground;**

4. **Be secured or stabilized to prevent tipping or displacement;**

5. **Not block required parking spaces, ADA-accessible routes, fire lanes, public rights-of-way, or required means of egress;**

6. **Maintain unobstructed access for servicing vehicles;**

7. **Comply with all applicable accessibility requirements under federal and state law;**

8. **Comply with all applicable floodplain requirements under federal, state and local law.**

Failure to comply with any placement requirement constitutes a separate violation per unit.

(e) Screening.

1. **Units located on residential or commercially zoned property for more than forty-eight (48) hours shall be screened from public street view by fencing, landscaping, or placement behind a structure where physically feasible.**
2. **Screening shall not obstruct required access or violate other City codes.**
3. **The screening requirement shall not apply to construction sites during active permitted construction.**

(f) Construction Sites.

1. **At least one (1) portable toilet shall be provided when permanent restroom facilities are not available.**
2. **Servicing shall occur at least once every seven (7) days.**
3. **Units shall be removed within seven (7) days after issuance of a Certificate of Occupancy or expiration or final inspection of the permit.**

(g) Events.

1. **Portable restroom facilities shall be provided at a minimum ratio of:**
   (a) One (1) unit per seventy-five (75) attendees for events four (4) hours or less;
   (b) One (1) unit per fifty (50) attendees for events exceeding four (4) hours.
2. **At least five percent (5%) of required units, and no fewer than one (1), shall be ADA-accessible.**
3. **Units shall be removed within forty-eight (48) hours after event conclusion.**

(h) Residential Temporary Use.

1. **Portable restroom units on residential property not associated with active construction shall not exceed seventy-two (72) consecutive hours within any thirty (30) day period.**
2. **Units shall not be used as a substitute for required plumbing fixtures under adopted building codes.**

(i) Long-Term Installations – Special Use Permit Required.

1. **A Long-Term Installation requires approval of a Special Use Permit (SUP) by City Council.**

   For purposes of this section

(a) City Council Hearing:

1. The City Council shall consider the application at a hearing conducted in accordance with the Texas Open Meetings Act.
2. The City Council shall evaluate the required findings set forth in this section.
3. The City Council may approve, approve with conditions, or deny the Special Use Permit application.

2. **The applicant bears the burden of demonstrating compliance with all approval criteria.**

3. **Required Findings. City Council must find:**
(a) The installation will not create a public health hazard;
(b) The installation will not materially interfere with surrounding property use;
(c) Adequate wastewater servicing is secured;
(d) The installation is necessary due to documented hardship or absence of feasible permanent facilities.

4. **Conditions. The SUP may require:**
(a) Concrete or paved pad;
(b) Six-foot (6') opaque screening;
(c) ADA accessibility where required by law;
(d) Lighting;
(e) Periodic review;
(f) Expiration date.

5. **Annual Renewal. All Long-Term Installations shall require annual renewal demonstrating continued compliance.**

6. **Revocation. The City may revoke an SUP upon failure to maintain sanitary conditions, violation of placement or servicing requirements, creation of a nuisance, or failure to renew. Revocation shall follow written notice and opportunity to cure, except where an imminent health risk exists.**

(j) Maintenance and Prohibited Acts.

1. **All units shall be maintained in sanitary, leak-free condition.**

2. **Only a Licensed Servicing Provider may remove or dispose of waste.**

3. **It is unlawful to:**
(a) Discharge wastewater onto the ground;
(b) Discharge wastewater into storm drainage;

(c) Tamper with or overturn a unit;
(d) Remove a City notice or stop order.

(k) Temporary Handwashing Facilities.

Temporary handwashing facilities shall be provided in conjunction with all temporary restroom facilities and shall be located in close proximity to ensure convenient access for users. Handwashing stations must be compatible with the scale and capacity of the temporary restroom facilities provided and maintained in a clean, sanitary, and operable condition at all times.

Each handwashing station shall be equipped with:

1. Potable water delivered through a hands-free or manually operated spigot,

2. Soap or other approved cleansing agents,

3. Single-use paper towels or hand-drying devices, and

4. A waste receptacle for disposal of used materials.

The number of handwashing stations shall be proportionate to the number of temporary restroom units, at a minimum ratio of one (1) handwashing station per every Six (6) restroom units, unless otherwise approved by the City.

All facilities shall be serviced regularly to ensure adequate supplies and proper wastewater disposal.

(l) Storm Event Removal Requirement.

All temporary restroom facilities, including portable toilets, hand-washing stations, and trailer-mounted restroom units, shall be removed from the site upon the issuance of a tropical storm or hurricane watch or warning affecting any portion of the City or adjacent surrounding areas, as issued by the National Weather Service.

Removal shall be completed within a reasonable timeframe following the issuance of such watch or warning, but in no case later than forty-eight (48) hours prior to the anticipated onset of tropical storm force winds in the City, as projected by official forecasts.

The owner, operator, permit holder, or person responsible for the site shall be responsible for ensuring timely removal of all units. No temporary restroom facility shall remain on-site during the duration of a tropical storm or hurricane event.

Facilities may be returned to the site only after the expiration of all applicable watches or warnings and when conditions are deemed safe for reinstallation.

Failure to comply with this requirement may result in enforcement action, including but not limited to citation, revocation of permits, or removal by the City at the owner's expense.

This requirement shall not apply where the City or emergency management authority has expressly authorized temporary restroom facilities for emergency response, disaster relief, or public safety purposes.

(m) Inspection Authority.

The City may inspect portable restroom units at reasonable times to ensure compliance. Refusal to permit lawful inspection constitutes a violation.

(n) Enforcement.

1. **Each day a violation continues constitutes a separate offense.**
2. **A violation is punishable by a fine not to exceed five hundred dollars ($500.00) per day, per violation.**
3. **The City may issue stop-use orders, suspend or revoke permits, remove units posing imminent health threats, seek injunctive relief, and recover abatement costs.**
4. **If a unit poses an immediate threat to public health or safety, the City may summarily remove or abate the unit without prior notice. The property owner shall be liable for all associated costs.**

(o) Enforcement and Penalties.

1. **This section shall be enforced by the Building Official, Code Enforcement Officer or Police Officer.**
2. **Any violation of this section shall constitute a misdemeanor punishable by a fine not to exceed five hundred dollars ($500.00) per day, per violation.**
3. **The city may summarily remove or abate any portable restroom unit that poses an imminent threat to public health or safety.**

Resolution Amending Authorized Representatives

Resolution 2026-12

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

*** Required Fields**

1. Resolution

WHEREAS,

City of Seabrook — Participant Name*

7 7 6 3 2 — Location Number*

("**Participant**") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("**TexPool / Texpool Prime**"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Sahib Rao — Name; Director of Finance — Title

2 8 1 2 9 1 5 6 0 0 — Phone; Fax; srao@seabrooktx.gov — Email

Sahib Rao — Signature

2. Gayle Cook — Name; City Manager — Title

2 8 1 2 9 1 5 6 8 8 — Phone; Fax; gcook@seabrooktx.gov — Email

Signature

3. Kathryn Shannahan — Name; Assistant Director of Finance — Title

2 8 1 2 9 1 5 6 7 9 — Phone; Fax; kshannahan@seabrooktx.gov — Email

Signature

Form Continues on Next Page

1. Resolution (continued)

4.
Name | Title

Phone | Fax | Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Sahib Rao
Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name | Title

Phone | Fax | Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 21 day of July, 2026.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of Seabrook
Name of Participant*

SIGNED

Signature*

Jim Sweeney
Printed Name*

Mayor
Title*

ATTEST

Signature*

Rachel Lewis
Printed Name*

City Secretary
Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services**:

Email: texpool@dstsystems.com

Fax: 866-839-3291

1-866-TEXPOOL (839-7665) • TexPool.com
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G45340-17 (3/22)

Managed and Serviced by Federated Hermes

Authorized Representative Deletion/Update Form

Please complete this form to delete Authorized Representative(s) of the Participant.

***Required Fields**

1. Participant Information

Participant Name*	Location Number*	Effective Date*
City of Seabrook	77632	07212026

2. Deletions

Please print the name(s) of the individual(s) to be deleted:

As Authorized Representative(s):

1. Michael Gibbs
2.
3.

As Inquiry Only Representative(s):

1.
2.
3.

3. Primary Contact

If the person being deleted is the Primary Contact, please complete all fields in this section for the TexPool Authorized Representative that will be the new Primary Contact. *The Primary Contact is the individual who will receive the daily transaction confirmations, monthly statements, monthly newsletter, TexPool Updates, and other TexPool mailings.*

Name	Title
Sahib Rao	Director of Finance

Telephone Number	Fax Number	Email Address
2812915600		srao@seabrooktx.gov

4. Inquiry Only

If the person being deleted is an Inquiry Only Representative, please complete all fields in this section if you wish to add another individual in this capacity. ***Note:*** *Inquiry Only Representatives cannot perform transactions.*

Name	Title

Telephone Number	Fax Number	Email Address

Form Continues on Next Page

5. Approvals

Please enter the name of two individuals who are currently Authorized Representatives and who authorize the deletion(s) of the individual(s) above.

Note: This authorization must be executed by a current Authorized Representative of the Participant as set forth in the duly enacted Resolution of the Participant, which is on file with TexPool.

Authorized Representative Signature*

Date*

Gayle Cook

Printed Name*

2812915688

Telephone Number

City Manager

Title*

Authorized Representative Signature*

Date*

Kathryn Shannahan

Printed Name*

2812915679

Telephone Number

Assistant Director of Finance

Title*

6. Delivery Instructions

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G45340-16 (3/22)

Managed and Serviced by Federated Hermes

Print Form Clear Form

Resolution Amending Authorized Representatives

CITY OF SEABROOK
RESOLUTION 2026-12

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

*** Required Fields**

1. Resolution

WHEREAS,

City of Seabrook — Participant Name*

7 7 6 3 2 — Location Number*

("**Participant**") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("**TexPool / Texpool Prime**"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Sahib Rao — Name; Director of Finance — Title

2 8 1 2 9 1 5 6 0 0 — Phone; Fax; srao@seabrooktx.gov — Email

Sahib Rao — Signature

2. Gayle Cook — Name; City Manager — Title

2 8 1 2 9 1 5 6 8 8 — Phone; Fax; gcook@seabrooktx.gov — Email

Gayle Cook — Signature

3. Kathryn Shannahan — Name; Assistant Director of Finance — Title

2 8 1 2 9 1 5 6 7 9 — Phone; Fax; kshannahan@seabrooktx.gov — Email

Kathryn Shannahan — Signature

Form Continues on Next Page

1. Resolution (continued)

4.

Name | Title

Phone | Fax | Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Sahib Rao

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name | Title

Phone | Fax | Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 21 day of July, 2026.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of Seabrook

Name of Participant*

SIGNED

Signature*

Jim Sweeney

Printed Name*

Mayor

Title*

ATTEST

Signature*

Rachel Lewis

Printed Name*

City Secretary

Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services**:

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Fax: 866-839-3291

1-866-TEXPOOL (839-7665) • TexPool.com
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SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Finance

Presenter:

Briefing Prepared By: Gayle Cook

Strategic Focus Area:

General Information:
Consider and take all appropriate action on the approval of Resolution 2016-13, Designating the Harris County Tax Assessor-Collector's Office to Calculate "Truth in Taxation" for tax year 2026.

Executive Summary / Background:
Section 26.04(c) of the Texas Tax Code requires city councils to designate an officer or employee to calculate the tax rate for the city. This designation is required each year. The Harris County Tax Assessor-Collector's Office is being presented to fulfill this process for the City and is requesting designation through resolution. The City seeks to designate the Harris County Tax Assessor-Collector's Office to calculate, sign, and submit all necessary information for tax year 2026 in connection with the Texas "Truth In Taxation" legislation as required by the Texas Tax Code on behalf of the City.

Funding / Fiscal Information:
No cost to the City.

Supporting Materials Attached:
1. Res 2026-13 Designating Harris County to Calculate TNT

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

CITY OF SEABROOK
RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DESIGNATING THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE TO CALCULATE, SIGN, AND SUBMIT ALL NECESSARY INFORMATION FOR TAX YEAR 2026 IN CONNECTION WITH THE TEXAS "TRUTH-IN-TAXATION" LEGISLATION AS REQUIRED BY THE *TEXAS TAX CODE*.

WHEREAS, *Section 26.04* of the *Texas Tax Code* was amended by Senate Bill 2, Texas Legislature, 86th Regular Session, to include new requirements related to the calculations for property tax rates; and

WHEREAS, *Section 26.04* of the *Texas Tax Code* requires the City Council of the City of Seabrook, Texas (the "City") to designate an officer or employee to perform various tax rate calculations for the City; and

WHEREAS, the Harris County Tax Assessor-Collector's Office has agreed to perform the necessary tax rate calculations for tax year 2026 for the City;

BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS HEREBY:

SECTION 1. That the City Council of the City of Seabrook, Texas hereby designates the Harris County Tax Assessor-Collector's Office to calculate, sign, and submit all necessary information for tax year 2026 in connection with the Texas "Truth-In-Taxation" legislation as required by the *Texas Tax Code*.

PASSED, APPROVED, AND ADOPTED on this 21st Day of July, 2026.

CITY OF SEABROOK

_____
Jim Sweeney
Mayor

ATTEST:

_____
Rachel Lewis, TRMC
City Secretary

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Economic Development

Presenter: Rick Guerrero, Director of Economic Development, David Olson, City Attorney

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the ratification of 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.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached:

1. Partially Executed - Pending EDC - Seabrook EDC Performance Agreement (2)
2. Pomodoro MATRIX
3. Pomodoro Wages Sheet
4. Pomodoro's Presentation to EDC

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

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 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;

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 four hundred fifty (450) 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. To the extent that the SEDC has not yet paid the entirety of the Incentive to Pomodoro's at such point that Pomodoro's has satisfied the Target Employment Level and delivered a Satisfaction Notice, then SEDC shall pay to Pomodoro's all remaining Incentive payments within sixty (60) days following Pomodoro's delivery of the Satisfaction Notice. 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:

Pay a total direct economic incentive to Pomodoro's of $850,000 (the "Incentive") broken into three (3) payments in accordance with the payment schedule below.

The first payment (the Year 1 payment) shall be paid by SEDC to Pomodoro's within thirty (30) days following the issuance of a Permanent Certificate of Occupancy, or any other permit or license necessary for the opening of the Restaurant (herein the "Permits"). Year 2 and 3 payments shall be due and payable to Pomodoro's on the anniversary date of the Year 1 payment.

Year 1: $600,000
Year 2: $125,000
Year 3: $125,000

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 SDEC's written consent. Notwithstanding anything to the contrary contained in the immediately preceding sentence, Pomodoro's may assign this Agreement to an affiliated entity with the same ownership, restaurant name and purpose.

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 Floridia 1001 Pineloch Drive, Suite 1100 Houston, Texas 77062 Email: _____
Pomodoro's: (post-Restaurant Opening)	Pomodoro's Cucina Italiana, LLC Attn: Louis Floridia _____ Seabrook, Texas 77856 Email: _____
SEDC:	Seabrook Economic Development Corp. Attn: Economic Development Director 1700 First Street Seabrook, TX 77586 Email: EDC@seabrooktx.gov

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.

h. 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 Floridia. 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 Floridia
Title: President

DATE: _____, 2025

Exhibit A

The Project

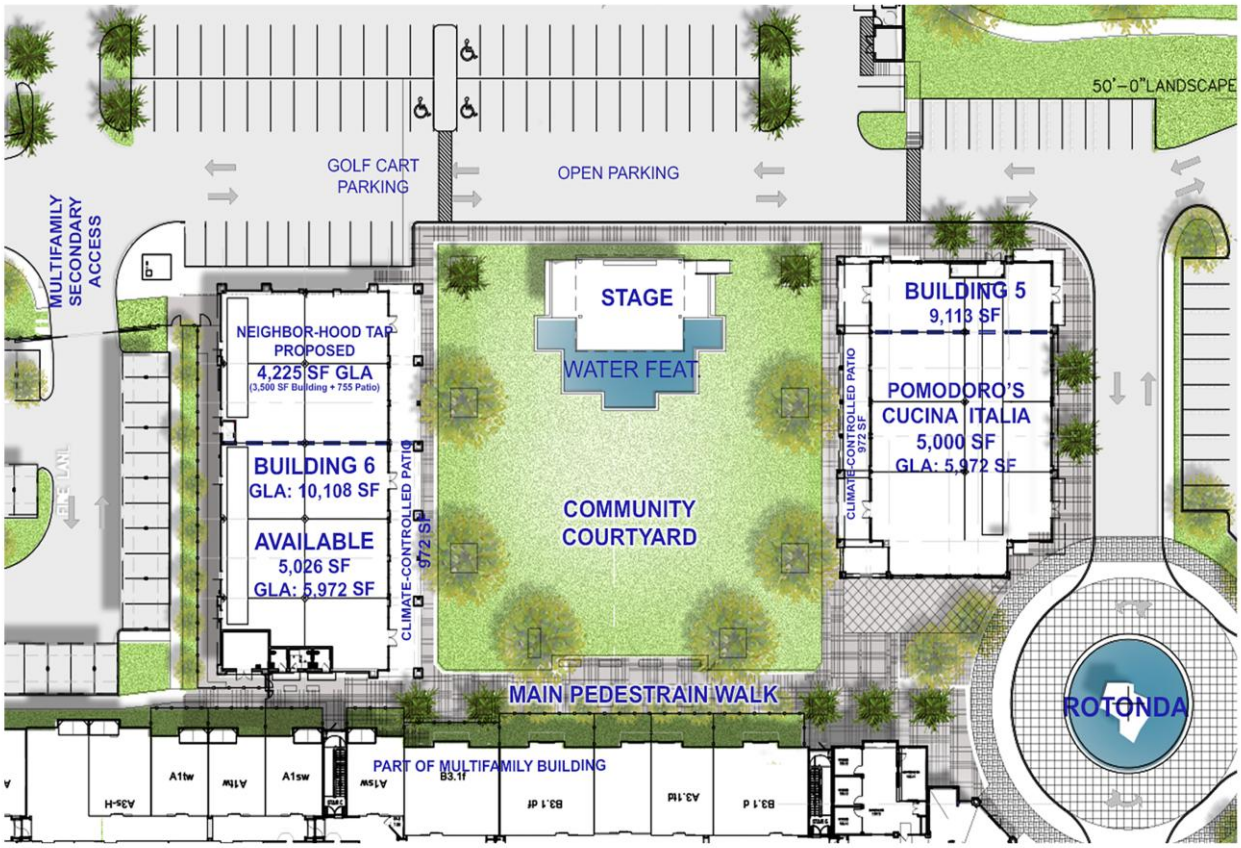


Exhibit B

Site Plan



Exhibit C

The Projections

PROJETED EMPLOYMENT VS. SALES

Projected Sales (based on percentage of rentals of newly built apartment complex)

Year 1	**$2.0 million**
Year 2	**$2.5 million**
Year 3	**$3.0 million**
Max	**$4.0 million**

Year	**Full Time* Employees**	**Part Time** Employees**
Year 1.50% of capacity	**16**	**21**
Year 2.65% of capacity	**19**	**27**
Year 3.80% of capacity	**21**	**30**
Year 4 Max	**24**	**33**

***Full time = 35 hours +**

****Part time = 15 hours +**

Maximum 1,620 hours annually

Project - Pomodoro's Estimate on Sales

Assumptions: Approx. 5000 air conditioned SF plus an outdoor patio dining area of approx. 921 SF and an outdoor covered patio dining area 972 SF

Total Capital Investment	$ 2,593,323.84		**Ask of EDC**	**$ 928,367.00**		
Build Out of Shell	$ -		Owner- Allowance Build Out	$ 250,000.00		
Tenat Buildout Cost	$ 2,593,323.84		Tenant Contribution/Loan/Cash	$ 1,414,956.84		
				$ 2,593,323.84		

PROJECTED REVENUES

INCENTIVES

	Year Ending	Sales	Alcohol Sales	Combined Sales	Alcohol Sales 6.7%	Food Sales: City Sales Tax 1.5%	Food Sales: EDC Sales Tax .25%	Food Sales: Crime District Sales Tax .25%	Total Capital Investment in Space $ 2,593,323.84: Property Tax Impact .455156	Total Capital Investment in Space $ 2,593,323.84: Employee Impact	Total Local Impact	INCENTIVE SCENARIO	INCENTIVE PURPOSE
1	2027	$ 951,808	$ 237,952	$ 1,189,760	$ 15,943	14,277	2,380	2,380	11,804	208,324	**239,164**		
2	2028	$ 3,041,280	$ 528,000	$ 3,569,280	$ 35,376	53,539	8,923	8,923	13,043	229,677	**314,106**		
3	2029	$ 3,102,106	$ 543,840	$ 3,645,946	$ 36,437	54,689	9,115	9,115	14,413	253,219	**340,550**	#DIV/0!	ask/Build Out
4	2030	$ 3,164,148	$ 560,155	$ 3,724,303	$ 37,530	55,865	9,311	9,311	15,926	279,174	**369,586**		
5	2031	$ 3,227,431	$ 576,960	$ 3,804,391	$ 38,656	57,066	9,511	9,511	17,598	307,789	**401,475**		
6	2032	$ 3,291,979	$ 594,269	$ 3,886,248	$ 39,816	58,294	9,716	9,716	19,446	339,337	**436,508**		
7	2033	$ 3,357,819	$ 612,097	$ 3,969,916	$ 41,010	59,549	9,925	9,925	21,488	374,119	**475,005**		
8	2034	$ 3,424,975	$ 630,460	$ 4,055,435	$ 42,241	60,832	10,139	10,139	23,744	412,467	**517,319**	36%	ask/Full Buildout
9	2035	$ 3,493,475	$ 649,373	$ 4,142,848	$ 43,508	62,143	10,357	10,357	26,237	454,744	**563,839**		
10	2036	$ 3,563,344	$ 668,855	$ 4,232,199	$ 44,813	63,483	10,580	10,580	28,992	501,356	**614,992**		
	Total	**$ 30,618,364**	**$ 5,601,960**	**$ 36,220,324**	**$ 375,331**	**$ 539,736**	**$ 89,956**	**$ 89,956**	**$ 192,690**	**$ 3,360,206**	**4,272,543**	**$ 928,367**	
		Note: A projected 2% increase in sales year over year and 3% in alcohol sales										**Ask**	
												35.8%	

Wage Analysis for Employees for Food Related Service

Type		FTE (#)	Average Wage	Payroll Annualized	Multiplier	Estimated Local Impact	Revised Local Impact
Retail/Sales Related Avg		3	$ 100,000.00	$ 300,000.00	0.25	$ 75,000.00	$ 18,750.00
Food Prep Related Avg (part time)		42	$ 40,516.67	$ 1,701,700.00	0.25	$ 425,425.00	$ 106,356.25
Food Support / Dishwasher Avg (part time)		25	$ 45,000.00	$ 1,125,000.00	0.25	$ 281,250.00	$ 70,312.50
Site Maintenace Support Avg		5	$ 41,295.82	$ 206,479.09	0.25	$ 51,619.77	$ 12,904.94
Total Annual				$ 3,333,179.09		**$ 833,294.77**	**$ 208,323.69**

Sales Analysis for Food Related Service

	Food	Mixed Bev		
Average Café Items	$ 25.00			
Average Beverage	$ 7.00			
Mixed Beverage		$ 15.00		
Average	$ 16.00			
Inside/Outside Seating	60			
	Total Seats	Occupancy % a day	Turnover Rate /Day	Total Daily Capacity
Average Bill	160	80%	3	384
Liquor Bill	160	20%	2	64
Daily Food Sales				$ 11,520.00
Daily Liquor Sales				$ 2,000.00
Annualized Food Sales				$ 3,041,280.00
Annualized Liquor Sales				$ 528,000.00
365 working days				

Low Sales	High Sales	
$ 20.00	$ 30.00	150% Average Bill

2023 Annual Mean MSA Wages			
SOC	SOC Title	Statewide	Houston-The Woodlands-Sugarland
"11-9051"	Food Service Managers	$65,428.00	$ 100,000.00
"35-0000"	Food Preparation and Serving Related Occupations	$29,733.00	$ 29,406.00
"35-1011"	Chefs and Head Cooks	$52,952.00	$ 100,000.00
"35-1012"	First-Line Supervisors of Food Preparation and Serving Workers	$39,159.00	$ 38,274.00
"35-2011"	Cooks, Fast Food	$25,323.00	$ 23,211.00
"35-2012"	Cooks, Institution and Cafeteria	$32,031.00	$ 32,762.00
"35-2014"	Cooks, Restaurant	$31,514.00	$ 60,000.00
"35-2015"	Cooks, Short Order	$28,598.00	$ 26,962.00
"35-2019"	Cooks, All Other	$36,490.00	$ -
"35-2021"	Food Preparation Workers	$29,820.00	$ 60,000.00
"35-3011"	Bartenders	$33,989.00	$ 32,297.00
"35-3023"	Fast Food and Counter Workers	$25,965.00	$ 40,000.00
"35-3031"	Waiters and Waitresses	$29,347.00	$ 29,222.00
"35-3041"	Food Servers, Nonrestaurant	$27,050.00	$ 28,036.00
"35-9011"	Dining Room and Cafeteria Attendants and Bartender Helpers	$26,940.00	$ 25,842.00
"35-9021"	Dishwashers	$27,903.00	$ 40,000.00
"35-9031"	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$26,430.00	$ 30,000.00
"35-9099"	Food Preparation and Serving Related Workers, All Other	$28,040.00	$ 60,000.00
"37-0000"	Building and Grounds Cleaning and Maintenance Occupations	$32,896.00	$ 40,000.00
"37-1011"	First-Line Supervisors of Housekeeping and Janitorial Workers	$43,541.00	$ 42,655.00
"37-1012"	Supervisors of Landscaping, Lawn Service & Groundskeeping Workers	$51,786.00	$ 52,477.00
"37-2011"	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	$31,048.00	$ 30,549.00
"37-2012"	Maids and Housekeeping Cleaners	$28,769.00	$ 30,144.00
"37-2019"	Building Cleaning Workers, All Other	$40,336.00	$ 41,035.00
"37-2021"	Pest Control Workers	$41,273.00	$ 41,194.00
"37-3011"	Landscaping and Groundskeeping Workers	$35,634.00	$ 35,162.00
"37-3012"	Pesticide Handlers, Sprayers, and Applicators, Vegetation	$46,985.00	$ 45,080.00
"37-3013"	Tree Trimmers and Pruners	$43,356.00	$ 42,061.00
"37-3019"	Grounds Maintenance Workers, All Other	$50,783.00	$ 53,897.00
"39-0000"	Personal Care and Service Occupations	$33,700.00	$ 33,770.00
"39-5012"	Hairdressers, Hairstylists, and Cosmetologists	$38,048.00	$ 38,996.00
"39-5092"	Manicurists and Pedicurists	$34,380.00	$ 34,274.00
"39-5093"	Shampooers	$22,041.00	$ -
"39-5094"	Skincare Specialists	$40,123.00	$ 41,464.00
"39-6011"	Baggage Porters and Bellhops	$29,462.00	$ 29,123.00
"39-6012"	Concierges	$36,048.00	$ 37,512.00
"39-7010"	Tour and Travel Guides	$38,402.00	$ 35,218.00
"39-9011"	Childcare Workers	$29,451.00	$ 28,756.00
"39-9031"	Exercise Trainers and Group Fitness Instructors	$42,875.00	$ 43,585.00
"39-9032"	Recreation Workers	$31,429.00	$ 30,830.00
"39-9041"	Residential Advisors	$37,615.00	$ 37,440.00
"39-9099"	Personal Care and Service Workers, All Other	$31,065.00	$ 29,304.00
"41-0000"	Sales and Related Occupations	$50,061.00	$ 50,393.00
"41-1011"	First-Line Supervisors of Retail Sales Workers	$47,850.00	$ 49,972.00
"41-1012"	First-Line Supervisors of Non-Retail Sales Workers	$81,724.00	$ 84,014.00
"41-2011"	Cashiers	$27,970.00	$ 28,314.00
"41-2031"	Retail Salespersons	$33,453.00	$ 33,759.00
"51-3092"	Food Batchmakers	$34,872.00	$ 40,000.00
"51-3093"	Food Cooking Machine Operators and Tenders	$31,638.00	$ 40,000.00
"51-3099"	Food Processing Workers, All Other	$35,616.00	$ 45,000.00



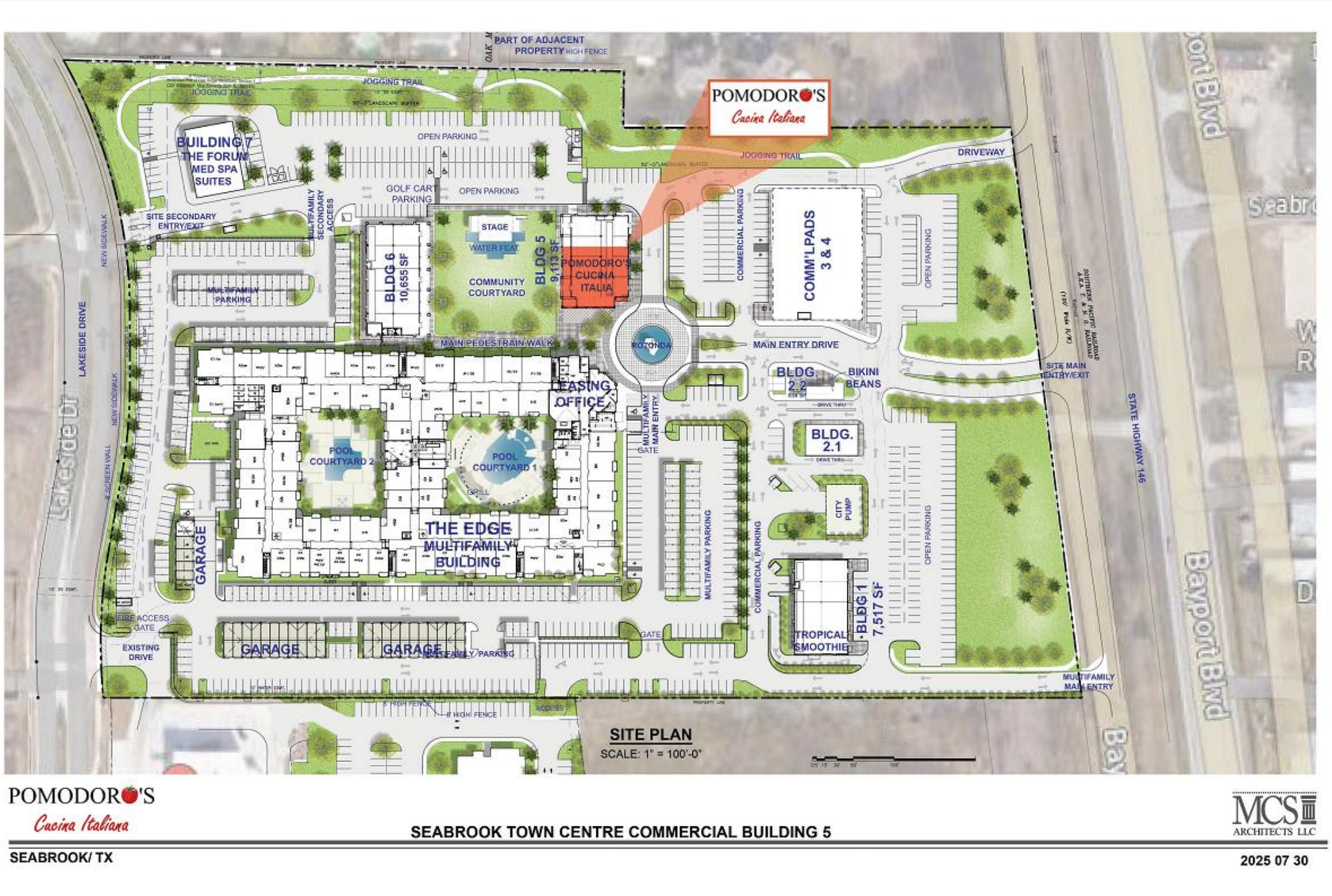
Economic Development Incentive Proposal

POMODORO'S
Cucina Italiana

Pomodoro's Seabrook Town Center

10.09.25

DEVELOPMENT OVERVIEW



POMODORO'S Cucina Italiana

SEABROOK TOWN CENTRE COMMERCIAL BUILDING 5

MCS ARCHITECTS LLC

SEABROOK/ TX

2025 07 30



COMPANY HISTORY

Pomodoro's Cucina Italiana is more than a restaurant—it's the story of family, tradition, and a lifelong passion for Italian cooking.

Founded by Louis (Luigi) and Josephine Floridia, Pomodoro's Cucina Italiana brings authentic Italian flavors to League City and Clear Lake, Texas, rooted in the family's Sicilian heritage. Louis was born in Brooklyn, New York, and spent his early years in Sicily, where the sights, smells, and tastes of Italy left a lasting impression. Growing up in a close-knit, Italian-American neighborhood in Brooklyn, he was immersed in the culture, food, and values that would one day shape his life's work.

Though his first career took him to Wall Street, Louis quickly realized his true passion wasn't behind a desk. After spending time at his uncle's Italian restaurant in New Jersey, he discovered a natural talent—and love—for cooking. He opened his first restaurant, Luigi's, in Brooklyn, a cozy neighborhood pizzeria that quickly became a local favorite. Years later, an opportunity brought the Floridia family to Houston, Texas. Louis and Josephine, his wife of 45 years, made the move along with their three daughters—Daniella, Lisa, and Tina opened our first pizza location on Nasa Rd 1 in 2005 and in 2009, they opened the first Pomodoro's Cucina Italiana location in League City, followed by a second in Clear Lake in 2020.

Today, Pomodoro's Cucina Italiana is a true family-owned and family-operated restaurant, with multiple generations involved. Louis and Josephine reside in Friendswood, while their daughters and grandchildren live nearby in League City, Friendswood, and Sugar Land. You'll often find all members of the Floridia family - in the kitchen or greeting guests—continuing the tradition of sharing hearty, homemade Italian meals with love and care.

At Pomodoro's Cucina Italiana, every dish is a tribute to the family's Sicilian roots—made from scratch using time-honored recipes, fresh ingredients, and a commitment to hospitality. Whether you're here for a wood-fired pizza, a comforting bowl of pasta, a casual dinner or a special gathering place to gather with family, we welcome you to our table. From our famiglia to yours—benvenuti!

THE POMODORO'S FAMILY

Louis Floridia

- Owner and Head Chef. Louis owns and operates both locations and frequents both kitchens!

Josephine Floridia

- Owner and wife of Louis Floridia. Josephine manages the League City location.

Daniella Floridia Gibbs

- Catering Director and Event Coordinator. Oldest daughter of Louis and Josephine.

Lisa Floridia

- Assistant Event Coordinator. Middle daughter of Louis and Josephine.

Tina Floridia DiGuglielmo

- Legal Counsel. Youngest daughter of Louis and Josephine.

Antonella Floridia

- General manager of the Clear Lake location. Cousin to Louis and Josephine.

Giuseppe Floridia

- Manager of the Clear Lake location. Son of Antonella.

Francesca Floridia

- Assistant Front of House Manager of the Clear Lake location. Daughter of Antonella.

Pomodoro's is truly a family affair!





COMPANY MISSION

At Pomodoro's Cucina Italiana, our mission is to serve authentic Italian cuisine with the same passion and care that has defined our family's table for generations. Founded and lovingly operated by the Floridia family, our two locations have become cherished gathering places in the community—known not just for our traditional recipes and fresh ingredients, but for the warm, welcoming atmosphere that feels like home. For years, the Floridia family has been a proud part of the League City and Clear Lake communities.

As a family-owned and family-run restaurant, we're committed to delivering an experience rooted in love, tradition, and community—just like Nonna taught us.

We don't believe in saying "no" to our customers—we go above and beyond to make it happen.

WHY SEABROOK?

•Seabrook is known for its family friendly atmosphere which aligns with our mission statement.

•Our restaurants are known for their warmth and welcoming atmosphere, and Seabrook has a vibrant community atmosphere which feels like home for us.

•Pomodoro's tradition is rich in history likewise Seabrook history is family-friendly and truly a tight-knit community which blends into our mission.

•Our restaurant can be a special gathering place to gather family and friends to enjoy and promote strong tourism in Seabrook.

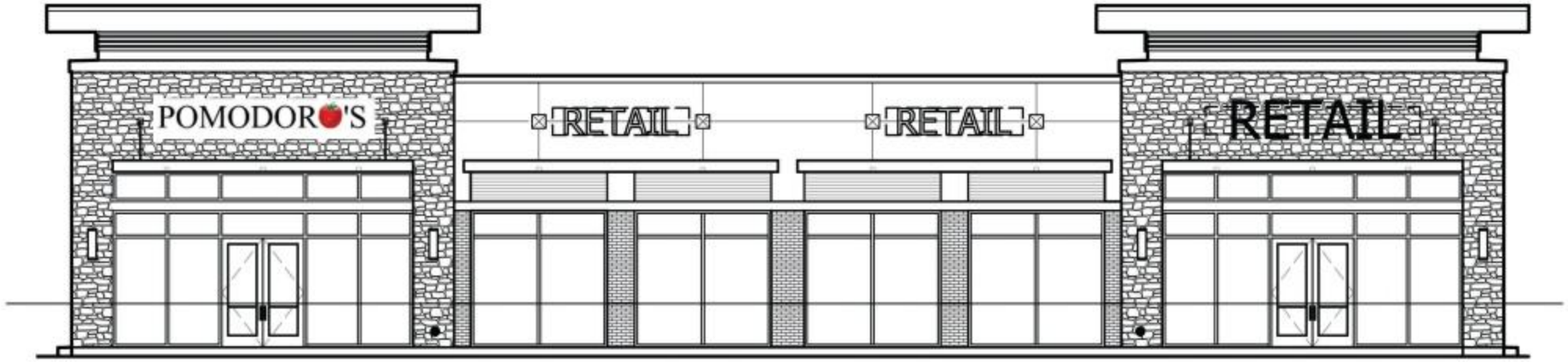
BUILDING 5 RENDERING



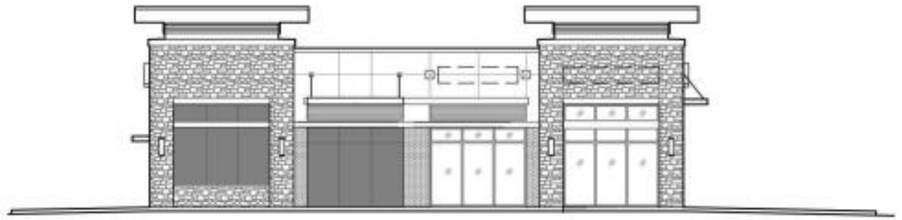
POMODORO'S FAÇADE RENDERING



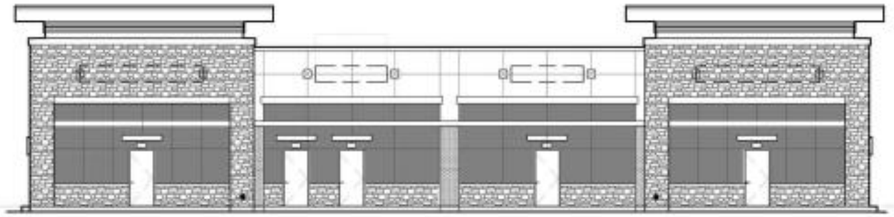
ELEVATIONS



RETAIL BUILDING 1 FRONT ELEVATION (FACING SH 146)



TYPICAL SIDE ELEVATION (DRIVE-THRU, BOTH SIDES)

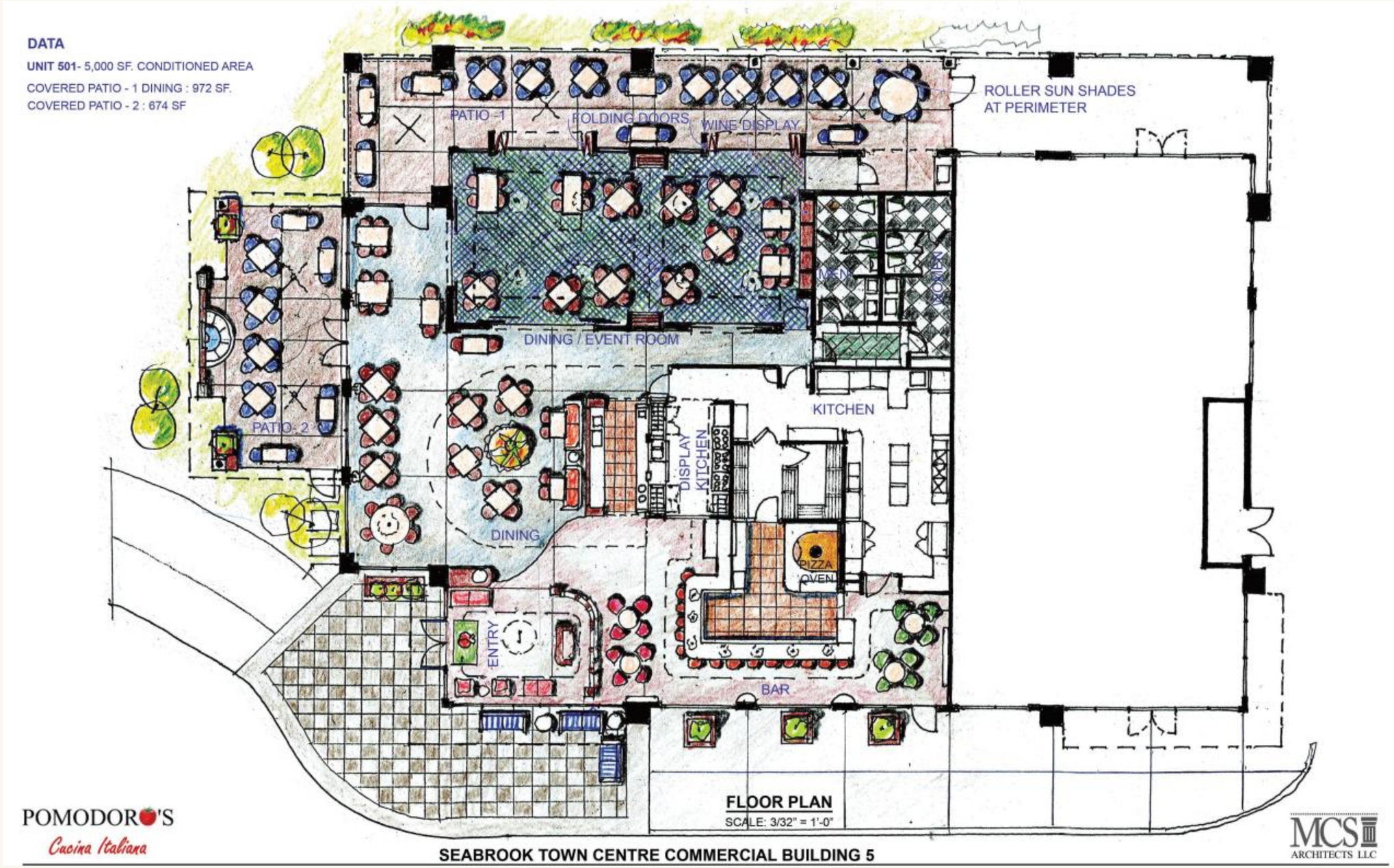


REAR ELEVATION (FACING 320-UNIT MULTIFAMILY RESIDENTIAL)

COMMUNITY PLAZA VIEW- BEHIND POMODORO'S

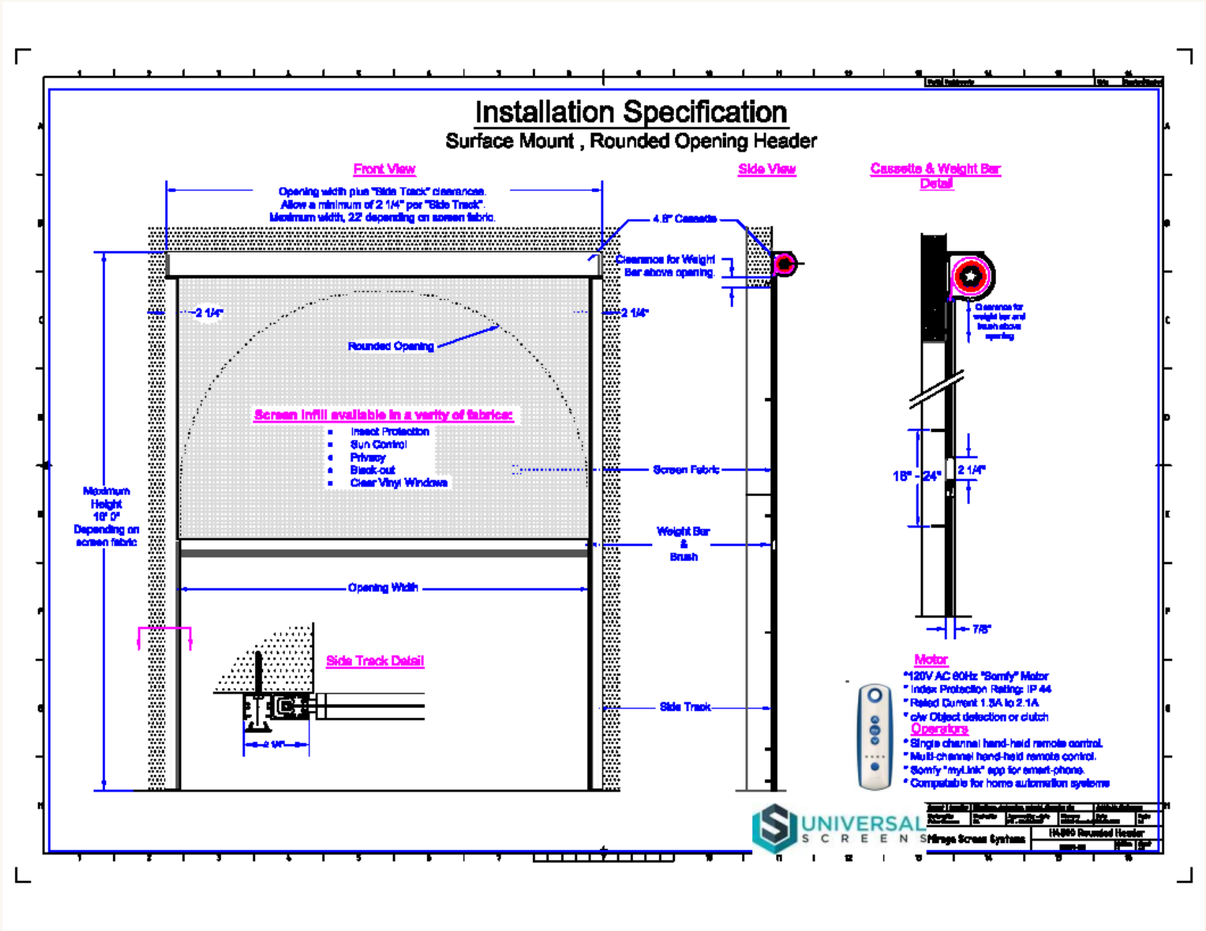


FLOOR PLAN


DATA
UNIT 501- 5,000 SF. CONDITIONED AREA
COVERED PATIO - 1 DINING : 972 SF.
COVERED PATIO - 2 : 674 SF
PATIO -1
FOLDING DOORS
WINE DISPLAY
ROLLER SUN SHADES AT PERIMETER
MEN
WOMEN
DINING / EVENT ROOM
KITCHEN
PATIO -2
DISPLAY KITCHEN
DINING
PIZZA OVEN
ENTRY
BAR
FLOOR PLAN
SCALE: 3/32" = 1'-0"
POMODORO'S
Cucina Italiana
SEABROOK TOWN CENTRE COMMERCIAL BUILDING 5
MCS ARCHITECTS LLC

PROPOSED PANDA DOORS & MOTORIZED SCREEN UPGRADES





CONCEPTUAL IMAGES









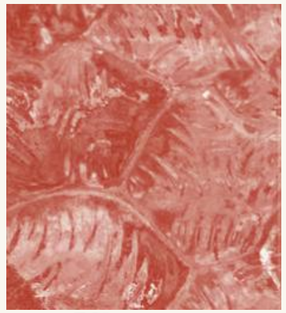






CONCEPTUAL IMAGES CONTINUED











CONCEPT MATERIALS & FIXTURES INTENT



PIZZA OVEN



DECORATIVE CEILING FANS



BRASS CHANDELIER

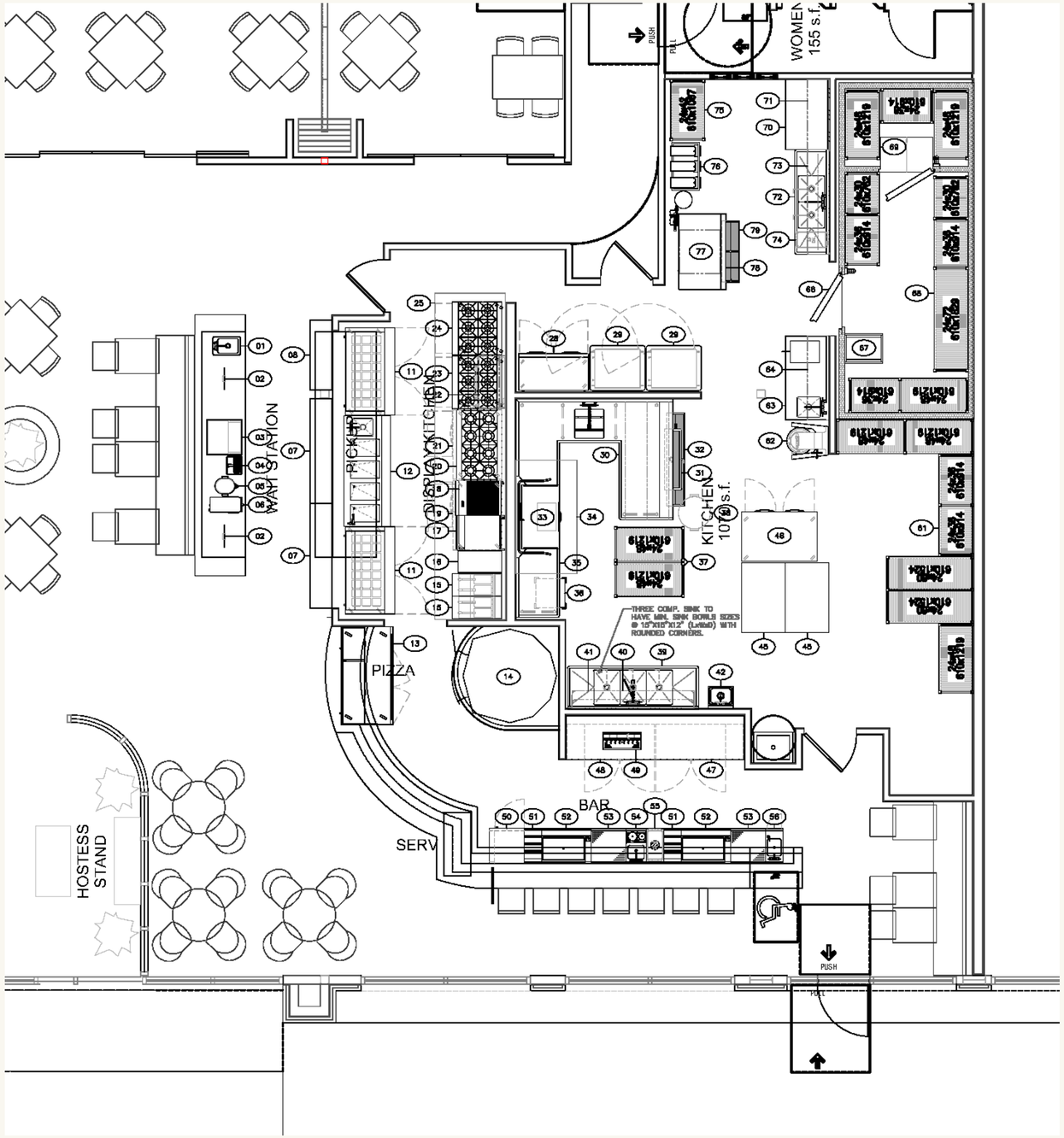


BRASS & BULB ACCENT LIGHTING



PANDA DOORS

EQUIPMENT PLAN



EQUIPMENT SCHEDULE

Additional equipment to be included

- Bread warmers for parties and catering. QTY 2
- Espresso machine QTY 1
- Pasta machine QTY 1
- 60 Quart Hobart QTY 1

EQUIPMENT SCHEDULE

REV	ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS
–	01	1	DROP–IN HAND SINK	ADVANCE TABCO	DI–1–10	–
–	02	2	POS	BY VENDOR	–	BY VENDOR, VF/VI, NIKEC
–	03	1	SODA DISPENSER	BY VENDOR	–	BY VENDOR, VF/VI, NIKEC
–	04	1	WATER STATION	T & S BRASS	B–1230–12	–
–	05	1	COFFEE/TEA DISPENSER	BUNN–O–MATIC	34100.0001	–
–	06	1	COFFEE/TEA BREWER	BUNN–O–MATIC	52000.0100	–
–	07	2	DISH CABINET	ADVANCE TABCO	DC–156	–
–	08	1	DISH CABINET	ADVANCE TABCO	DC–154	–
–	09	–	SPARE NUMBER	–	–	–
–	10	–	SPARE NUMBER	–	–	–
–	11	2	REFRIGERATED PREP UNIT	CONTINENTAL REFRIGERATOR	SW60N24M	–
–	12	1	STEAM TABLE W/ SINK	RANDELL	CUSTOM	W/ FILL FAUCET
–	13	1	PIZZA PREP REFRIGERATOR	TRUE MFG.	TPP–AT–67–HC	–
–	14	1	STONE HEARTH OVEN	WOOD STONE	WS–MS–5–RFG–IR–W	–
–	15	2	FRYER	PITCO	SG14R S	–
–	16	1	FILLER TABLE	ADVANCE TABCO	TFMS–150	–
–	17	1	GRIDDLE, GAS	SOUTHBEND	HDG–24	–
–	18	1	BROILER	SOUTHBEND	HDC–24	–
–	19	1	REFRIGERATED GRIDDLE STAND	CONTINENTAL REFRIGERATOR	D48GN	–
–	20	1	HOT PLATE	SOUTHBEND	HDO–48	–
–	21	1	REFRIGERATED GRIDDLE STAND	CONTINENTAL REFRIGERATOR	D48GN	–
–	22	1	SALAMANDER BROILER, GAS	JADE PRODUCTS	JSB–36	–
–	23	1	RANGE	SOUTHBEND	4361D	–
–	24	1	RANGE	SOUTHBEND	4361D	–
–	25	1	EXHAUST HOOD	CAPTIVE AIRE	CUSTOM	–
–	26	–	SPARE NUMBER	–	–	–
–	27	–	SPARE NUMBER	–	–	–
–	28	1	UNDERCOUNTER REFRIGERATOR	CONTINENTAL REFRIGERATOR	UC48SN	–
–	29	2	BANQUET SERVICE CART	ALTO–SHAAM	1000–BQ2/96	–
–	30	1	SOILED DISHTABLE	ADVANCE TABCO	DTS–D70–84R	–
–	31	1	DUMP SINK	CUSTOM FABRICATION	–	–
–	32	1	FLOOR TROUGH	CUSTOM FABRICATION	CUSTOM	W/ FIBERGLASS GRATE
–	33	1	WAREWASHER	JACKSON WWS	CONSERVER XL2	–
–	34	1	CONDENSATE HOOD	CAPTIVE AIRE	–	–
–	35	1	CLEAN DISHTABLE	ADVANCE TABCO	DTC–S70–48L	–
–	36	1	DISHRACK DOLLY	METRO	D2020N	–
–	37	1LOT	SHELVING UNIT	CAMBRO	EXU244884VS4480	–
–	38	1	TRASH CAN	RUBBERMAID	–	BY OWNER, OF/OI, NIKEC
–	39	1	THREE COMP SINK	ADVANCE TABCO	FS–3–1824–18RL	B–3950 WASTE DRAIN VALVE
–	40	1	POT RACK	ADVANCE TABCO	SW–84	–
–	41	1	WALL SHELF	ADVANCE TABCO	WS–12–84	–
–	42	1	HAND SINK	ADVANCE TABCO	7–PS–60	–
–	43	–	SPARE NUMBER	–	–	–
–	44	–	SPARE NUMBER	–	–	–
–	45	2	WORK TABLE	ADVANCE TABCO	SS–304	–
–	46	1	REACH–IN FREEZER	CONTINENTAL REFRIGERATOR	2FN	–
–	47	1	BACK BAR COOLER	GLASTENDER	C1FB60–R	–
–	48	1	BACK BAR COOLER	GLASTENDER	C1FB60–L	–
–	49	1	DRAFT BEER DISPENSING TOWER	GLASTENDER	BT–8–SS	–
–	50	1	MUG FROSTER	GLASTENDER	F1SB24–R	–

EQUIPMENT SCHEDULE

REV	ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS
–	51	2	UNDERBAR LIQUOR DISPLAY	GLASTENDER	LDA–12S	–
–	52	2	UNDERBAR ICE CHEST	GLASTENDER	IBA–30–CP10–ED	–
–	53	2	UNDERBAR GLASS RACK	GLASTENDER	DBGR–24	–
–	54	1	UNDERBAR SINK	GLASTENDER	MTS–14	–
–	55	1	UNDERBAR DRY WASTE	GLASTENDER	DWB–12	–
–	56	1	UNDERBAR HANDSINK	GLASTENDER	DHSB–12	–
–	57	–	SPARE NUMBER	–	–	–
–	58	–	SPARE NUMBER	–	–	–
–	59	–	SPARE NUMBER	–	–	–
–	60	–	SPARE NUMBER	–	–	–
–	61	1LOT	DRY STORAGE SHELVING	CAMBRO	EXU243684VS4480	–
–	62	1	FLOOR MIXER	GLOBE FOOD EQUIPMENT	SP60	–
–	63	1	WORK TABLE W/ SINK	CUSTOM FABRICATION	CUSTOM	–
–	64	1	WALL SHELF	ADVANCE TABCO	WS–15–60	SHORTEN TO 58"
–	65	–	SPARE NUMBER	–	–	–
–	66	1	WALK–IN COOLER/FREEZER	ARCTIC	CUSTOM	–
–	67	1	PAN RACK	NEW AGE INDUSTRIAL	1331	–
–	68	1LOT	COOLER SHELVING	CAMBRO	EXU247284VS4480	–
–	69	1LOT	FREEZER SHELVING	CAMBRO	EXU244284VS4480	–
–	70	1	WORK TABLE	ADVANCE TABCO	KMS–304	–
–	71	1	WALL SHELF	ADVANCE TABCO	WS–15–48	–
–	72	1	TWO COMP SINK	ADVANCE TABCO	FC–2–1818–18RL	–
–	73	1	POT RACK	ADVANCE TABCO	PS–15–72	–
–	74	1	TRASH CAN	RUBBERMAID	SLIM JIM	–
–	75	1LOT	SHELVING UNIT	CAMBRO	EXU244284VS4480	–
–	76	1	BAG–N–BOX	BY VENDOR	CUSTOM	VENDOR FURNISHED; NIKEC
–	77	1	ICE MAKER	HOSHIZAKI AMERICA	KM–901MAH	–
–	78	1	ICE BIN	HOSHIZAKI AMERICA	B–900SF	–
–	79	1	FLOOR TROUGH	CUSTOM FABRICATION	CUSTOM	–
–	100	1	WALK–IN COOLER CONDENSING UNIT	ARCTIC	CUSTOM	–
–	101	1	WALK–IN FREEZER CONDENSING UNIT	ARCTIC	CUSTOM	–
–	102	1	EXHAUST FAN	CAPTIVE AIRE	CUSTOM	–
–	103	1	EXHAUST FAN	CAPTIVE AIRE	CUSTOM	–
–	104	1	CONDENSATE FAN	CAPTIVE AIRE	CUSTOM	–
–	105	1	SUPPLY FAN	CAPTIVE AIRE	CUSTOM	–

PROJECT OVERVIEW/ TIMELINE

- Executed LOI
- EDC Funding Approval
- Executed Signed Lease Agreement
- Design Documents by MCS Architects
- Permit submission, review and approval
- Sitework + Utilities – 11-03-2025
- Building 5 Vertical Construction – Shell –07-01-2027
- Buildout of new Pomodoro's Restaurant- 07-01-2027 to 12-01-2027
- Open new Pomodoro's Restaurant –12-15-2027



PROJECT SCHEDULE



PROJECT SCOPE & USES

- Concrete Floor – Colored stained concrete + patio
- Panda Sliding Doors to patio
- Panda Retractable Screens
- All new Kitchen equipment by C & T Design
- Stone Hearth Gas/ Wood Oven
- Banquet room to accommodate 60 +
- All weather utilized patio with gas heaters and fans
- Interior faux plaster paint finishes

FINANCIAL INFORMATION

Project - Pomodoro's Estimate on Sales

Assumptions: **Approx. 5000 air conditioned SF plus an outdoor patio dining area of approx. 921 SF and an outdoor covered patio dining area 972 SF**

Total Capital Investment	$ 2,593,323.84	**Ask of EDC**	**$**	**928,367.00**
Build Out of Shell	$ -	Owner- Allowance Build Out	$	250,000.00
Tenant Buildout Cost	$ 2,593,323.84	Tenant Contribution/Loan/Cash	$	1,414,956.84
			$	2,593,323.84

PROJECTED REVENUES | **INCENTIVES**

	Year Ending	Sales	Alcohol Sales	Combined Sales	Alcohol Sales 6.7%	Food Sales: City Sales Tax 1.5%	Food Sales: EDC Sales Tax .25%	Food Sales: Crime District Sales Tax .25%	Total Capital Investment in Space $ 2,593,323.84: Property Tax Impact .455156	Total Capital Investment in Space $ 2,593,323.84: Employee Impact	Total Local Impact	INCENTIVE SCENARIO	INCENTIVE PURPOSE
1	2027	$ 951,808	$ 237,952	$ 1,189,760	$ 15,943	14,277	2,380	2,380	11,804	208,324	**239,164**		
2	2028	$ 3,041,280	$ 528,000	$ 3,569,280	$ 35,376	53,539	8,923	8,923	13,043	229,677	**314,106**		
3	2029	$ 3,102,106	$ 543,840	$ 3,645,946	$ 36,437	54,689	9,115	9,115	14,413	253,219	**340,550**	#DIV/0!	ask/Build Out
4	2030	$ 3,164,148	$ 560,155	$ 3,724,303	$ 37,530	55,865	9,311	9,311	15,926	279,174	**369,586**		
5	2031	$ 3,227,431	$ 576,960	$ 3,804,391	$ 38,656	57,066	9,511	9,511	17,598	307,789	**401,475**		
6	2032	$ 3,291,979	$ 594,269	$ 3,886,248	$ 39,816	58,294	9,716	9,716	19,446	339,337	**436,508**		
7	2033	$ 3,357,819	$ 612,097	$ 3,969,916	$ 41,010	59,549	9,925	9,925	21,488	374,119	**475,005**		
8	2034	$ 3,424,975	$ 630,460	$ 4,055,435	$ 42,241	60,832	10,139	10,139	23,744	412,467	**517,319**	36%	ask/Full Buildout
9	2035	$ 3,493,475	$ 649,373	$ 4,142,848	$ 43,508	62,143	10,357	10,357	26,237	454,744	**563,839**		
10	2036	$ 3,563,344	$ 668,855	$ 4,232,199	$ 44,813	63,483	10,580	10,580	28,992	501,356	**614,992**		
	Total	**$ 30,618,364**	**$ 5,601,960**	**$ 36,220,324**	**$ 375,331**	**$ 539,736**	**$ 89,956**	**$ 89,956**	**$ 192,690**	**$ 3,360,206**	**4,272,543**	**$ 928,367**	
												Ask	
												35.8%	

Note: A projected 2% increase in sales year over year and 3% in alcohol sales

Wage Analysis for Employees for Food Related Service

Type	FTE (#)	Average Wage	Payroll Annualized	Multiplier	Estimated Local Impact	Revised Local Impact
Retail/Sales Related Avg	3	$ 100,000.00	$ 300,000.00	0.25	$ 75,000.00	$ 18,750.00
Food Prep Related Avg (part time)	42	$ 40,516.67	$ 1,701,700.00	0.25	$ 425,425.00	$ 106,356.25
Food Support / Dishwasher Avg (part time)	25	$ 45,000.00	$ 1,125,000.00	0.25	$ 281,250.00	$ 70,312.50
Site Maintenance Support Avg	5	$ 41,295.82	$ 206,479.09	0.25	$ 51,619.77	$ 12,904.94
Total Annual			$ 3,333,179.09		**$ 833,294.77**	**$ 208,323.69**

Sales Analysis for Food Related Service

	Food	Mixed Bev
Average Café Items	$ 25.00	
Average Beverage	$ 7.00	
Mixed Beverage		$ 15.00
Average	$ 16.00	
Inside/Outside Seating	60	

	Total Seats	Occupancy % a day	Turnover Rate /Day	Total Daily Capacity
Average Bill	160	80%	3	384
Liquor Bill	160	20%	2	64
Daily Food Sales				$ 11,520.00
Daily Liquor Sales				$ 2,000.00
Annualized Food Sales				$ 3,041,280.00
Annualized Liquor Sales				$ 528,000.00
365 working days				

Low Sales	High Sales	
$ 20.00	$ 30.00	150% Average Bill

CAPITAL INVESTMENT

Project Budget	**$ 2,593,323.84**				**Total SF 5000/6993 w/ patio**	
Date:	**9/2/2025**	**Architect**	**MCS**			
Project name	**Pomodoro's**				**5000**	
Location	**Edge at Seabrook Town Centre**				**6993**	
Description				Budget Cost	**Upgrade to shell +permits**	
General conditions + Supervision + OH				$ 169,665		$ 24.26
Permits				$ 300	$ 300	$ 0.04
						$ -
Pre-Eng. Canopy				$ 38,995	$ 38,995	$ 5.58
*Door Assemblies - Panda Doors & Screens are Upgrades *				$264,550	$264,550	$ 37.83
Added structural steel support 150 MPH) above Panda doors and screens				$ 54,752	$ 54,752	$ 7.83
Interior Carpentry & Millwork				$ 269,975		$ 38.61
*Hardware and Interior/Exterior rated doors *				$ 30,979	$ 30,979	$ 4.43
Front Entrance pavers in lieu of plain concrete				$ 90,000	$ 90,000	$ 12.87
Interior framing , blocking , batt insulation, sheathing , tape and float				$ 145,060		$21
*Acoustical and Decorative Ceilings Upgrades *				$ 34,965	$ 34,965	$ 5.00
Special colored polished concrete FLR- Slab + patio				$103,916	$103,916	$ 15
Restroom partitions , restroom accessories				$ 11,200		$ 1.60
Fire Sprinkler Systems Distribution + Knox box				$ 29,979	$ 29,979	$ 4.29
Plumbing + Fixtures				$ 217,517		$ 31
Mechanical Distribution and Equipment				$ 199,196		$ 28
Fire Alarm Systems				$ 19,231		$3
Kitchen Equipment				$ 391,547		$ 56
*Specialties - Stoneheart Oven + Hoods - Built in *				$52,192	$52,192	$ 10
Electrical Interior and Fixtures				$ 107,517		$ 15.37
*Electrical Pomodoro's distribution - Main power panels only *				$ 75,825	$ 75,825	$ 11
Low Voltage Wiring and Terminations				$ 17,483		$ 3
Signage				$78,414	$78,414	$ 11
FFE (BOH, software , MRO)				$29,021		$ 4
Special Flo Wall Interior Finishes				$ 50,000	$ 50,000	$ 7
Special accordion Door at banquet room				$ 15,000	$ 15,000	$ 2
Added steel support above accordion partition				$ 8,500.00	$ 8,500	1.2
Insurance / General Liability				$ 13,545		$ 2
Pomodoro's Consultants (Architectural . MEP , civil)				$74,000		$11
Total Capital Investment				**$ 2,593,323.84**	**$ 928,367.00**	**$ 373.82**
Notes: Asterisk * denotes EDC funding request				$ 928,367.00		
Other Economic Benefits to be considered						
Property Tax on assessed value total estimated at $ 192,690.00 for 10 years.						
Estimated local impact based on 75 employees is $ 3,360,206.00 for 10 years.						
Total Local Impact including sales tax , property tax and employee impact is estimated $ 4,272,543.00 for 10 years.						
Total Build Out Cost				**$ 2,593,323.84**		**$ 373.82**

PROPOSED INCENTIVE PACKAGE

- 75 % sales tax abatement for 10 years
- Build out dollars for new 5,000 SF restaurant with Covered Patio 6,993 SF

COMMUNITY BENEFITS BEYOND INCENTIVES

•The partnership between Seabrook Partners LLC and Pomodoro's will add and attract new energy to the City of Seabrook

•Pomodoro's has been in the Clearlake area for 20+ years

•Our restaurant expansion in this new location, known for our Italian inspired cuisine

•Our new restaurant will bring various benefits including job creation , economic stimulus and enhanced community engagement.

•Our new restaurant will contribute to the local Seabrook economy by creating new jobs, generating tax revenue and providing a new social hub for residents and can be a catalyst for economic development in our area.

•Our new restaurant can also attract tourists and visitors, boosting our local economy further.

•We feel our successful restaurant can positively impact property values in our area.

•Our new restaurant will encourage existing establishments to improve their offering and services , leading to a more robust and dynamic market.

•Additional services to include corporate parties, holiday parties, corporate meeting luncheons, school lunches and private parties to include birthday, wedding rehearsal and holidays.

SUMMARY OF BENEFITS

•A new restaurant in Seabrook can be a positive addition to the Seabrook community, contributing to job growth, economic vitality and fostering a stronger sense of our community.

•Help and support our local community initiatives.

•Our new restaurant will bring new innovative concepts and ideas to the culinary scene, enriching the dining experience and catering to evolving Seabrook residents' preferences.

REQUEST FOR ACTION

We are requesting $928,367 from the Economic Development Corporation of Seabrook, Texas.

In closing, our new restaurant in Seabrook will offer a wide range of benefits that will far extend beyond simply providing meals. We will contribute significantly to the local economy and enhance the social and cultural fabric of the community and provide our residents with diverse and enriching dining experiences.

This EDC total funding request is vital and necessary for the total build out cost as outlined in our presentation. Without this partnership with the City of Seabrook and Seabrook Town Center LLC, the Pomodoro's restaurant would not be constructed and would be a total determent to the overall success of the project.



PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL
TUESDAY, JULY 21, 2026 – 6:00 P.M.

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **TUESDAY, JULY 21, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COUNCIL. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST IS AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARING:

1. **Conduct a Public Hearing on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center; consisting of an approximately 464,400 square feet warehouse and an approximately 205,200 square feet warehouse.**

   Legal Description:

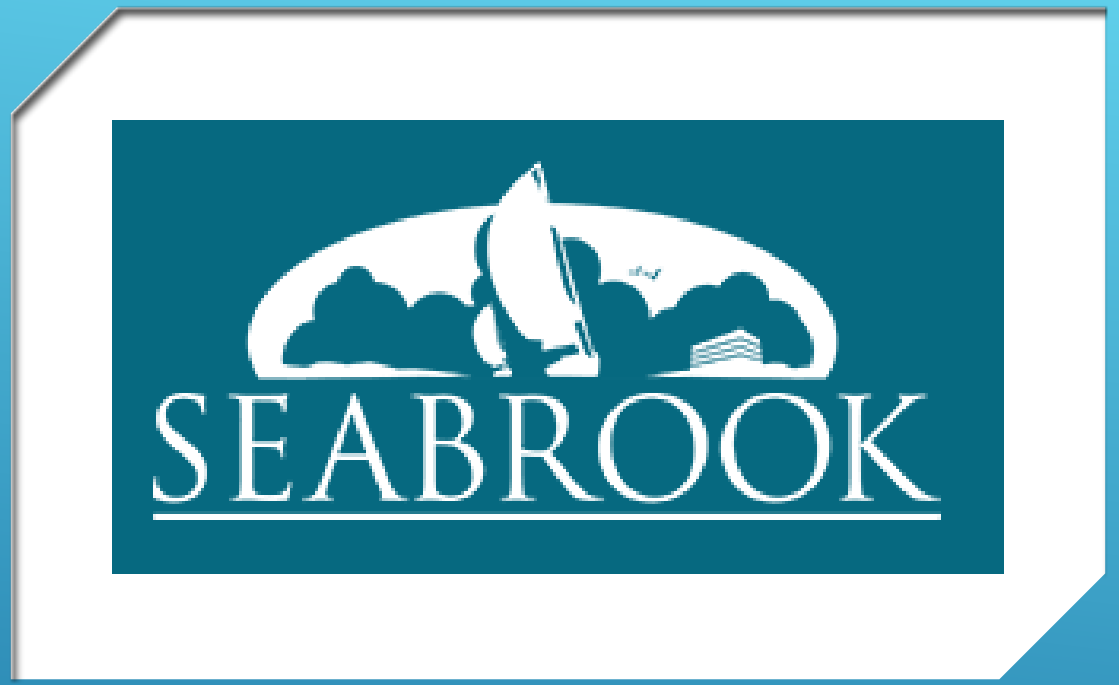
Being a tract or parcel containing 59.43 acres or 2,588,667 square feet of land situated in the Ritson Morris League, Abstract No. 52, Harris County, Texas, being all of Reserve “A”, Block 1 of Bayview Commercial Subdivision, map or plat thereof recorded under Film Code (F.C.) No. 645115 of the Harris County Map Records (H.C.M.R.), described in deed to Seabrook Assets, LLC, recorded in Harris County Clerk File (H.C.C.F.) No. 20120539574; all of Reserve “B”, Block 1 of said Bayview Commercial Subdivision, as described in deed to Liberty Lake LLC, recorded in H.C.C.F. No. 20120539575; all of a called 0.9561 acre tract, described in deed to Douglas Development Partners, LLC, recorded in H.C.C.F. No. RP-2025-95488; all of a called 2.8995 acre tract, described in deed to Douglas Development Partners, LLC, recorded in H.C.C.F. No. RP-2025-293739; and all of a called 2.6183 acre tract, described in deed to Douglas Development Partners, recorded in H.C.C.F. No. RP-2023-89365, with said 59.43 acre tract.

This property is located north of Red Bluff Road, west of Park Drive and east of Old State Hwy 146.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, June 24, 2026, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant



JULY 21, 2026

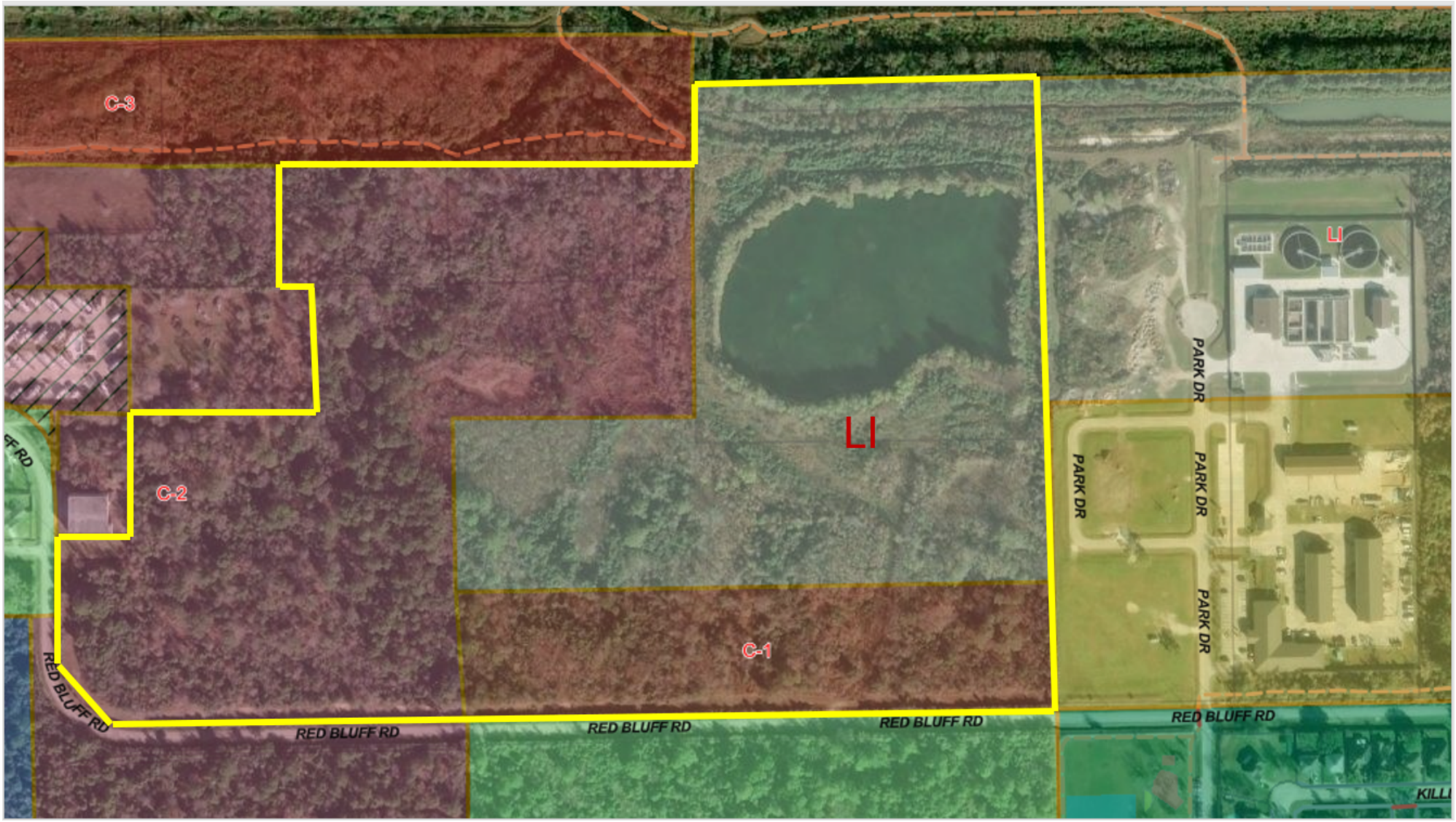
City Council Meeting

Constellation Realty Partners has submitted a Preliminary Planned Unit Development (PUD) application for approximately 59.65 acres of vacant land located between Red Bluff Road and the proposed Port Houston roadway, commonly referred to as the Lazzari Tract. The property is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial), and LI (Light Industrial).

The proposed Preliminary PUD would facilitate the development of a distribution center consisting of two warehouse buildings totaling approximately 697,327 square feet. Building A is proposed at 491,391 square feet, and Building B at 205,936 square feet, with both structures limited to a maximum height of 50 feet.

The Preliminary PUD establishes development standards governing site layout, landscaping, signage, parking, drainage, utilities, and trucking operations. Water service would be provided by the City of Seabrook, and the development would include construction of an offsite sanitary sewer force main extension to serve the property.

If approved, the applicant anticipates a 4 to 6-month design phase, followed by an estimated 18 to 24-month construction period.


C-3
LI
C-2
LI
C-1
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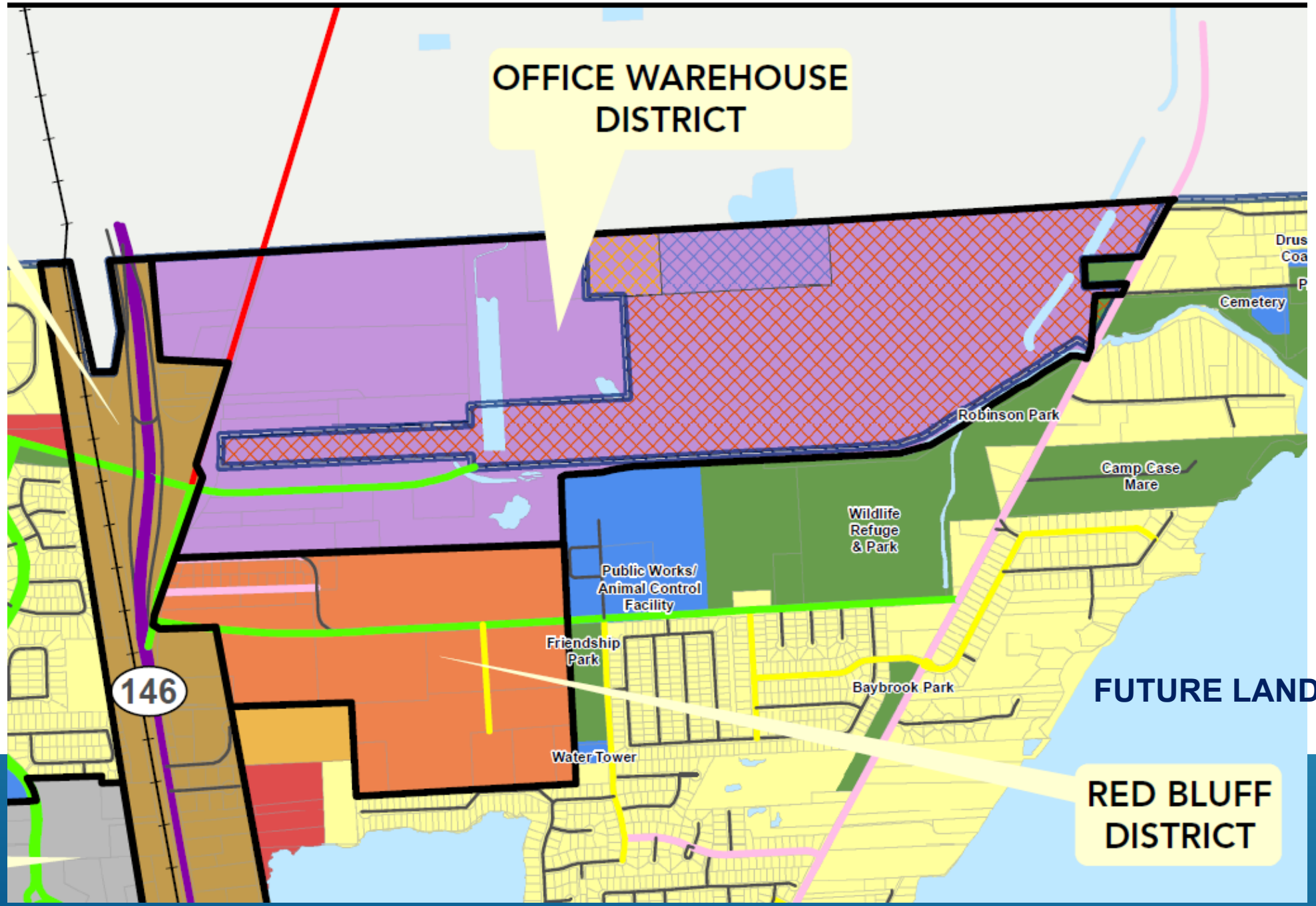

FUTURE LAND USE MAP



Office Warehouse District

INTENT:

- *Creation of an area to facilitate and promote office and warehouse development*

CHARACTER:

- *Establish a branded office warehouse district with unique design requirements*
- *Office and warehouse uses compatible with the port-related facilities*
- *Establish special requirements to screen (noise, light, visual) office warehouse and industrial support uses from the residential uses*
- *Provide adequate transportation facilities and utilities*



Red Bluff District

INTENT:

- *Buffer and support adjacent residential areas from anticipated office warehouse development in the northern portion of the City with general commercial and neighborhood commercial uses*
- *Facilitate a variety of appropriate commercial and residential uses*

CHARACTER:

- *Provide adequate transportation facilities and utilities to support the uses that develop*
- *Promote retail and commercial businesses along the SH 146 Corridor and more neighborhood-scale commercial to the east along Red Bluff Road*
- *Preserve the existing single-family residential area while promoting low and medium density residential opportunities in future developments*
- *Prioritize the conservation of environmental areas that are critical to wildlife and wetland protection*
- *Provide safe pedestrian connectivity within the district and between the adjacent districts*

A Planned Unit Development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

- PUD designation may be applied to property located within any zoning district within the City.
- PUD projects may cross two or more zoning districts.
- Not less than 20 percent of the land shall be reserved for "common open space.
- Mixed use projects involving both residential and commercial land use activities shall be permitted in any zoning district.
- The PUD serves as a Master Plan.
- The Final PUD Plan is Adopted by Ordinance.

Required Submissions:

Preliminary PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Preliminary PUD designation.

Final PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Final PUD designation. Prior to the approval of such designation, the landowner shall submit a final plan.

The Planning and Zoning Commission considered the requested Preliminary Planned Unit Development (Preliminary PUD) at its June 18, 2026, meeting. Following discussion and deliberation, the Commission voted unanimously to recommend approval of the Preliminary PUD, subject to the following amendments and considerations:

- Incorporate applicable safety and material handling regulations from the City's Light Industrial (LI) zoning district.
- Address construction-related impacts and management measures along Red Bluff Road.
- Incorporate applicable Class A building material requirements and design standards consistent with other approved Planned Unit Developments within the City.
- Evaluate the proposed landscape berm to determine whether additional height is appropriate and identify the factors that establish the final berm height.
- Include provisions requiring the replacement of dead or failing landscape materials to ensure the long-term viability of the landscaping.
- Ensure the proposed site lighting complies with all applicable City lighting standards and regulations.

Questions?

Ordinance 2025-05

Exhibit B

Local Support Multi-Tenant Distribution Center

Amended Planned Unit Development

Prepared for:

Constellation Realty Partners

Prepared by:

Langan Engineering and Environmental Services

Contents

I. Introduction

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b. Street and Circulation

c. Permitted Land Uses

d. Setbacks

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f. Signage

V. Utilities

VI. Development Schedule

VII. Exhibits

I. INTRODUCTION

The proposed distribution center Planned Unit Development (PUD) was prepared on behalf of Constellation Realty Partners, pursuant to Appendix A, Article 4.10, Planned Unit Developments in the Seabrook, TX Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses, subject to development standards coordinated with the necessary public services and facilities.

The proposed distribution is located at an unaddressed tract of land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. Please see Area Location Map (Exhibit A) for further details.

II. PROJECT DESCRIPTION

a. Site Analysis

The site totals approximately 59.65-acres of vacant land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. The subject site is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial) and LI (Light Industrial). The properties to the east of the subject site are zoned LI and R-LD (Light Industrial and Residential-Low Density). The properties to the north of the subject site are zoned LI and C-3 (Heavy Commercial). The properties to the west of the subject site are zoned C-2 (Medium Commercial). The properties to the south of the subject site are zoned R-2 (Residential-Single Family, Detached Small Lot), though a majority of the property is currently undeveloped. Site access will be provided for the site via a driveway connection to the proposed Port Houston roadway to the north. No access will be provided from Red Bluff Road except for fire department access. The site is comprised of multiple tracts that will be replatted as one.

b. Compliance with Comprehensive Plan

The proposed distribution center is in compliance with the Comprehensive Plan as it addresses development on a site that is best suited for this type of industrial development. Additionally, this development will help achieve its financial goes by providing additional tax revenue from the development.

c. Justification

The intent of the PUD is to encourage high-quality development in the City of Seabrook by providing additional flexibility to take advantage of various site characteristic, constraints, location and land uses. This document establishes various development standards that exceed the minimum requirements for industrial properties.

The PUD will meet or exceed the minimum requirements of the Code of Ordinances through specific design and engineering standards.

III. ZONING

The proposed zoning of the tracts will be an overlay Planned Unit Development allowing for a light industrial use.

IV. DEVELOPMENT REGULATIONS

a. All development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.

b. Exhibits A-1 through L-2 show proposed designs of the facility as well as site planning for parking, storm water detention and trucking operations.

c. One new driveway from the proposed Port Houston Road shall serve as the only ingress and egress for the facility. No access will be allowed from Red Bluff except for fire department access.

d. Building A will be approximately 464,400 square feet with a maximum height of 50 feet. Building B will be approximately 205,200 square feet with a maximum height of 50 feet. All required setbacks will be maintained.

e. Landscaping shall meet or exceed Seabrook Code of Ordinances.

f. Signage shall meet or exceed the Seabrook Code of Ordinances.

V. UTILITIES

All onsite utilities shall be designed and constructed per Seabrook requirements. Water service will be provided from an existing City of Seabrook waterline located in Red Bluff right-of-way. To service the development with sanitary sewer, an approximately 2,400 linear foot off-site force main extension will be required. Sanitary sewer will be pumped to an existing manhole in Red Bluff right-of-way.

VI. DEVELOPMENT SCHEDULE

It is anticipated that after the entitlement process is completed, there will be a 4-6 month design period followed by a 18-24 month construction period, mainly subject to weather conditions and available construction components.

VIII. EXHIBITS

a. D-1 – Building Rendering – View from Red Bluff Road

b. D-2 – Building Rendering – View from Port Houston Road

c. D-3 – Rendered Site Plan

d. D-4 – Overall Floor Plan

e. D-5 – Rendered Elevations and Building Materials

f. D-6 – Site Setback Plan

g. D-7 – Site Signage Plan

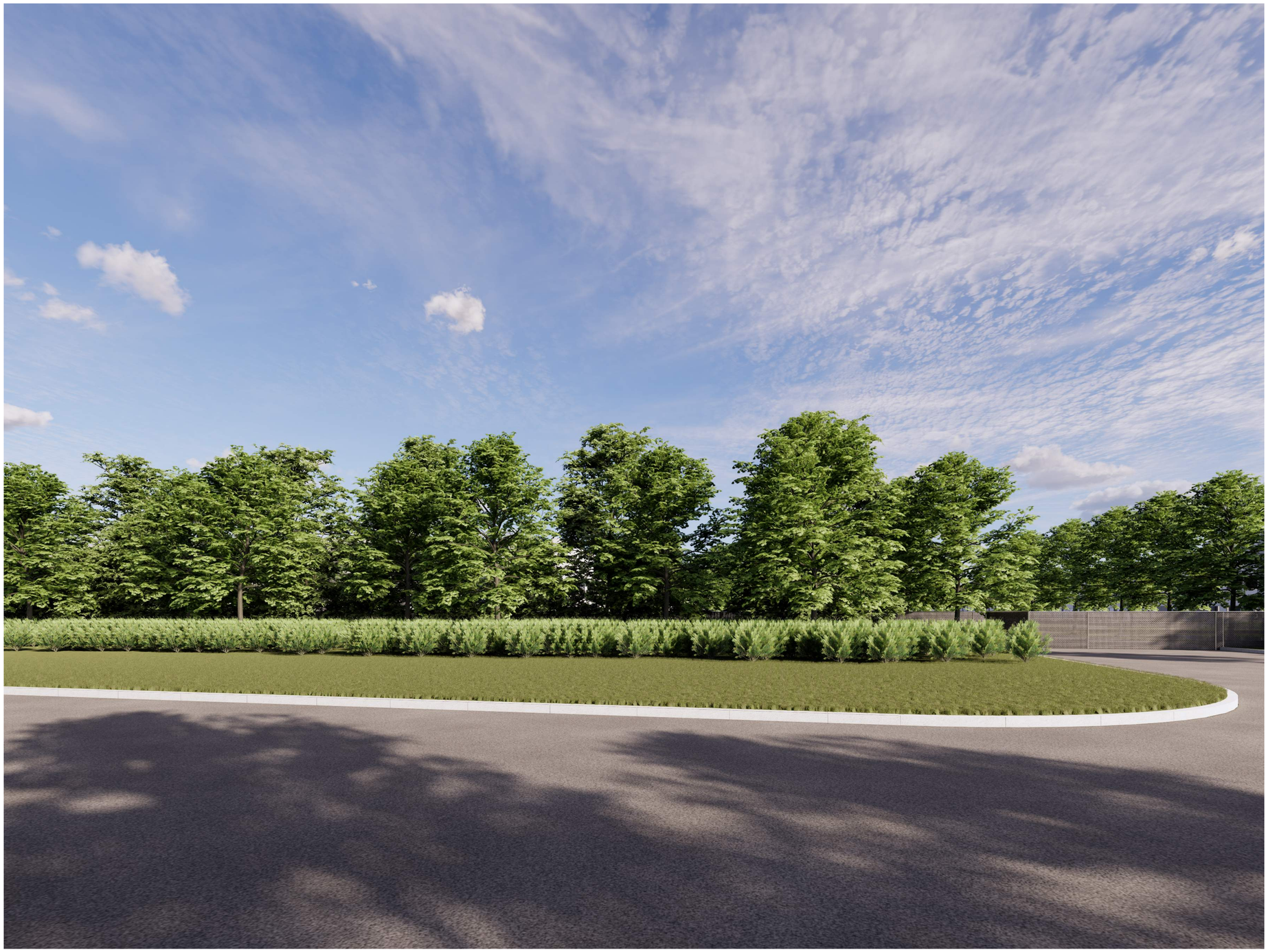
h. D-8 – Area Location Map Aerial

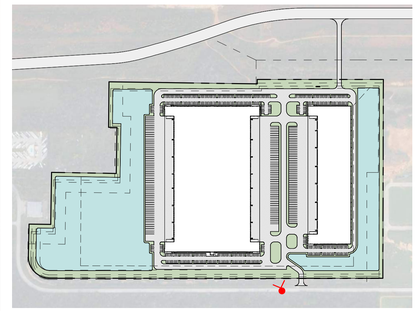
i. D-9 – Aerial Exhibit

j. D-10 – Survey & Legal Description

k. D-11 – Landscape Plan

l. D-12 – Utility Plan





Date	Description	No.
Revisions		

Goree
Interiors | Architecture | Brand

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 1

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.1

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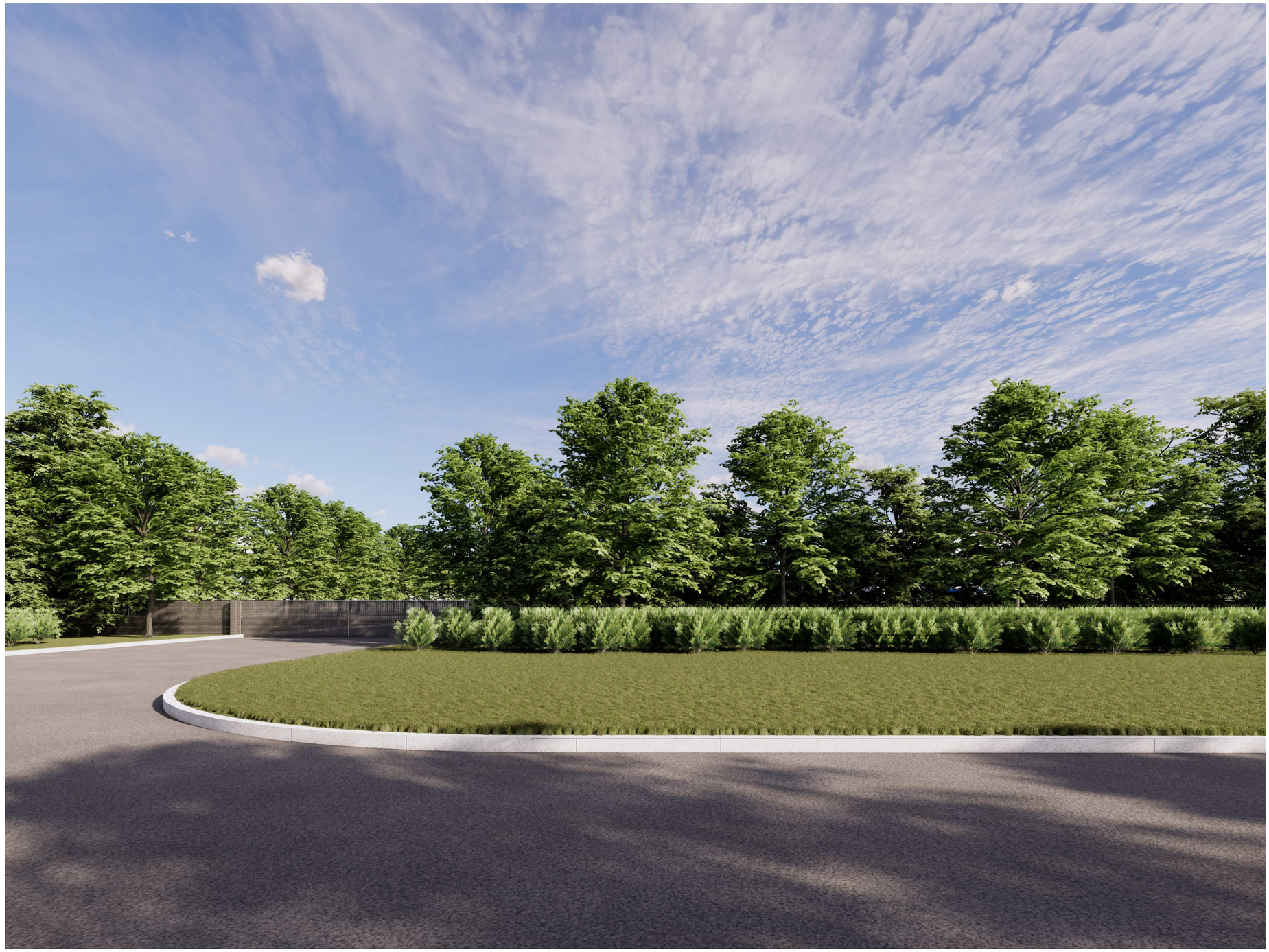

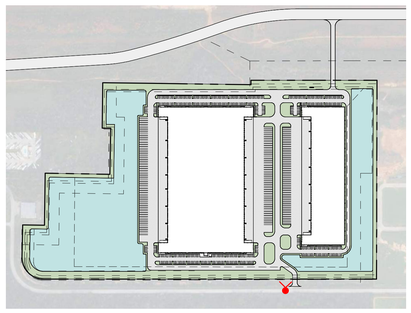

Date	Description	No.
Revisions		

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TBPE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 2

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.2

Project No. 510170101

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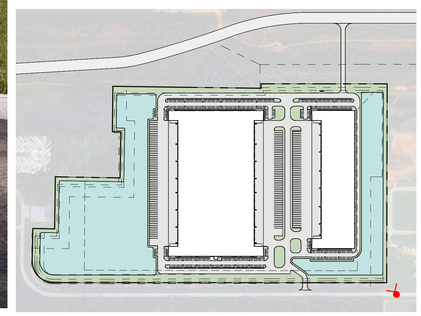

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Revisions		

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 3

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.3

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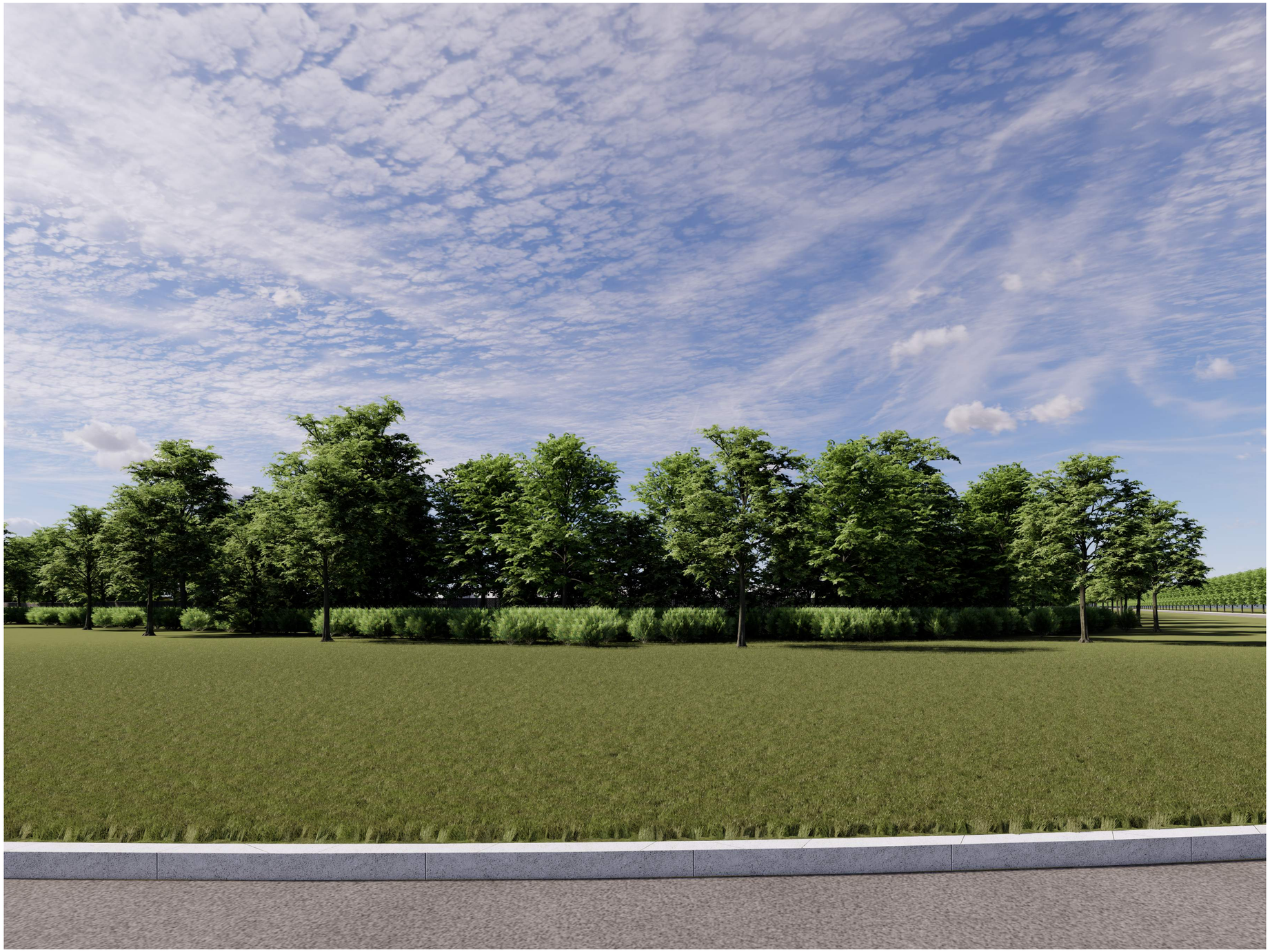

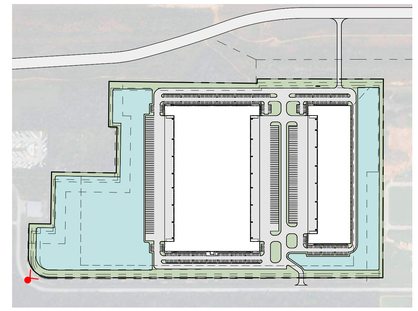

Date	Description	No.
Revisions		

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Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 4

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.4

LANGAN
Project No. 510170101

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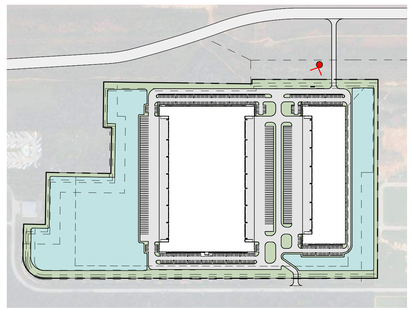

Date	Description	No.
Revisions		

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM NORTH ROAD

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-2.1

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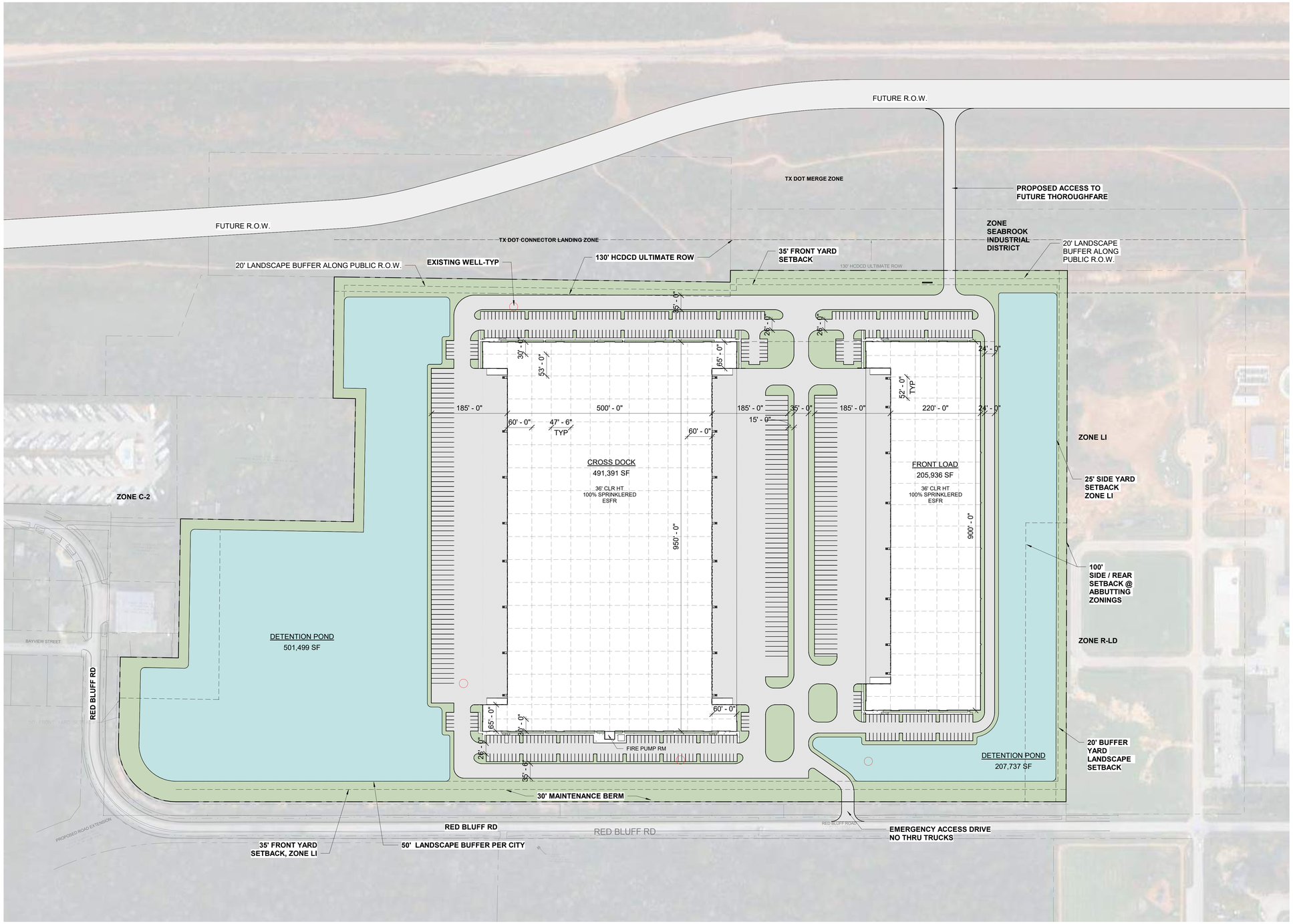

SITE

TYPE	AREA	SF AREA (SF)
SITE AREA	59.43 acres	2,588,666.69 ft²
TOTAL	59.43 acres	2,588,666.69 ft²

BUILDING

TYPE	AREA
CROSS DOCK	491,391 SF
FRONT LOAD	205,936 SF
TOTAL	697,327 SF

SITE COVERAGE

TYPE	AREA
SITE COVERAGE	26.9%

PARKING COUNT

PARKING TYPE	PARKING SPACES
CROSS DOCK SURFACE PARKING	286
CROSS DOCK TRAILER PARKING	117
FRONT LOAD SURFACE PARKING	134
FRONT LOAD TRAILER PARKING	53
TOTAL	590

Office, professional: 1 space per 300 square feet of gross floor area.
Warehouse: 1 space/2 employees on largest shift, plus 1 space/local driver and co. vehicle, plus 1 space/20,000 square feet of gross warehouse floor space.

SITE INFORMATION

TYPE	AREA	AC AREA	% COVERAGE
DETENTION POND	501,499 SF	11.51 acres	27.3%
DETENTION POND	207,737 SF	4.77 acres	
TOTAL DETENTION	709,236 SF	16.28 acres	

0 50 100 200 400

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Project: SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title: PRELIMINARY SITE PLAN

Project No.: 510170101
Date: 4/23/2026
Drawn By:
Checked By:

RENDERED SITE PLAN

D-3

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Project No. 510170101

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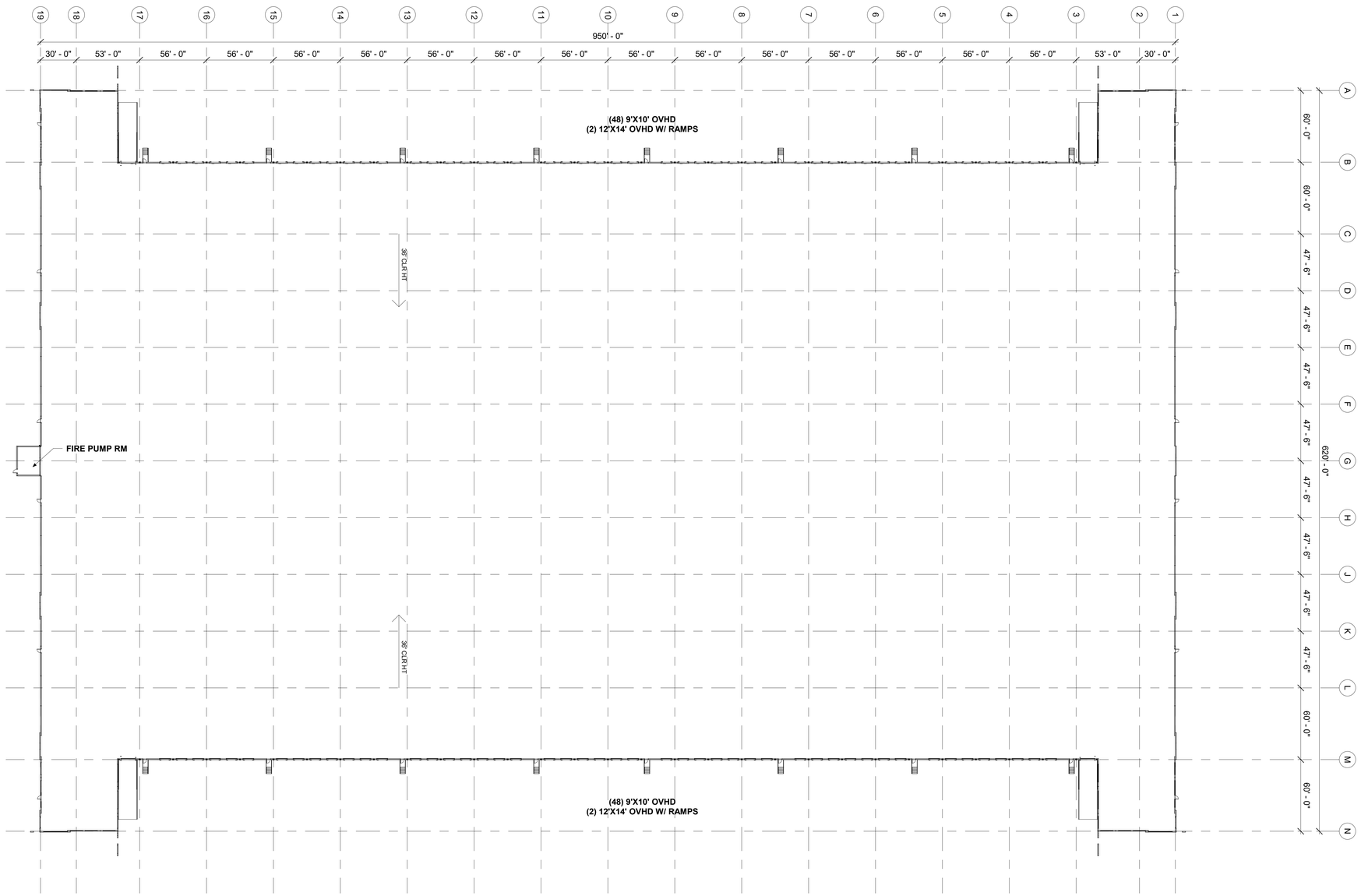

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Date	Description	No.
Revisions		

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Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing No.
OVERALL FLOOR PLAN - CROSS DOCK

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL FLOOR PLAN

D-4.1

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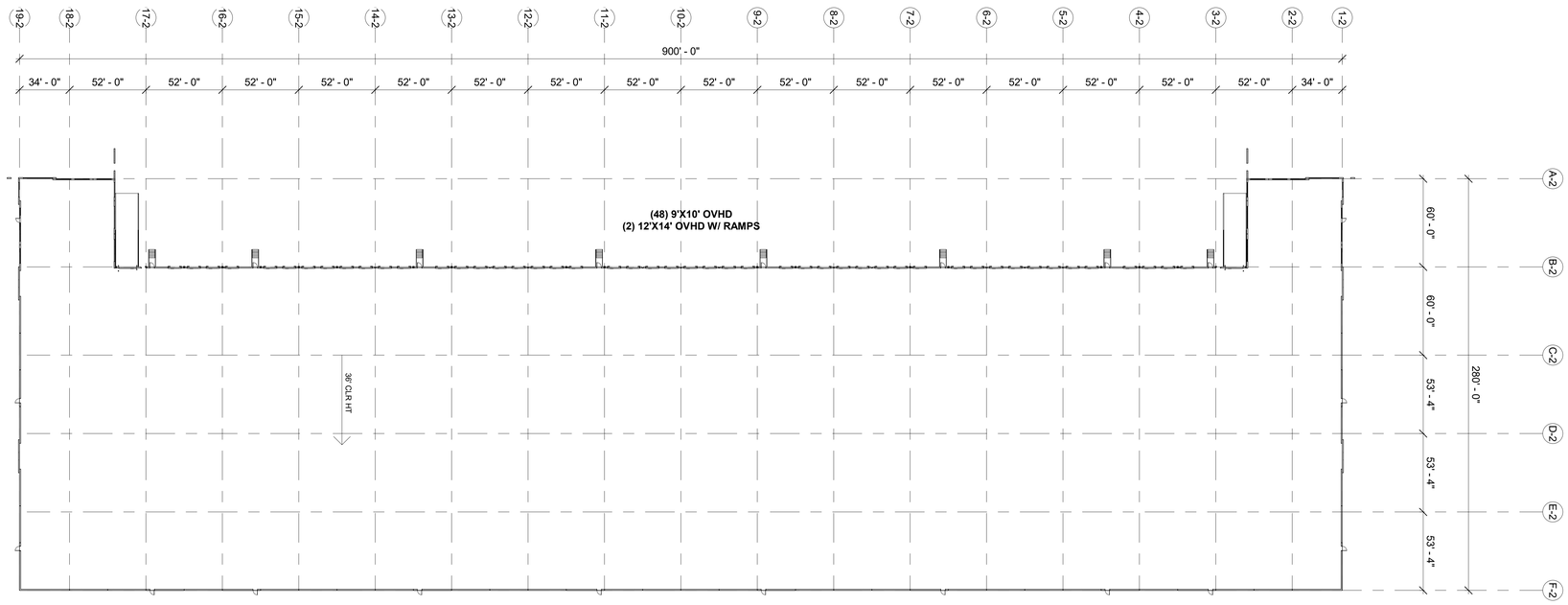

0 20 40 80 160

Date	Description	No.

Revisions

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
PRELIMINARY FLOOR PLAN - FRONT LOAD

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL
FLOOR PLAN

D-4.2

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
BUILDING IMAGE - CROSS DOCK

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-5.1.2

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Project No. 510170101

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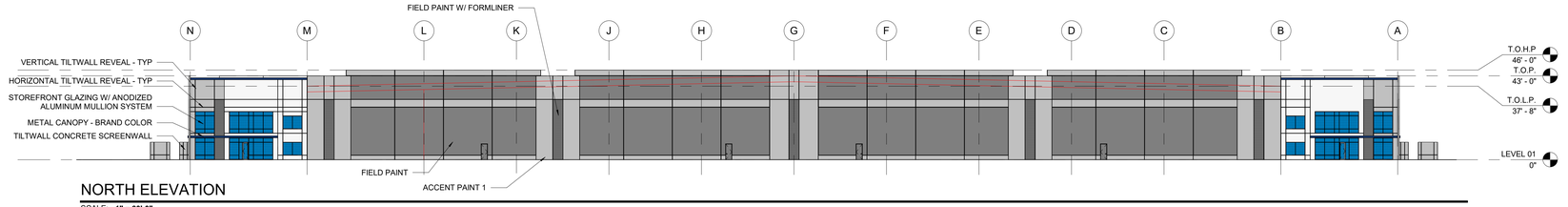
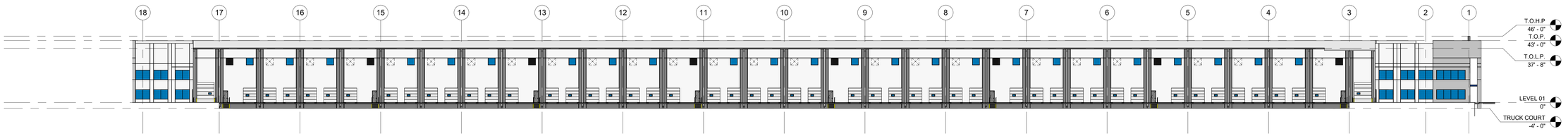


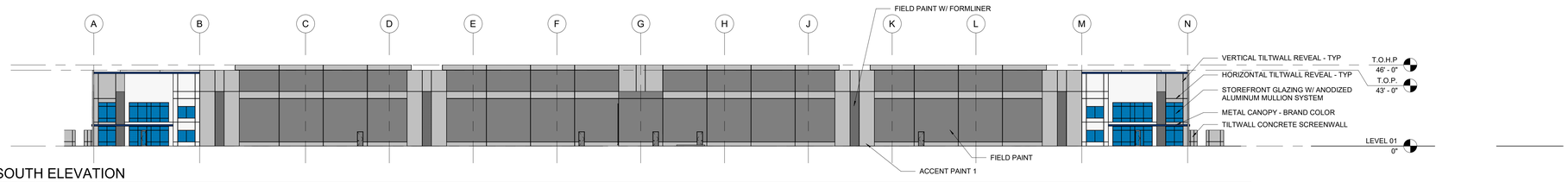
NORTH ELEVATION

SCALE: **1" = 30'-0"**



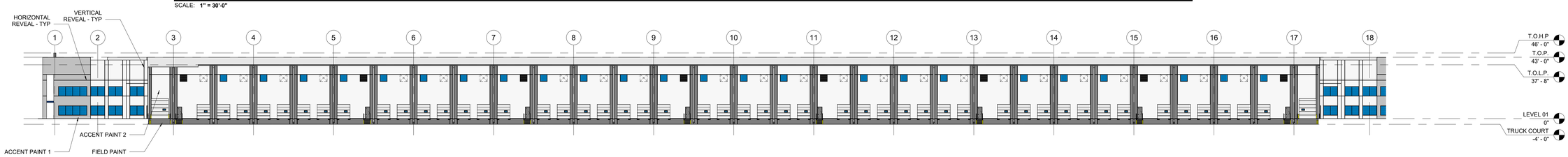
EAST ELEVATION

SCALE: **1" = 30'-0"**



SOUTH ELEVATION

SCALE: **1" = 30'-0"**



WEST ELEVATION

SCALE: **1" = 30'-0"**

City of Seabrook Municode
Light Industrial Elevation Design Guidelines:

3.14.05. Height: No building or structure may exceed 80 feet in height. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

3.14.12. External architectural finishes: On any new or rebuilt structure located on a tract or lot abutting a street, road or highway, or abutting the waterways of Clear Creek or Clear Lake or Galveston Bay or Taylor Lake or any slough or body of water subject to the ebb and flow of tidal water from any one or more of those navigable waterways, the entire width and length and 66 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, road, highway or navigable waterway shall be constructed of one or more of the following materials:

A.Architectural brick.B.Architectural block such as broken face or fluted or other decoratively patterned face block.C.Precast or cast-in-place concrete.D.Glass.E.Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.F.Plaster and/or surface bonding cements and/or cementious field applied and/or premanufactured surfaces of like materials.G.Wood.
The following materials are deemed unacceptable unless concealed by permitted materials used as veneers: Metal or plastic surfaced curtain walls, whether loadbearing or not loadbearing.

3.14.13. Exterior materials: The exterior walls of all structures, other than accessory structures, shall consist of no less than 40-percent masonry or decorative concrete.

Date	Description	No.
Revisions		

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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
CROSS DOCK ELEVATIONS

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL FLOOR PLAN

D-5.1

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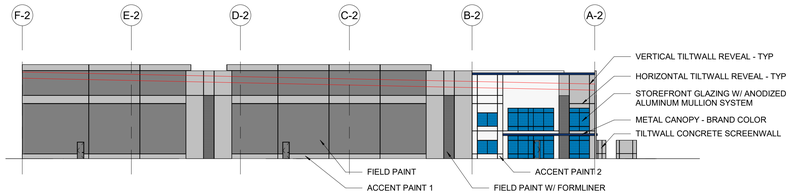
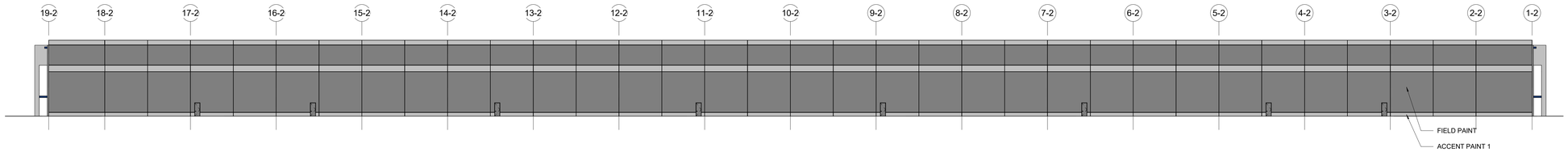


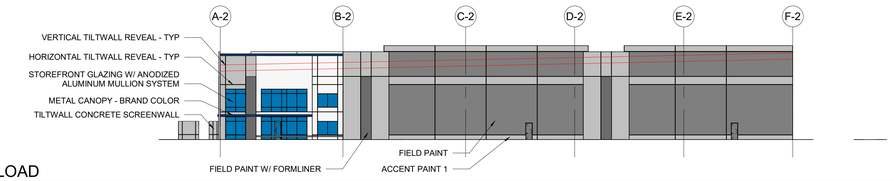
NORTH ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**



EAST ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**



SOUTH ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**



WEST ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**

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Project
SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
PRELIMINARY FRONT LOAD ELEVATIONS

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL ELEVATIONS
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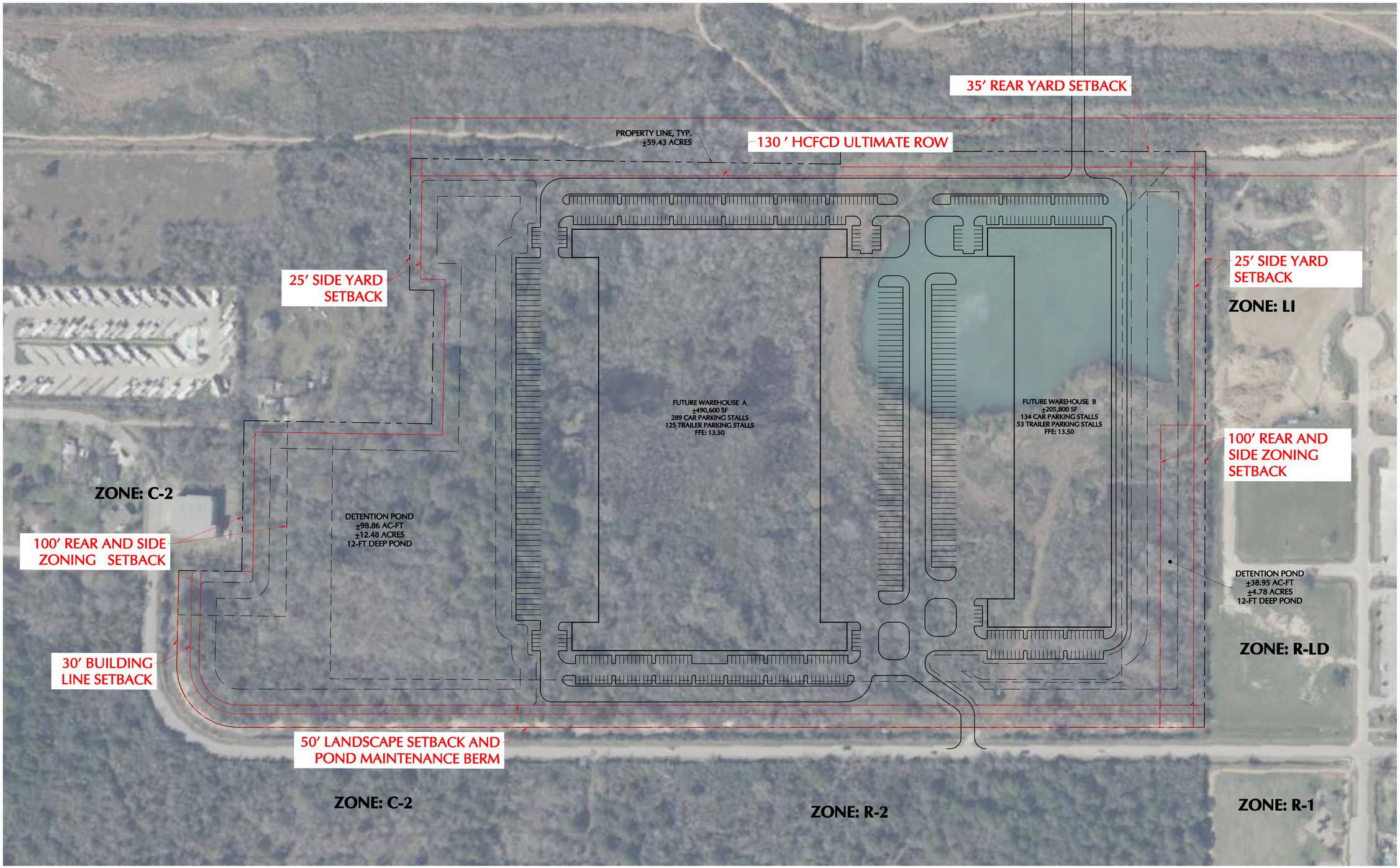

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Project No. 510170101

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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
SITE SETBACK PLAN

Project No.	510170101
Date	04/24/2026
Drawn By	DL
Checked By	AWP

EXHIBIT
D-6

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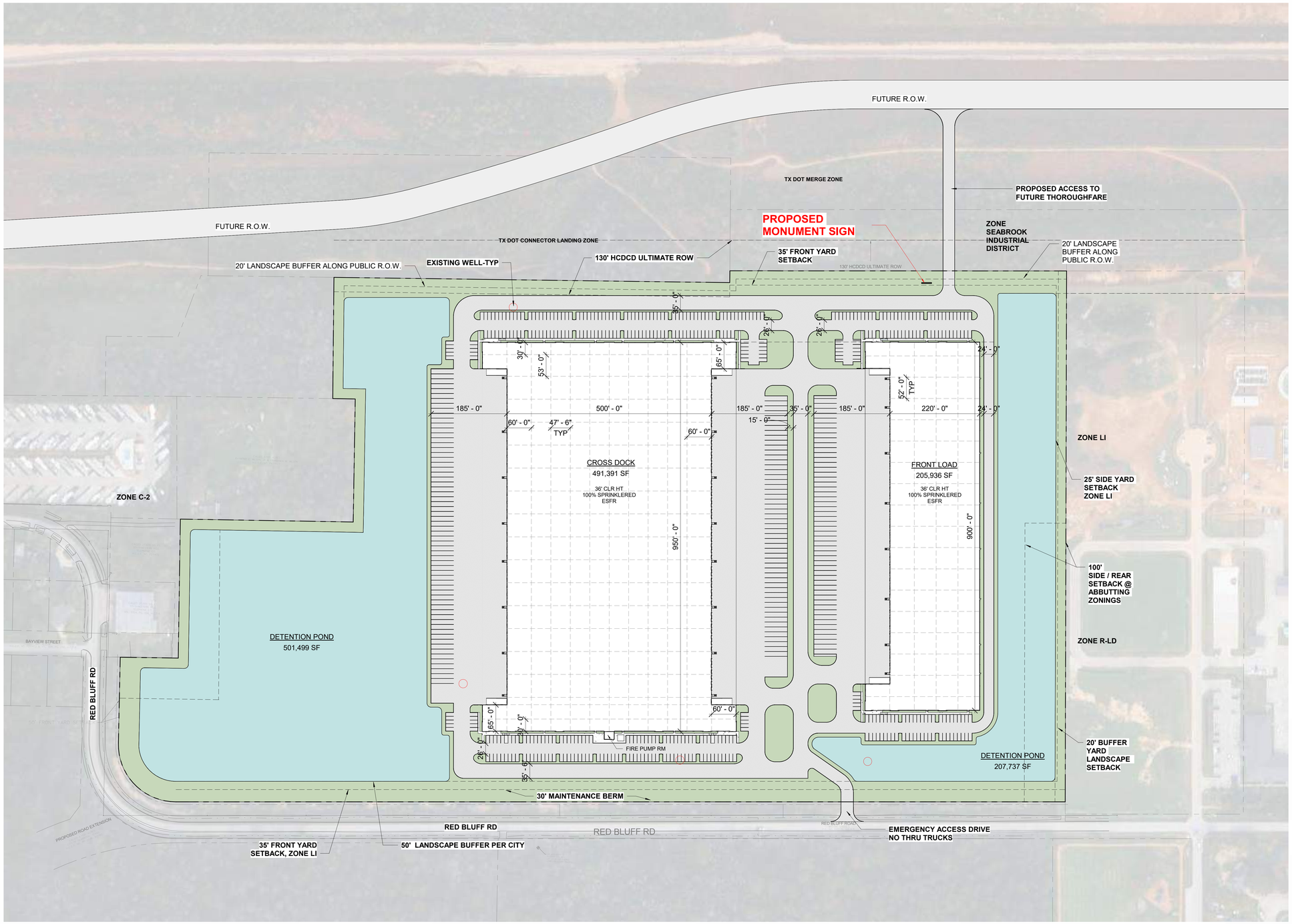

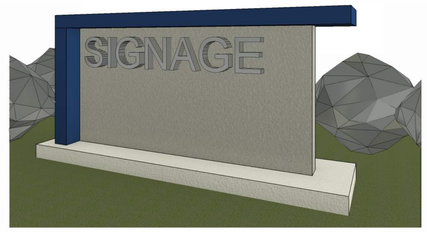

SITE SIGNAGE EXAMPLE

SCALE:

SITE SIGNAGE TO COMPLY WITH ALL CITY OF SEABROOK SIGNAGE REQUIREMENTS

0 50 100 200 400

Date	Description	No.
Revisions		

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Project: SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title: SITE SIGNAGE LOCATION

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

SIGNAGE

D- 7

Project No. 510170101

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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
AREA LOCATION MAP AERIAL

Project No. 510170101
Date 04/24/2026
Drawn By DL
Checked By AWP

EXHIBIT
D-8

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Date: 4/23/2026 Time: 16:47 User: diuna Style Table: Langan.stb Layout: CS101 Document Code: 510170101-0101-CS103-0101



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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
AERIAL EXHIBIT

Project No. 510170101
Date 04/23/2026
Drawn By DL
Checked By AWP

EXHIBIT
D-9

LANGAN
Project No. 510170101

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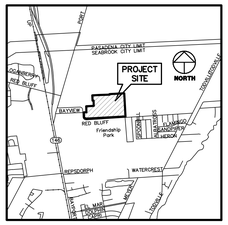


HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 3,000'

BENCHMARK — PUBLISHED ELEVATION – 8.17

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010240, BEING A METAL ROD STAMPED "HCFCD 53 1987", LOCATED FROM NASA ROAD 1 AT HWY 146 (BAYPORT BLVD) GO SE ON SECOND STREET ±0.25 MILE TO N. MEYER AVE., THEN NORTH ON N MEYER AVE. ±0.3 MILES TO BROOKWOOD COURT INTERSECTION. MONUMENTS IS ±127' WEST OF CENTERLINE OF N. MEYER AVE. AND 8.2' SOUTH OF 10' CLF. (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" — ELEVATION – 10.33

BEING A BOX CUT SET ON THE EAST END OF A 24" CULVERT PIPE, BEING ±20 FEET NORTH ON THE CENTERLINE OF RED BLUFF ROAD, AND ±2405 FEET SOUTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND BAYVIEW STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" — ELEVATION – 10.86

BEING A BOX CUT SET ON A CONCRETE HEADWALL, BEING ±150 FEET NORTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND BAYVIEW STREET, AND ±1490 SOUTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND OLD HWY 146. (SHOWN HEREON)

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. ATCH-01COM-ATCH26149933-JG (DOUGLAS TRACT) OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF MARCH 5, 2026, ISSUED DATE OF MARCH 12, 2026 AND TITLE COMMITMENT NO. ATCH-01COM-ATCH23127553-JG (SEABROOK TRACK) OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF APRIL 25, 2023, ISSUED DATE OF APRIL 29, 2024 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987701689786.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1085M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY, IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. TENOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF HOUSTON AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
14. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS CENTRAL APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0410080030170, 0410080030180, 0410080030170, 0410080030180, 1336900100002, AND 1333690010001) IS 0 RED BLUFF RD., SEABROOK, TX 77586.
15. WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS. THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME.
16. WITH REGARD TO ITEMS 7a, 7b1, AND 7C OF THE ALTA TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED BUILDINGS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
17. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
18. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
19. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES ATCH-01COM-ATCH26149933-JG

10d. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED ROADWAY; RIGHTS OF INGRESS AND EGRESS ARE NOT INSURED.

SCHEDULE 'B' NOTES ATCH-01COM-ATCH23127553-JG

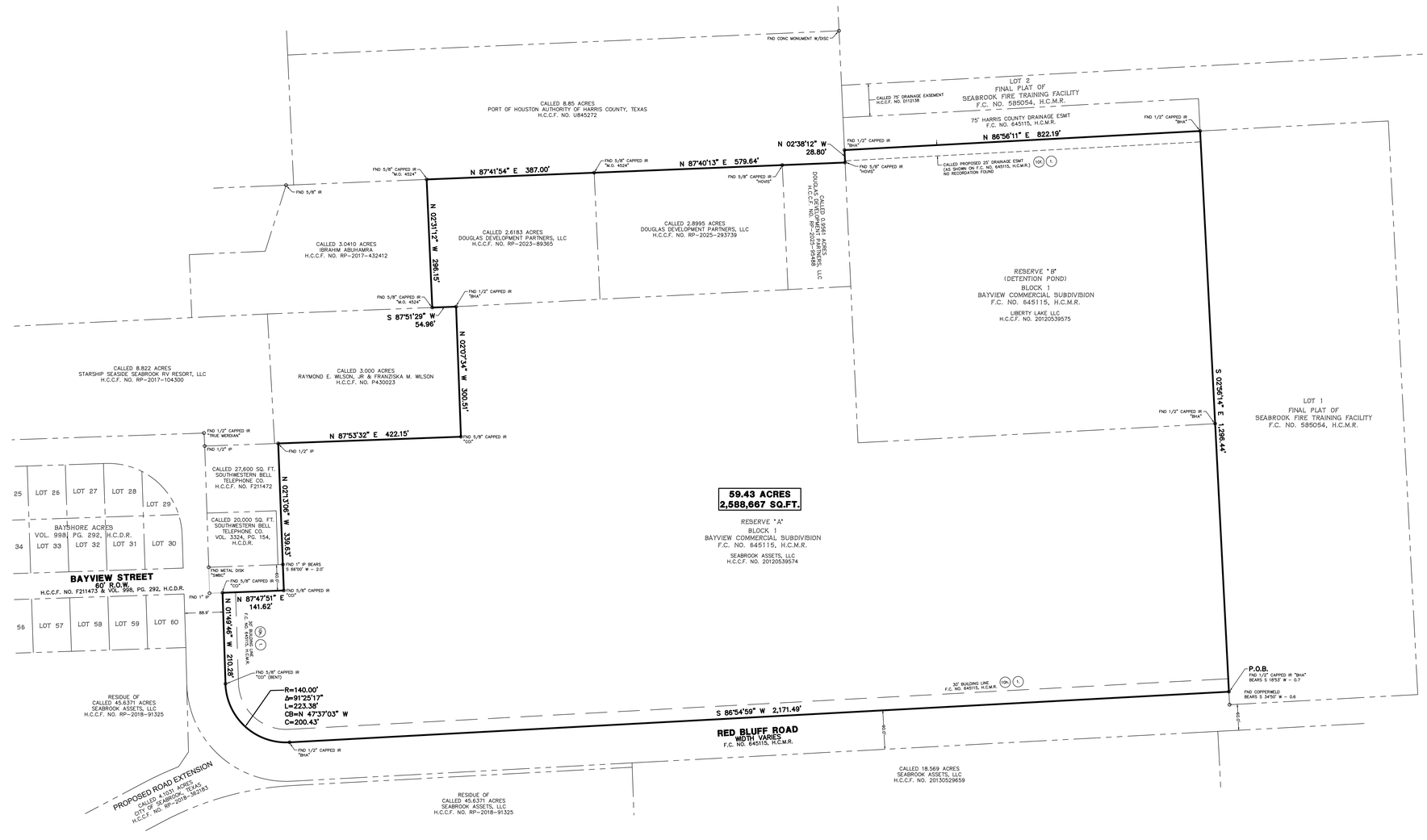
1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED AS SET FORTH IN FILM CODE NO. 645115, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)

10e. AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (NONE SUCH NATURAL DRAINAGE COURSES WERE OBSERVED AT THE TIME OF SURVEY)

10f. PROPOSED TWENTY-FIVE (25) FOOT DRAINAGE EASEMENT ALONG THE NORTH LINE OF RESERVE "B", AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, CALLED PROPOSED ON SAID MAP OR PLAT, NO EASEMENT RECORDATION FOUND)

10h. A THIRTY (30) FOOT BUILDING SET BACK LINE ALONG THE MOST WESTERLY LINE AND THE SOUTH LINE OF RESERVE "A", AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, AFFECTS SUBJECT TRACT)

10l. DRAINAGE EASEMENT THIRTY (30) FEET IN WIDTH GRANTED TO THE COUNTY OF HARRIS AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 773, PAGE 308 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)



NORTH

GRAPHIC SCALE: 1" = 100'

100 0 100 200 300 Feet

DESCRIPTION

A TRACT OR PARCEL CONTAINING 59.43 ACRES OR 2,588,667 SQUARE FEET OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING ALL OF RESERVE "A" BLOCK 1 OF BAYVIEW COMMERCIAL SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 645115, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), DESCRIBED IN DEED TO SEABROOK ASSETS, LLC, RECORDED IN HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20120539574, ALL OF RESERVE "B", BLOCK 1 OF SAID BAYVIEW COMMERCIAL SUBDIVISION, AS DESCRIBED IN DEED TO LIBERTY LAKE LLC, RECORDED IN H.C.C.F. NO. 20120539575, ALL OF A CALLED 0.9561 ACRE TRACT, DESCRIBED IN DEED TO DOUGLAS DEVELOPMENT PARTNERS, LLC, RECORDED IN H.C.C.F. NO. RP-2025-95488, ALL OF A CALLED 2.8995 ACRE TRACT, DESCRIBED IN DEED TO DOUGLAS DEVELOPMENT PARTNERS, LLC RECORDED IN H.C.C.F. NO. RP-2025-293739, AND ALL OF A CALLED 2.6183 ACRE TRACT, DESCRIBED IN DEED TO DOUGLAS DEVELOPMENT PARTNERS, LLC RECORDED IN H.C.C.F. NO. RP-2023-89365, WITH ALL SAID 59.43 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING, AT AN ANGLE POINT OF RED BLUFF ROAD (WIDTH VARIES), RECORDED UNDER F.C. NO. 645115, H.C.M.R., ON THE WEST LINE OF LOT 1 OF SEABROOK FIRE TRAINING FACILITY, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 585054, H.C.M.R., FOR THE SOUTHEAST CORNER OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND BEARS FOR REFERENCE SOUTH 18 DEG. 53 MIN. WEST – 0.7 FEET;

THENCE, ALONG THE COMMON LINE OF SAID RED BLUFF ROAD AND SAID RESERVE "A", THE FOLLOWING COURSES AND DISTANCES;

THENCE, SOUTH 86 DEG. 54 MIN. 59 SEC. WEST, A DISTANCE OF 2,171.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 91 DEG. 25 MIN. 17 SEC., AN ARC LENGTH OF 223.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEG. 37 MIN. 03 SEC. WEST, – 200.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI"(BENT) FOUND FOR AN ANGLE POINT;

THENCE, NORTH 01 DEG. 49 MIN. 46 SEC. WEST, A DISTANCE OF 210.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" FOUND ON THE SOUTH R.O.W. LINE BAYVIEW STREET (60' WIDTH), RECORDED IN H.C.C.F. NO. F211473 AND VOLUME (VOL.) 998, PG. 292, HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE WESTERLY NORTHWEST CORNER OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 47 MIN. 51 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BAYVIEW STREET, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A", A DISTANCE OF 141.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" FOUND FOR THE SOUTHEAST CORNER OF SAID BAYVIEW STREET, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 13 MIN. 36 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID BAYVIEW STREET, COMMON WITH THE WEST LINE OF SAID RESERVE "A" PASSING AT A DISTANCE OF 60.01 FEET THE COMMON EAST CORNER OF SAID BAYVIEW STREET AND A CALLED 27,600 SQ. FT. TRACT, DESCRIBED IN DEED TO SOUTHWESTERN BELL TELEPHONE CO., RECORDED IN H.C.C.F. NO. F211472, FROM WHICH A 1" INCH IRON PIPE FOUND BEARS SOUTH 66 DEG. 00 MIN. WEST – 2.00 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID CALLED 27,600 SQ. FT. TRACT, COMMON WITH THE WEST LINE OF SAID RESERVE "A", A DISTANCE OF 339.63 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE SOUTH LINE OF A CALLED 3.000 ACRE TRACT, DESCRIBED IN DEED TO RAYMOND E. WILSON, JR AND FRANZISKA M. WILSON, RECORDED IN H.C.C.F. NO. P430023, FOR THE NORTHEAST CORNER OF SAID CALLED 27,600 SQ. FT. TRACT, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 53 MIN. 32 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 3.000 ACRE TRACT, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A", A DISTANCE OF 422.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 07 MIN. 34 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 3.000 ACRE TRACT, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A", A DISTANCE OF 300.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BHA" FOUND ON THE SOUTH LINE OF SAID CALLED 2.6183 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID RESERVE "A" AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 51 MIN. 29 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 3.000 ACRE TRACT, COMMON WITH THE SOUTH LINE OF SAID CALLED 2.6183 ACRE TRACT, A DISTANCE OF 54.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BHA" FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 3.000 ACRE TRACT, DESCRIBED IN DEED TO IBRAHIM ABUHAMRA, RECORDED IN H.C.C.F. NO. RP-2017-432412, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.6183 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 31 MIN. 12 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 3.0410 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID CALLED 2.6183 ACRE TRACT, A DISTANCE OF 296.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "W.O.4524" FOUND ON THE SOUTH LINE OF A CALLED 8.85 ACRE TRACT, DESCRIBED IN DEED TO PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS, RECORDED IN DEED TO H.C.C.F. NO. U845272, FOR THE NORTHEAST CORNER OF SAID CALLED 3.0410 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 2.6183 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 41 MIN. 54 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 8.85 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID CALLED 2.6183 ACRE TRACT, A DISTANCE OF 387.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "W.O.4524" FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.9561 ACRE TRACT, NORTHEAST CORNER OF SAID CALLED 2.6183 ACRE TRACT, AND AN ANGLE POINT OF SAID CALLED 8.85 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 40 MIN. 13 SEC. EAST, CONTINUING ALONG THE SOUTH LINE OF SAID CALLED 8.85 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID CALLED 2.8995 ACRE TRACT, PASSING AT A DISTANCE OF 434.64 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "HOWS" FOUND FOR THE COMMON NORTH CORNER OF SAID CALLED 2.8995 ACRE TRACT AND SAID CALLED 0.9561 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 579.64 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HOWS" FOUND ON THE WEST LINE OF SAID RESERVE "B", FOR THE SOUTHEAST CORNER OF SAID CALLED 8.85 ACRE TRACT, NORTHEAST CORNER OF SAID CALLED 0.9561 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 38 MIN. 12 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 8.85 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID RESERVE "B", A DISTANCE OF 28.80 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND FOR THE SOUTHWEST CORNER OF A 75 FOOT WIDE HARRIS COUNTY DRAINAGE EASEMENT, RECORDED UNDER F.C. NO. 645115, H.C.M.R., SAME BEING THE NORTHWEST CORNER OF SAID RESERVE "B", AND THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 56 MIN. 11 SEC. EAST, ALONG THE SOUTH LINE OF SAID 75 FOOT WIDE EASEMENT, COMMON WITH THE NORTH LINE OF SAID RESERVE "B", A DISTANCE OF 822.19 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND FOR THE COMMON SOUTH CORNER OF SAID 75 FOOT WIDE EASEMENT AND LOT 2 OF FINAL PLAT OF SEABROOK FIRE TRAINING FACILITY, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 585054, H.C.M.R., SAME BEING THE COMMON NORTH CORNER OF SAID RESERVE "B" AND LOT 1 OF SAID FINAL PLAT OF SEABROOK FIRE TRAINING FACILITY AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 56 MIN. 14 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 1, COMMON WITH THE EAST LINE OF SAID RESERVE "B", PASSING AT A DISTANCE OF 676.70 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND FOR THE COMMON EAST CORNER OF SAID RESERVE "B" AND SAID RESERVE "A", AND CONTINUING FOR A TOTAL DISTANCE OF 1,298.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 59.43 ACRES OR 2,588,667 SQUARE FEET OF LAND

SURVEYOR'S CERTIFICATION

TO: CONSTELLATION OPERATING COMPANY, LLC.
CONSTELLATION REAL ESTATE PARTNERS
ALAMO TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2026.

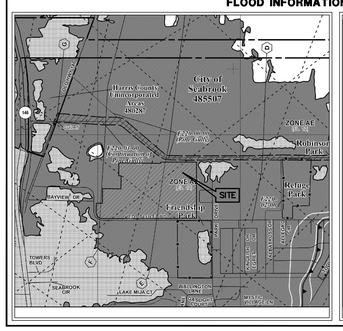
PRELIMINARY

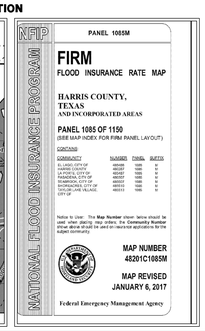
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

04-24-2026
DATE

BILL A. PATTERSON
Registered Professional Land Surveyor
Texas Registration No. 6030

FLOOD INFORMATION





LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	– BOLLARD	PP	– POWER POLE	UGCS	– UNDERGROUND CABLE SIGN
HC	– HANDICAP	PP/T	– POWER POLE W/TRANSFORMER	CTL	– CATHODIC TEST LEAD
GM	– GAS METER	PP/LT	– POWER POLE W/LIGHT	MW	– MONITORING WELL
GV	– GAS VALVE	PP/CT	– POWER POLE W/CONDUIT	P	– PIN FLAG/PAINT MARK
FH	– FIRE HYDRANT	MP	– METER POLE	TC	– TOP OF CURB
WM	– WATER METER	SP	– SERVICE POLE	G	– GUTTER
WV	– WATER VALVE	GAC	– GUY ANCHOR	TG

LANDSCAPE SUMMARY

SITE AREA = 2,588,667 SF
LANDSCAPE REQUIRED (15% OF SITE) = 388,300 SF
LANDSCAPE PROVIDED = 1,115,355 SF

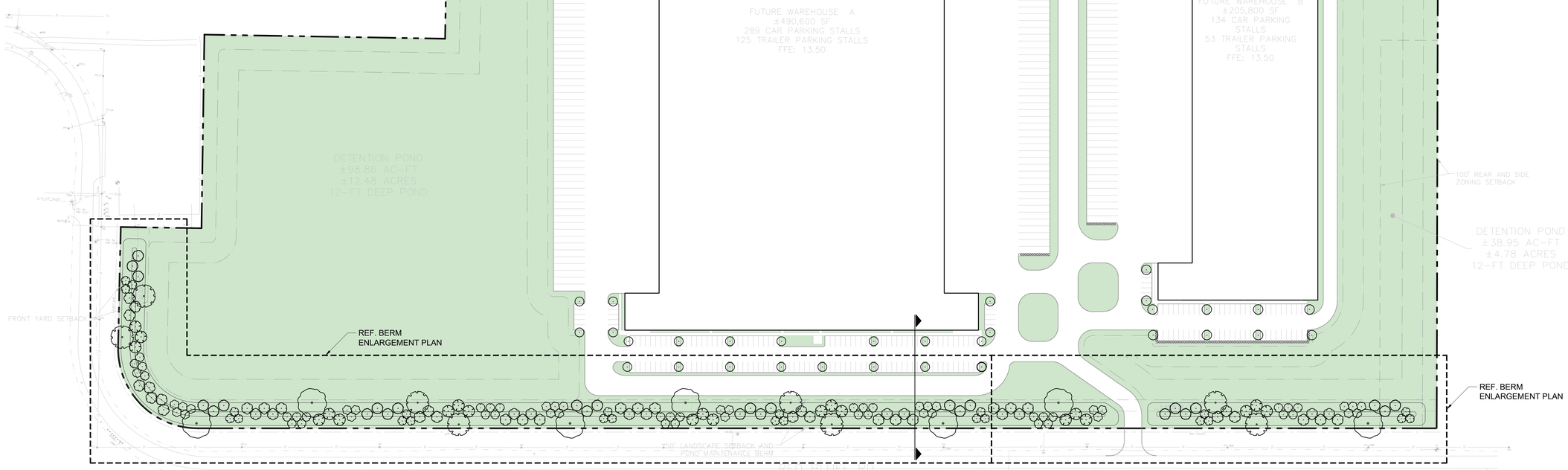
STREET FRONTAGE = 2,605 LF
REQUIRED (1 TREE PER 50 LF OF FRONTAGE) = 52 TREES
PROVIDED = 4' TALL BERM, 110 LARGE TREES, 88 SMALL TREES

PARKING LOT ISLAND TREES
REQUIRED = 1 TREE PER 12 PARKING SPACES

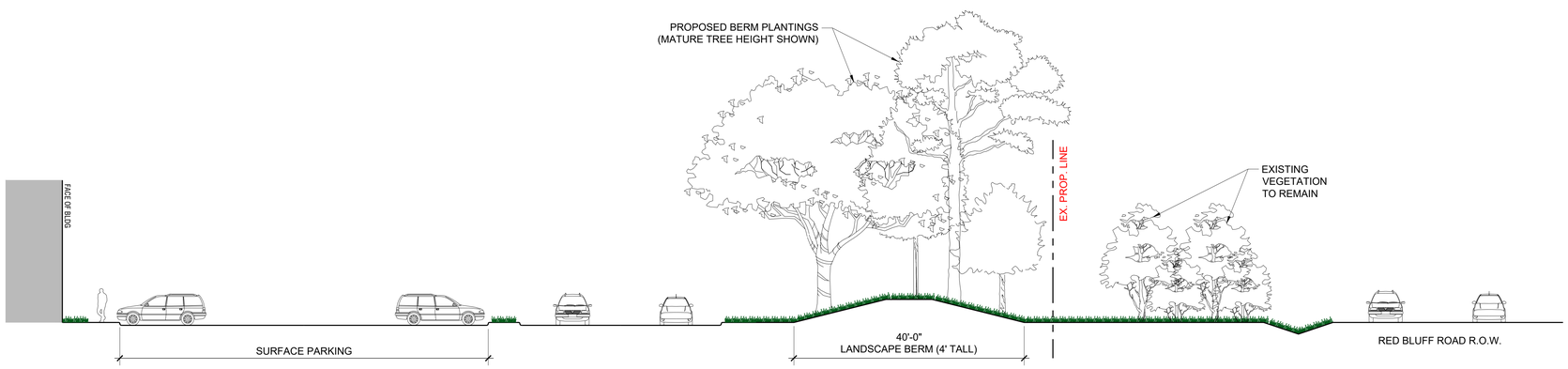
TREES MUST MEET CITY OF SEABROOK LANDSCAPE REQUIREMENTS.

LANDSCAPE LEGEND

- SITE PARKING SCREENING
- SITE PERIMETER TREES
  REF. BERM PLANTING LEGEND
- 4' TALL LANDSCAPE BERM
- SITE GREEN SPACE



SCALE
1" = 80'-0"
0' 40' 80' 160'
NORTH



1 SECTION - RED BLUFF ROAD (LOOKING EAST)
1" = 10'-0"

Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project: SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title: LANDSCAPE KEY PLAN

Project No. 510170101
Date 4/24/2026
Drawn By SLK
Checked By

D-11
Sheet of 1

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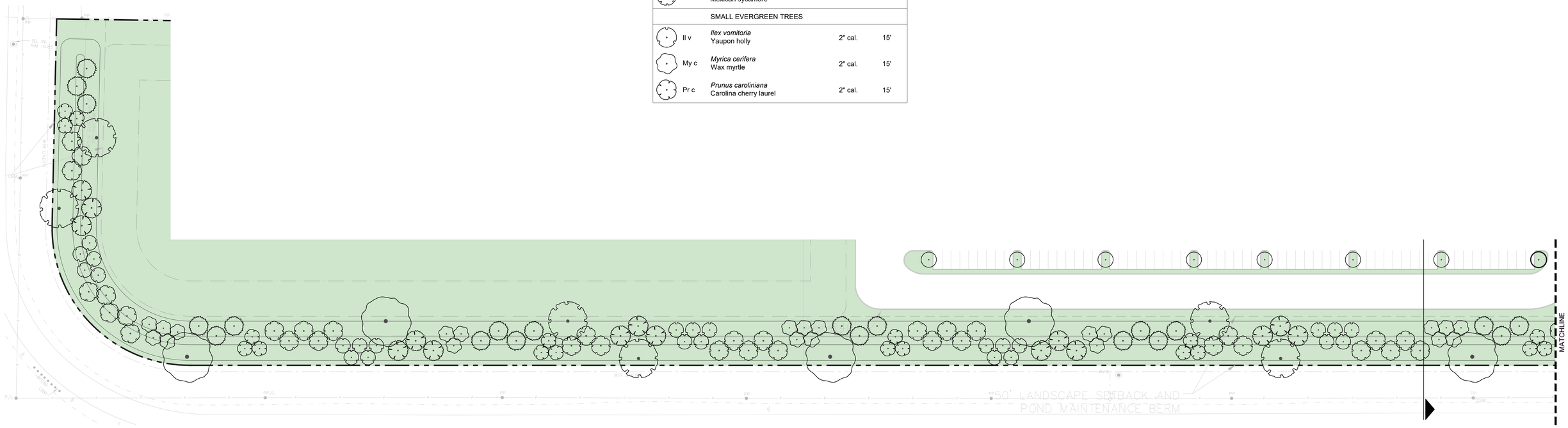
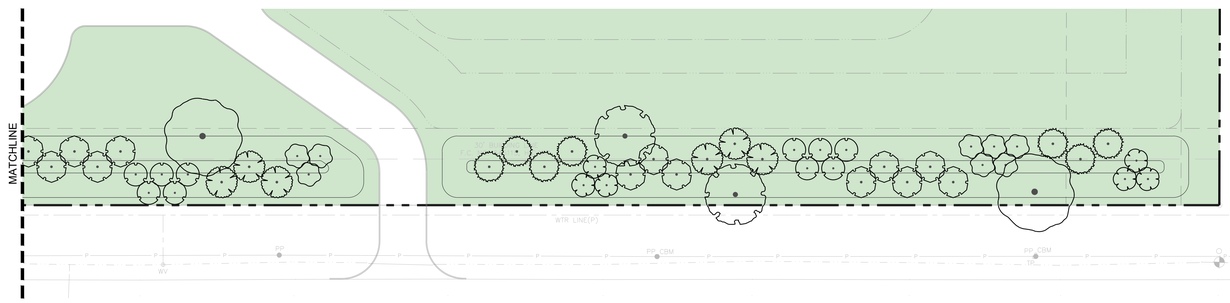
LANDSCAPE LEGEND

- SITE PARKING SCREENING
- SITE PERIMETER TREES
  REF. BERM PLANTING LEGEND
- 4' TALL LANDSCAPE BERM
- SITE GREEN SPACE

BERM PLANTING LEGEND

SYM	PLANT	SIZE	SPACING
	LARGE EVERGREEN TREES		
Ju v	*Juniperus virginiana* Eastern red cedar	2" cal.	20'
Ma g	*Magnolia grandiflora* Southern magnolia	2" cal.	20'
Pi t	*Pinus taeda* Loblolly pine	2" cal.	20'
Qu v	*Quercus virginiana* Live oak	2" cal.	50'
	LARGE DECIDUOUS TREES		
Pl m	*Platanus mexicana* Mexican sycamore	2" cal.	40'
	SMALL EVERGREEN TREES		
Il v	*Ilex vomitoria* Yaupon holly	2" cal.	15'
My c	*Myrica cerifera* Wax myrtle	2" cal.	15'
Pr c	*Prunus caroliniana* Carolina cherry laurel	2" cal.	15'





SCALE
1" = 40'-0"
0' 20' 40' 80'
NORTH

Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

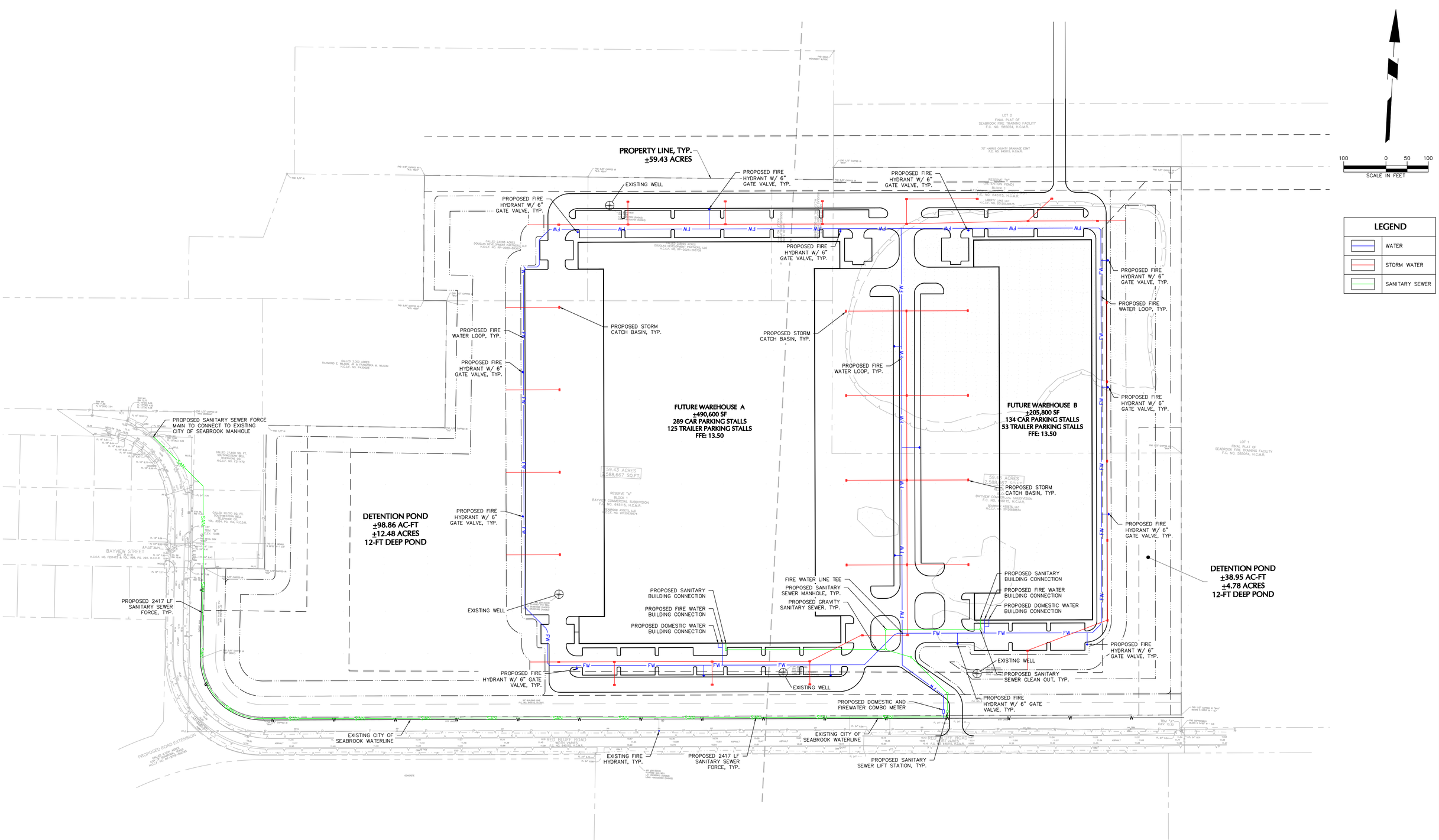
Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
LANDSCAPE BERM ENLARGEMENT

Project No. 510170101
Date 4/24/2026
Drawn By SLK
Checked By

D-11
Sheet of 1

© 2025 Langan



Date	Description	No.
Revisions		

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840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

EXHIBIT
UTILITY PLAN

Project No.	510170101
Date	04/24/2026
Drawn By	DL
Checked By	AWP

EXHIBIT
D-12

LANGAN
Project No. 510170101

© 2025 Langan

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Finance

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the acceptance and approval of the Annual Comprehensive Financial Report and Single Audit for Fiscal Year 2024-2025, conducted by Whitley Penn, LLP.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached:

1. City of Seabrook FY25 Audit Results

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

whitleypenn

CITY OF SEABROOK

AUDIT RESULTS

FISCAL YEAR 2025 FINANCIAL STATEMENT AUDIT AND FEDERAL SINGLE AUDIT

HLB WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

ENGAGEMENT LEADERSHIP TEAM



Laura Lynch, CPA
Senior Manager



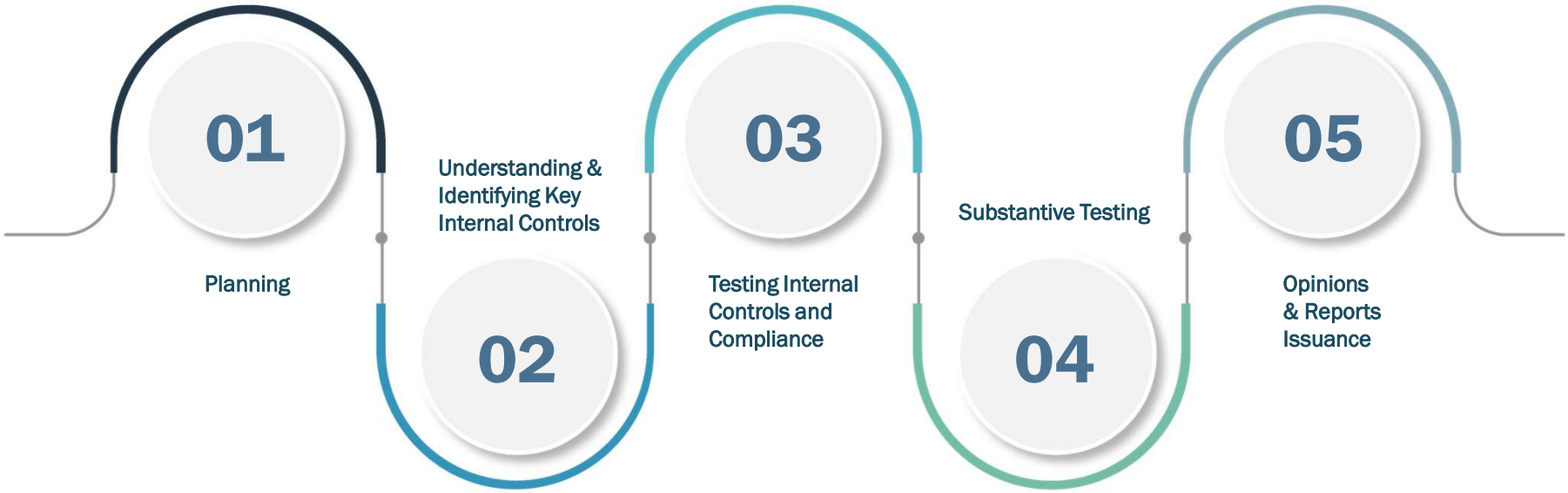
Patrick Simmons, CPA
Engagement Partner



Celina Cereceres, CPA
Engagement Quality Control Reviewer

WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

THE AUDIT PROCESS



WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

INTERNAL CONTROLS OVER CRITICAL AREAS

- Human Resources
- Payroll
- Procurement
- Accounts Payable
- Information Technology
- Utilities
- Municipal Court
- License and permits
- Parks and Recreation
- Financial Close and Reporting

WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

PURPOSE OF THE AUDIT – THE OPINION ON THE REPORT



Audit conducted in accordance with Generally Accepted Auditing Standards and *Government Auditing Standards*

HLB WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

AUDIT REPORTS

whitleypenn

Auditor's Report on the Financial Statements

- Unmodified or "Clean" Opinion

Auditor's Report on Internal Control and Compliance

- No internal control findings over financial reporting
- One instances of noncompliance material to the financial statements noted
  - *Finding 2025-001 – Material Noncompliance with Procurement Requirements for Design-Build Public Works Contract (see page 7 of Single Audit Report)*

Federal Single Audit Report

- Major Program: Hazard Mitigation Grant
  - No findings or questioned costs noted

HLB WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

REQUIRED COMMUNICATIONS

whitleypenn

Significant Accounting Policies

- The City's accounting policies and methods are appropriate and in accordance with industry standards.

Accounting Estimates

- The preparation of the financial statements requires that certain estimates and judgments be made by management. We concluded that management has a reasonable basis for judgments and estimates that impact the financial statements.

Significant Risks (present in every financial statement audit, not specific to the City)

- Management override of internal control
- Improper revenue recognition

Corrected or Uncorrected Misstatements

- There were material misstatements that were identified by us that required management's correction.

Disagreements with Management

- We had no disagreements with management over the application of accounting principles or management's judgments about accounting estimates.

Difficulties Encountered in Performing the Audit

- We encountered no difficulties in dealing with management in performing and completing our audit.

Management Representations

- We have requested certain representations from management.

Consultation with Other Accountants

- We are not aware of any situations in which management consulted with other accountants on accounting or financial reporting matters.

Major Issues Discussed with Management Prior to Retention

- We discussed the application of accounting principles and auditing standards, however, our responses were not a condition to our retention.

HLB WE ARE AN INDEPENDENT MEMBER OF THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

QUESTIONS?



SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Public Works

Presenter: Brian Craig, Director of Public Works | City Engineer

Briefing Prepared By: Brian Craig

Strategic Focus Area: Infrastructure

General Information:

Consider and take all appropriate action on Change Order No. 1 with JTR Construction for the Main Street Wastewater Treatment Plant Demolition Project related to TCEQ-required soil removal, in an amount not to exceed $152,027.

Executive Summary / Background:

The original TCEQ approved plan called for removal and disposal of an estimated four feet of soil from underneath treatment structures for general off-site disposal. Through the TCEQ required soil sampling, it was determined that areas of exceedance were found for arsenic and Lead. This was reported to TCEQ and their requirement was to follow the labs recommendation for only two feet of soil to be removed from the areas of exceedance and be disposed of at an appropriate landfill. The local landfills are requiring additional tests on the material to determine if it is a Class 1 or Class 2 material before accepting it for disposal.

From the bid, the original unit cost for soil removal was $91,525.

The worst case disposal cost for Class 1 soil is $243,552.
Project cost addition will be the difference between them for an additional cost of $152,027.

If the landfill determines it is Class 2 soil, the disposal cost is $133,320.
For this, the additional cost will be less at $41,795.

This Change Order is preparing for the worst-case scenario.

Funding / Fiscal Information:

Supporting Materials Attached:

1. draft Change Order 1_7.1.26
2. Class 1 and PCO01 Contaminated SoilTYPE 1
3. Class 2 - PCO01 Contaminated Soil

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

CHANGE ORDER

No. 1

DATE OF ISSUANCE July 1, 2026

OWNER City of Seabrook

CONTRACTOR JTR Constructors, Inc.

Contract: N/A

Project: Main Street WWTP Demolition

OWNER's Contract No. 2025-14-422 ENGINEER's Contract No. 1912-001-22

ENGINEER Cobb, Fendley & Associates, Inc.

You are directed to make the following changes in the Contract Documents:

Description: This change order changes quantities based on field conditions and addition of soil disposal to an approved landfill.

Documents supporting change: See summary on next sheet. Contractors cost proposal.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: $ 1,166,300.00	Original Contract Times: Substantial Completion: 120 Ready for final payment: 150 (days or dates)
Net increase (decrease) from previous Change Orders No. 0 to 0 : $ 0.00	Net change from previous Change Orders No. 0 to No. 0 : Substantial Completion: 0 Ready for final payment: 0 (days)
Contract Price prior to this Change Order: $ 1,166,300.00	Contract Times prior to this Change Order: Substantial Completion: 120 Ready for final payment: 150 (days or dates)
Net increase ~~(decrease)~~ of this Change Order: $ 152,027,00	Net increase (~~decrease~~) this Change Order: Substantial Completion: 90 Ready for final payment: 120 (days)
Contract Price with all approved Change Orders: $ 1,318,327.00	Contract Times with all approved Change Orders: Substantial Completion: 210 Ready for final payment: 240 (days or dates)

RECOMMENDED:	APPROVED:	ACCEPTED:
By: _____	By: _____	By: _____
ENGINEER (Authorized Signature)	OWNER (Authorized Signature)	CONTRACTOR (Authorized Signature)
Date: _____	Date: _____	Date: _____

Change Order No. 1 Summary

Description:
This change order changes quantities based on field conditions and addition of soil disposal to an approved landfill.

Bid Items:

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENDED PRICE
3	Excavation Below Foundations to 4' Below Grade, Including Haul-Off and Disposal	CY	(2,615)	$35.00	$(91,525.00)

Subtotal of Bid Item Changes: - $91,525.00

Additional Items:

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENDED PRICE
CO1	Class 1 Soil Disposal (1,080 CY) by American Waste Management Services, Inc. (includes Overhead, Profit, Bond, & Insurance costs by JTR Construction, Inc.)	LS	1	$243,552.00	$243,552.00

Subtotal of Additional Items: $243,552.00

TOTAL AMOUNT OF CHANGE ORDER $152,027.00

JTR CONSTRUCTORS, INC.

FILE PCO01

CITY OF SEABROOK
SEABROOK WASTE WATER TREATEMENT PLANT

JOB #22601

22-Jun-26

PROPOSED CHANGE # 1

DESCRIPTION: **CONTAMINATED SOIL TYPE 1**

AMERICAN WASTE SERVICE INC DISPOSE SOIL 1,080 CY	$218,638
BID ITEM No. 3 EXCAV BELOW FOUNDATION 4'-0"	($91,525)
SUBTOTAL	$127,113

LABOR (BARE)	**0.00**
LABOR BURDEN (55%)	**0.00**
SAFETY EQUIPMENT (5%)	**0.00**
LABOR TOTAL	**0.00**
MATERIALS	**127,113.00**
SUBCONTRACT	**0.00**
P.C. SUBTOTAL	**127,113.00**
OVERHEAD (10%)	**12,711.30**
PROFIT (5%)	**6,355.65**
BOND (2.5%)	**3,654.00**
INSURANCE (1.5)	**2,193.00**
TOTAL PC AMOUNT	**152,027.00**

American Waste Management Services, Inc.
One American Way
Warren, Ohio 44484

Price Estimate
Blue Ridge Landfill

Date: June 25, 2026

Company: JTR Constructors, Inc

Project: Soil Remediation

Generator: SeaBrook WWTP

Location: I45 Downtown Houston Area

Contact: Tony Gonzalez

Description	*Qty*	Unit	Unit Price	Total Price
Class 2 Disposal	2250	Tons	$35.30	$79,425.00
Analytical	1	Lump Sum	$500.00	$500.00
Transportation - End Dumps	107	Load	$435.00	$46,545.00
			Estimated Total:	**$126,470.00**

Description	*Qty*	Unit	Unit Price	Total Price
Class 1 Disposal	2250	Tons	$76.25	$171,562.50
Analytical	1	Lump Sum	$500.00	$500.00
Transportation - End Dumps	107	Load	$435.00	$46,545.00
EPA E-Manifest	1	Ea	$30.00	$30.00
			Estimated Total:	**$218,637.50**

AWMS does not make any guarantee that any disposal facility will handle any waste material or any particular quantity of any waste material . Rates are contingent upon final approval of the materials by designated facility. Material streams deemed "non-conforming" upon arrival at a facility may incur additional surcharges or be returned. All waste characterization analyses are the responsibility of the customer.

Notes:

* Transportation - Wait time over 30 minutes at either stop that is beyond the control of the driver will be invoiced at $125/hr.
* Pricing includes profiling, managing approvals with the disposal facility, and transportation Manifest/BOLs/Labels except any Industrail E-Manifest charges. Those will be invoiced at cost as invoiced by the disposal facilities. The EPA approved rate is up to $30/Manifest.
* Pricing is good for 3 months unless any adjustments need to be made to reflect additional fees. i.e.: landfill fees, taxes, or fuel surcharges. Additional Fees will be invoiced at cost.
* Any costs from damages to transportation equipment and or cleanouts will be invoiced separately.
* Sales Tax may apply if applicable.
* The driver reserves the right of refusal of Waste Disposal Containers or Documentation that are not DOT compliant.
* If assistance is required by the disposal facilities to unload a fee maybe applied at cost.
* All quantities are based on estimated values. Actuals will be billed at time of invoicing and backup documentation will be provided.
* Pricing is for normal conditions and does not include any additional equipment or manpower that maybe required, i.e.: a field, ditch, high traffic areas, staging, etc.. Please inform us ahead if these conditions apply.

Scheduling shall be acceptance of this proposal including all of its terms and conditions and the commitment to utilize AWMS for the duration of the project. Customer may use its standard business forms for administrative purposes, but in no event shall the terms, conditions or provisions, preprinted or otherwise, found on any such business forms be considered an amendment or modification of this proposal.

AWMSI appreciates the opportunity to provide you with this price estimate. Please let me know if you have any

Christy Cutbirth Stovall
ccutbirth@awmsi.com
(832) 443-6625

JTR CONSTRUCTORS, INC.

FILE PCO01

CITY OF SEABROOK
SEABROOK WASTE WATER TREATEMENT PLANT

JOB #22601

22-Jun-26

PROPOSED CHANGE # **1**

DESCRIPTION: **CONTAMINATED SOIL**

AMERICAN WASTE SERVICE INC DISPOSE SOIL 1,080 CY	$126,470
BID ITEM No. 3 EXCAV BELOW FOUNDATION 4'-0"	($91,525)
SUBTOTAL	$34,945

LABOR (BARE)	**0.00**
LABOR BURDEN (55%)	**0.00**
SAFETY EQUIPMENT (5%)	**0.00**
LABOR TOTAL	**0.00**
MATERIALS	**34,945.00**
SUBCONTRACT	**0.00**
P.C. SUBTOTAL	**34,945.00**
OVERHEAD (10%)	**3,494.50**
PROFIT (5%)	**1,747.25**
BOND (2.5%)	**1,005.00**
INSURANCE (1.5)	**603.00**
TOTAL PC AMOUNT	**41,795.00**

American Waste Management Services, Inc.
One American Way
Warren, Ohio 44484

Price Estimate
Blue Ridge Landfill

Date:	June 17, 2026	Project:	Soil Remediation
Company:	JTR Constructors, Inc	Generator:	SeaBrook WWTP
		Location:	I45 Downtown Houston Area
Contact:	Tony Gonzalez		

Description	*Qty*	Unit	Unit Price	Total Price
Class 2 Disposal	2250	Tons	$35.30	$79,425.00
Analytical	1	Lump Sum	$500.00	$500.00
Transportation - End Dumps	107	Load	$435.00	$46,545.00
			Estimated Total:	**$126,470.00**

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* If assistance is required by the disposal facilities to unload a fee maybe applied at cost.
* All quantities are based on estimated values. Actuals will be billed at time of invoicing and backup documentation
* Pricing is for normal conditions and does not include any additional equipment or manpower that maybe required to pickup drums in abnormal conditions, i.e.: a field, ditch, high traffic areas, etc.. Please inform us ahead if these

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AWMSI appreciates the opportunity to provide you with this price estimate. Please let me know if you have any questions.

Christy Cutbirth Stovall
ccutbirth@awmsi.com
(832) 443-6625

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Public Works

Presenter: Brian Craig, Director of Public Works | City Engineer

Briefing Prepared By: Brian Craig

Strategic Focus Area: Infrastructure

General Information:
Consider and take all appropriate action on adding 17 Cobra streetlights to East Meyer.

Executive Summary / Background:
Staff received a citizen request to add streetlights to E Meyer and staff sent out a survey to the houses adjacent to the street where lights could impact their property. Of the 269 notifications sent, we received 25 for YES and 10 for NO. Having CenterPoint add these lights will not have a cost to the city for installation.

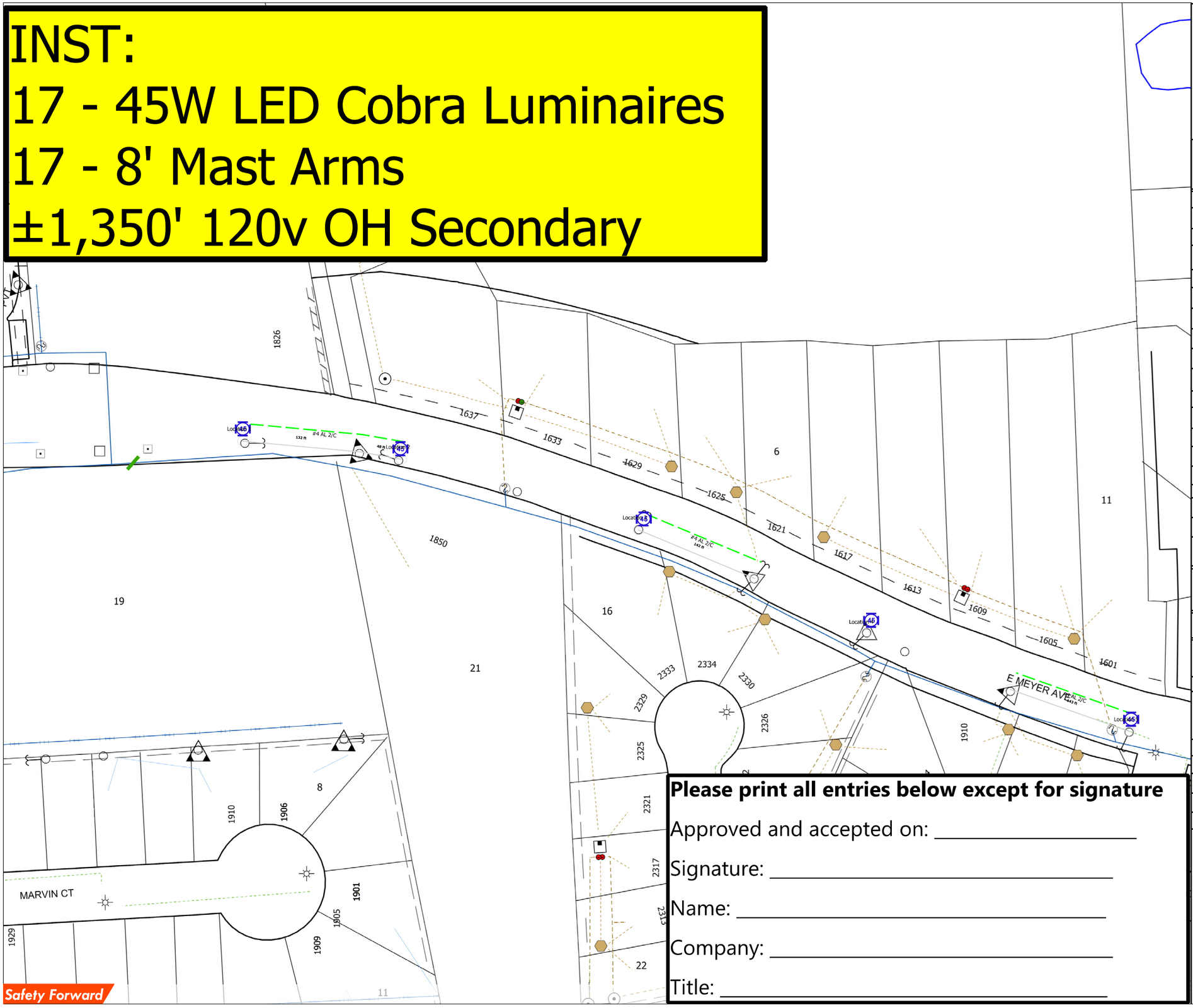
Funding / Fiscal Information:

Supporting Materials Attached:
1. SKETCH 9459

Prior Action / Review by Council, Boards, Commissions:

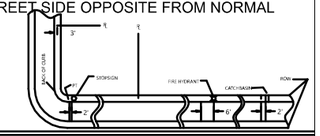
Staff Recommendation:

INST:
17 - 45W LED Cobra Luminaires
17 - 8' Mast Arms
±1,350' 120v OH Secondary



STREET LIGHT PLACEMENT DETAIL

STREET LIGHT STANDARDS WILL NORMALLY BE INSTALLED IN ROAD RIGHT OF WAY 3' BACK OF CURB AND IN ALIGNMENT WITH SIDE LOT OR REAR PROPERTY LINES, UNLESS THERE IS A CONFLICT WITH DRIVEWAY, FIRE HYDRANT, CATCH BASIN, WATERMETER, OTHER OBSTRUCTIONS, OR WHEN IES RECOMMENDS SPACING REQUIRE OTHERWISE. IN CASE OF CONFLICT WITH O.H. DISTRIBUTION AT REAR OF PROPERTY, STANDARD IS TO BE INSTALLED 8' NORTH OR WEST OF PROPERTY LINE. AT STREET INTERSECTIONS, STANDARDS ARE TO BE INSTALLED BEHIND STRAIGHT SECTION OF CURB 2' FROM TANGENT POINT. STANDARDS SHALL BE PLACED ON STREET SIDE OPPOSITE FROM NORMAL STOP SIGN LOCATIONS.



NORTH

LIGHTING DESIGN SERVICES - LIGHTING LEGEND

IMPORTANT NOTE: READ SPECIAL INSTRUCTIONS BELOW AND REFERENCE ANY SPECIAL NEEDS THAT MAY BE SHOWN ON SKETCH.

NEW STREET LIGHT INSTALLATION SYMBOLS

SYMBOLS	QUANTITY		SINGLE LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)	LED LEGEND		
●	OH - 0	UG - 0	100W HPS MH			
✹	OH - 0	UG - 0	150W HPS MH	(45W)	OH - 17	UG -0
✹	OH - 0	UG - 0	175W HPS MH	95W	OH - 0	UG -0
✹	OH - 0	UG - 0	250W HPS MH	115W	OH - 0	UG -0
◀	OH - 0	UG - 0	400W HPS MH	180W	OH - 0	UG -0

SYMBOLS	QUANTITY	DUAL UG ONLY LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)	LED LEGEND	
●●	0	100W HPS MH		
✹✹	0	150W HPS MH	45W	0
✹✹	0	175W HPS MH	95W	0
✹✹	0	250W HPS MH	115W	0
◀◀	0	400W HPS MH	180W	0

ADDITIONAL INSTALLATION MATERIAL SYMBOLS

TP	0	TERMINAL POLE	R	0	RELAY
X	0	PROPOSED WOOD POLE	◆	0	PULLBOX
◯	0	12KV 35KV PROPOSED OVERHEAD TRANSFORMER			

·····	0	UNDERGROUND CONDUCTOR (Check One) Direct Embedded Wire —— Conduit and Wire ——
- - - -	1,349.99	OVERHEAD CONDUCTOR #4 2/C TWIST (UNLESS OTHERWISE NOTED)

EXISTING STREET LIGHT SYMBOLS AND WATTAGES

250 MH △ 70 ◯ 100 ⊘ 150 ⊗ 175 ◫ 250 ⊗ 400

INSTALLATION VOLTAGE: (Circle One Only) (120) 240 480

DDS DESIGN (UN)

WO BY: Juan Almaguer	W.O.#: 123009459
PHONE: 713-945-4271	KEY MAP #: 620K
CELL: 832-557-6792	LAMBERT #: 6250C4
DATE:	SERVICE CENTER: BAYTOWN
TYPE: HLC1	SCALE - 1" = 108

Please print all entries below except for signature

Approved and accepted on: _____

Signature: _____

Name: _____

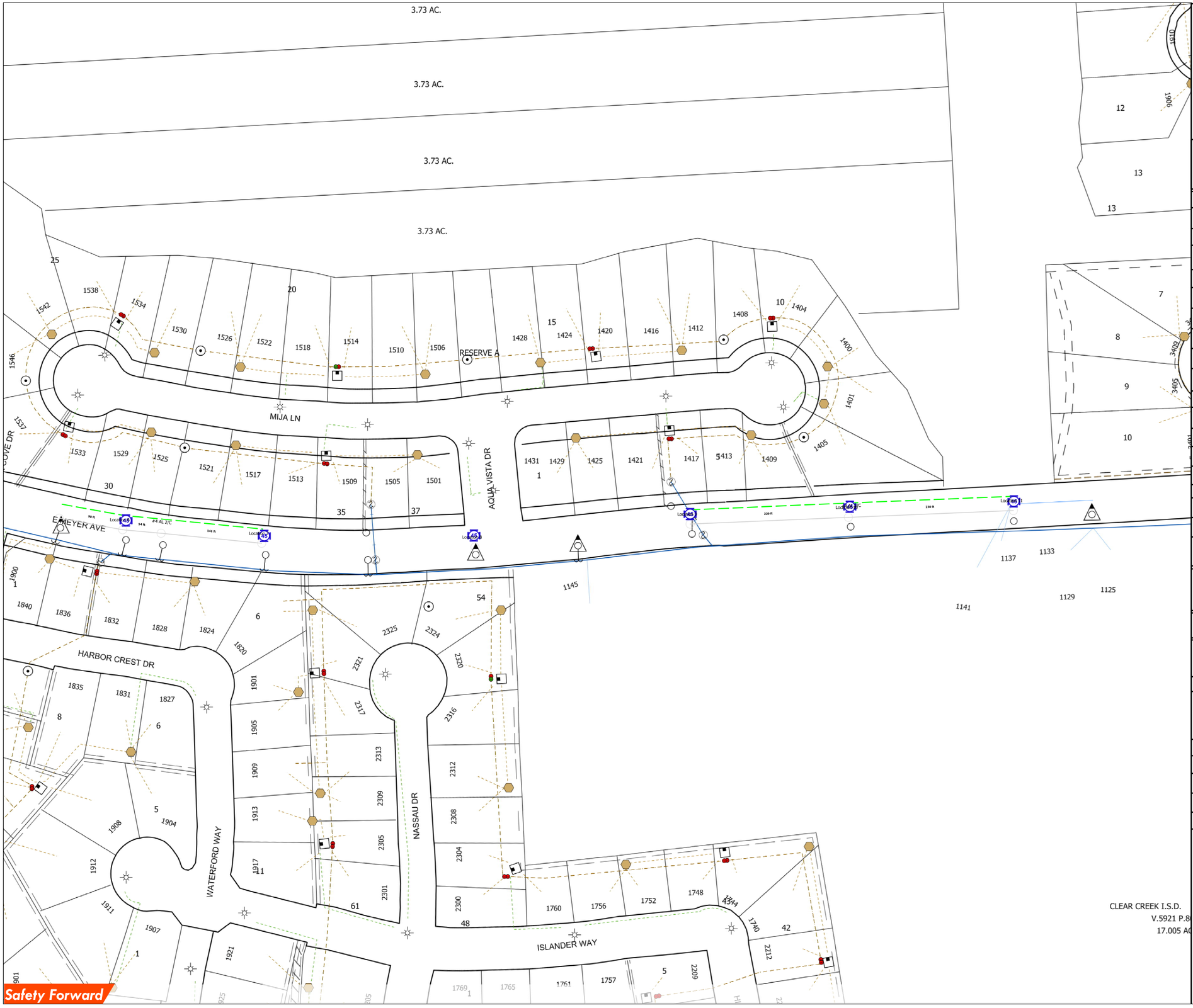
Company: _____

Title: _____

Street Light Notes

-All streets must be curbed and guttered prior to the installation of street lighting facilities unless otherwise approved by the Lighting Design Service Department.
-Dedicated street light easements are required along all placement of street lighting facilities when such facilities are installed along private streets. Street lighting will only be installed along private streets that can be accessed for maintenance and only when such a street is constructed in an easement intended to contain a private street, waterlines, sanitary sewer lines, storm sewer, and such other utility or franchise infrastructures as can be accommodated and which, for the purpose of established setback, will be considered to be the equal of a public street.
-The design of all streets, utility easements, and storm sewer easements must be approved by all appropriate reviewing agencies before the installation of street lighting.
-Street lighting will be installed to the recommendations of the illuminating Engineering Society unless otherwise requested and agreed upon in writing by the requestor of street lighting service.

Safety Forward



STREET LIGHT PLACEMENT DETAIL

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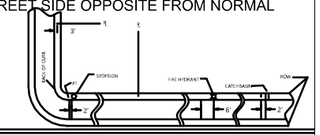

NORTH

LIGHTING DESIGN SERVICES - LIGHTING LEGEND

IMPORTANT NOTE: READ SPECIAL INSTRUCTIONS BELOW AND REFERENCE ANY SPECIAL NEEDS THAT MAY BE SHOWN ON SKETCH.

NEW STREET LIGHT INSTALLATION SYMBOLS

SYMBOLS	QUANTITY		SINGLE LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)			
	OH - 0	UG - 0	100W HPS MH	LED LEGEND		
	OH - 0	UG - 0	150W HPS MH	45W	OH - 17	UG -0
	OH - 0	UG - 0	175W HPS MH	95W	OH - 0	UG -0
	OH - 0	UG - 0	250W HPS MH	115W	OH - 0	UG -0
	OH - 0	UG - 0	400W HPS MH	180W	OH - 0	UG -0

SYMBOLS	QUANTITY	DUAL UG ONLY LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)		
	0	100W HPS MH	LED LEGEND	
	0	150W HPS MH	45W	0
	0	175W HPS MH	95W	0
	0	250W HPS MH	115W	0
	0	400W HPS MH	180W	0

ADDITIONAL INSTALLATION MATERIAL SYMBOLS

TP	0	TERMINAL POLE	R	0	RELAY
X	0	PROPOSED WOOD POLE		0	PULLBOX
	0	12KV 35KV PROPOSED OVERHEAD TRANSFORMER			

	0	UNDERGROUND CONDUCTOR (Check One) Direct Embedded Wire Conduit and Wire
	1,349.99	OVERHEAD CONDUCTOR #4 2/C TWIST (UNLESS OTHERWISE NOTED)

EXISTING STREET LIGHT SYMBOLS AND WATTAGES

250 MH 70 100 150 175 250 400

INSTALLATION VOLTAGE: (Circle One Only) 120 240 480

DDS DESIGN (UN)

WO BY: Juan Almaguer	W.O.#: 123009459
PHONE: 713-945-4271	KEY MAP #: 620K
CELL: 832-557-6792	LAMBERT #: 6250C4
DATE:	SERVICE CENTER: BAYTOWN
TYPE: HLC1	SCALE - 1" = 133

Street Light Notes

-All streets must be curbed and guttered prior to the installation of street lighting facilities unless otherwise approved by the Lighting Design Service Department.

-Dedicated street light easements are required along all placement of street lighting facilities when such facilities are installed along private streets. Street lighting will only be installed along private streets that can be accessed for maintenance and only when such a street is constructed in an easement intended to contain a private street, waterlines, sanitary sewer lines, storm sewer, and such other utility or franchise infrastructures as can be accommodated and which, for the purpose of established setback, will be considered to be the equal of a public street.

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STREET LIGHT PLACEMENT DETAIL

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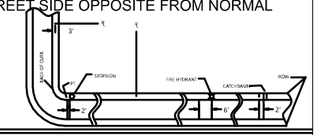

NORTH

LIGHTING DESIGN SERVICES - LIGHTING LEGEND

IMPORTANT NOTE: READ SPECIAL INSTRUCTIONS BELOW AND REFERENCE ANY SPECIAL NEEDS THAT MAY BE SHOWN ON SKETCH.

NEW STREET LIGHT INSTALLATION SYMBOLS

SYMBOLS	QUANTITY		SINGLE LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)	LED LEGEND		
●	OH - 0	UG - 0	100W HPS MH			
✹	OH - 0	UG - 0	150W HPS MH	(45W)	OH - 17	UG -0
✹	OH - 0	UG - 0	175W HPS MH	95W	OH - 0	UG -0
✹	OH - 0	UG - 0	250W HPS MH	115W	OH - 0	UG -0
◀	OH - 0	UG - 0	400W HPS MH	180W	OH - 0	UG -0

SYMBOLS	QUANTITY	DUAL UG ONLY LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)	LED LEGEND	
●●	0	100W HPS MH		
✹✹	0	150W HPS MH	45W	0
✹✹	0	175W HPS MH	95W	0
✹✹	0	250W HPS MH	115W	0
◀◀	0	400W HPS MH	180W	0

ADDITIONAL INSTALLATION MATERIAL SYMBOLS

TP	0	TERMINAL POLE	R	0	RELAY
X	0	PROPOSED WOOD POLE	◆	0	PULLBOX
◯	0	12KV 35KV PROPOSED OVERHEAD TRANSFORMER			

┈┈┈	0	UNDERGROUND CONDUCTOR (Check One) Direct Embedded Wire —— Conduit and Wire ——
- - - - - -	1,349.99	OVERHEAD CONDUCTOR #4 2/C TWIST (UNLESS OTHERWISE NOTED)

EXISTING STREET LIGHT SYMBOLS AND WATTAGES

250 MH △ 70 ○ 100 ⊘ 150 ⊗ 175 ⊕ 250 ⊗ 400

INSTALLATION VOLTAGE: (Circle One Only) (120) 240 480

DDS DESIGN (UN)

WO BY: Juan Almaguer	W.O.#: 123009459
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CELL: 832-557-6792	LAMBERT #: 6250C4
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Safety Forward

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Public Works

Presenter: Brian Craig, Director of Public Works | City Engineer

Briefing Prepared By: Brian Craig

Strategic Focus Area: Infrastructure

General Information:

Consider and take all appropriate action for the approval of a Street Light Agreement Letter between the City of Seabrook and CenterPoint Energy for the installation of 32 decorative streetlights along the west side of Repsdorph Road, from the roundabout south to NASA Parkway, in an amount of $48,632.00 and authorize the City Manager to execute the letter and any associated documents. This is an unbudgeted item and would require a budget amendment.

Executive Summary / Background:

Staff received a request to put up decorative streetlights along Repsdorph Road from the round-a-bout south to Nasa due to lack of lighting. Staff worked with CenterPoint to develop a design where decorative streetlights could be placed on the west side of Repsdorph by the sidewalk to improve visibility and safety. As these will be decorative lights, an additional cost of $48,932 is needed to implement them.

Funding / Fiscal Information:

This is an unbudgeted item and would require a budget amendment from the General Fund.

Supporting Materials Attached:

1. 121621008 Repsdorph Rd

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

June 2, 2026

Brian Craig
Public Works Director
City of Seabrook
NON-IES/NON-JOINT/CUSTOMER PAY

Subject: Street Light Agreement Letter
Location: Repsdorph Rd

Dear Streetlight Requestor,

CenterPoint Energy (Company) agrees to furnish, install, own, and maintain street lighting service in the above noted area subject to the Lighting Services Rate schedule and the corresponding Service Rules and Regulations Relating to the Provision of Delivery Service to Retail Customers.

It is CenterPoint Energy's policy to install street lighting according to the Illuminating Engineering Society of North America (I.E.S.N.A.) recommendations. You have, however, requested that these streetlights not be installed according to these recommendations and have, in fact, indicated where you want the streetlights located. By signing below, you acknowledge that you have requested a street lighting system that is of your own design and is not the design offered by CenterPoint Energy. It should also be understood that your street lighting design might not meet the recommendations of the I.E.S.N.A.

This installation consists of:

- 32, 45-watt, LED, 4,800 lumen, Granville luminaires, on 17' Black Traditionaire poles serviced by **Underground** conductors.

The current monthly Lighting Service Rate schedule fee per lamp is $13.86. The additional cost of electrical power and energy must be provided by your Competitive Retailer of choice. Payment of all monthly fees associated with this installation will be paid directly to your chosen Competitive Retailer.

The cost for this request is **$48,632.00** and is not subject to refund. This price is valid for *180 days* from date of creation.

The streetlights will be installed at the general locations depicted on the attached electrical facility layout. Installation of the streetlights is contingent on all the streetlights being installed at one time, after the street paving and curbs have been completed.

While our company does attempt to maintain standard locations for the installation of street lighting, it is not always possible to install street lighting at these locations. Any adjustments needed should be discussed and resolved during the pre-construction walk. Any relocation requested can be done if it does not create operating problems and is not objectionable to other parties. All costs associated with relocations after the installation of the street lighting will be borne by the party making the request.

Your signature or designee's signature below will be our acknowledgment of your company's acceptance of the above-mentioned terms and associated charges. Also, a check for the noted amount made payable to *CenterPoint Energy* will be our authority to proceed with the necessary work. The work will be completed approximately 60 business days after payment is received and the necessary work by the customer is completed: weather permitting. Please send the check and the **original signed copy** of this agreement to:

CenterPoint Energy
Attn: Distribution Project Administrator (DPC)
4700 S. Shaver St
Bldg. I Fl 3
Houston, TX 77034

If you have any questions, please contact me at (713) 945-4271 or email juan.almaguer@centerpointenergy.com

Sincerely,

Juan Almaguer
Assoc. Service Consultant
Street Light Operations
Distribution Project Management

Please print all entries below except for signature.

Approved and accepted this _____day of _____, 2026.

Signature _____

Printed Title _____

Printed Name_____

Mailing Address _____

Phone_____

SAP W.O.: 121621008

Please make check payable to:

CenterPoint Energy

Attn: *DPC*

4700 S Shaver St
Bldg I Fl 3
Houston, TX 77034

INVOICE

Name:	City of Seabrook				
Service Address:	Repsdorph Rd				
City:	Seabrook	**State:**	TX	**Zip**	77586
Phone:					
Email:					
CNP Representative:	Juan Almaguer		**Phone:**	713-945-4271	

	Description	W/O #	Total
1	Decorative Streetlight Installation	121621008	$48,632.00
			$48,632.00

PLEASE MAIL PAYMENT TO THE ABOVE ADDRESS.
Processing of check may be delayed without the return of this invoice.

Make all checks payable to: ***CenterPoint Energy***

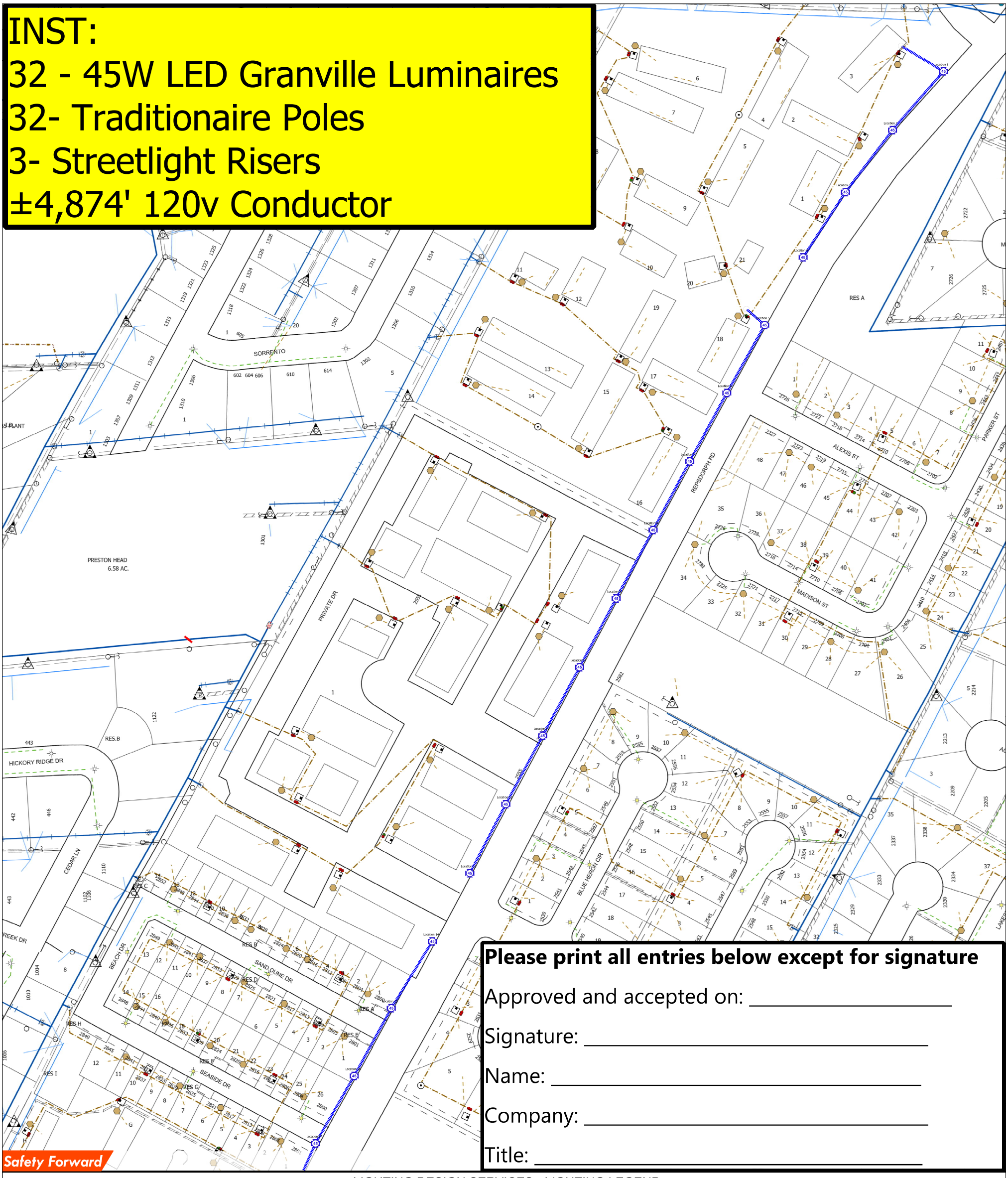
Please send a copy of this invoice along with the check. Charges good for 180 DAYS from date of invoice.

Payment is required prior to release of construction work order.

If you have any questions concerning this invoice, please contact your CNP Representative at number above.

Thank you for using CenterPoint Energy

INST:
32 - 45W LED Granville Luminaires
32- Traditionaire Poles
3- Streetlight Risers
±4,874' 120v Conductor



Safety Forward

Please print all entries below except for signature

Approved and accepted on: _____

Signature: _____

Name: _____

Company: _____

Title: _____

LIGHTING DESIGN SERVICES - LIGHTING LEGEND

IMPORTANT NOTE: READ SPECIAL INSTRUCTIONS BELOW AND REFERENCE ANY SPECIAL NEEDS THAT MAY BE SHOWN ON SKETCH.

NEW STREET LIGHT INSTALLATION SYMBOLS

SYMBOL	QUANTITY OH	QUANTITY UG	SINGLE LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)	SYMBOL	QUANTITY	DUAL UG ONLY LAMP WATTAGE AND TYPE (Circle One Lamp Type for Each Wattage)
●	0	0	100W HPS MH	●●	0	100W HPS MH
✲	0	0	150W HPS MH	✲✲	0	150W HPS MH
✲	0	0	175W HPS MH	✲✲	0	175W HPS MH
✲	0	0	250W HPS MH	✲✲	0	250W HPS MH
◀	0	0	400W HPS MH	◀▶	0	400W HPS MH
✿	0	32	(45W) 95W 115W 180W LED	✿✿	0	45W 95W 115W 180W LED

EXISTING STREET LIGHT SYMBOLS AND WATTAGES

70 △ 70 ○ 100 ⊘ 150 ⊗ 175 ◐ 250 ⊗ 400

INSTALLATION VOLTAGE: (Circle One Only) (120) 240 480

ADDITIONAL INSTALLATION MATERIAL SYMBOLS

TP	5	TERMINAL POLE	R	64	RELAY
X	0	PROPOSED WOOD POLE	◆	0	PULLBOX
◯	0	12KV 35KV PROPOSED OVERHEAD TRANSFORMER			
·····	±4,874 (FEET)	UNDERGROUND CONDUCTOR (Check One) Direct Embedded Wire X / Conduit and Wire			
- - - - -	--- (FEET)	OVERHEAD CONDUCTOR #4 2/C TWIST (UNLESS OTHERWISE NOTED)			

STREET LIGHT PLACEMENT DETAIL

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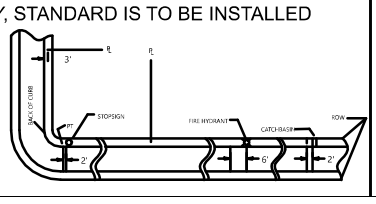

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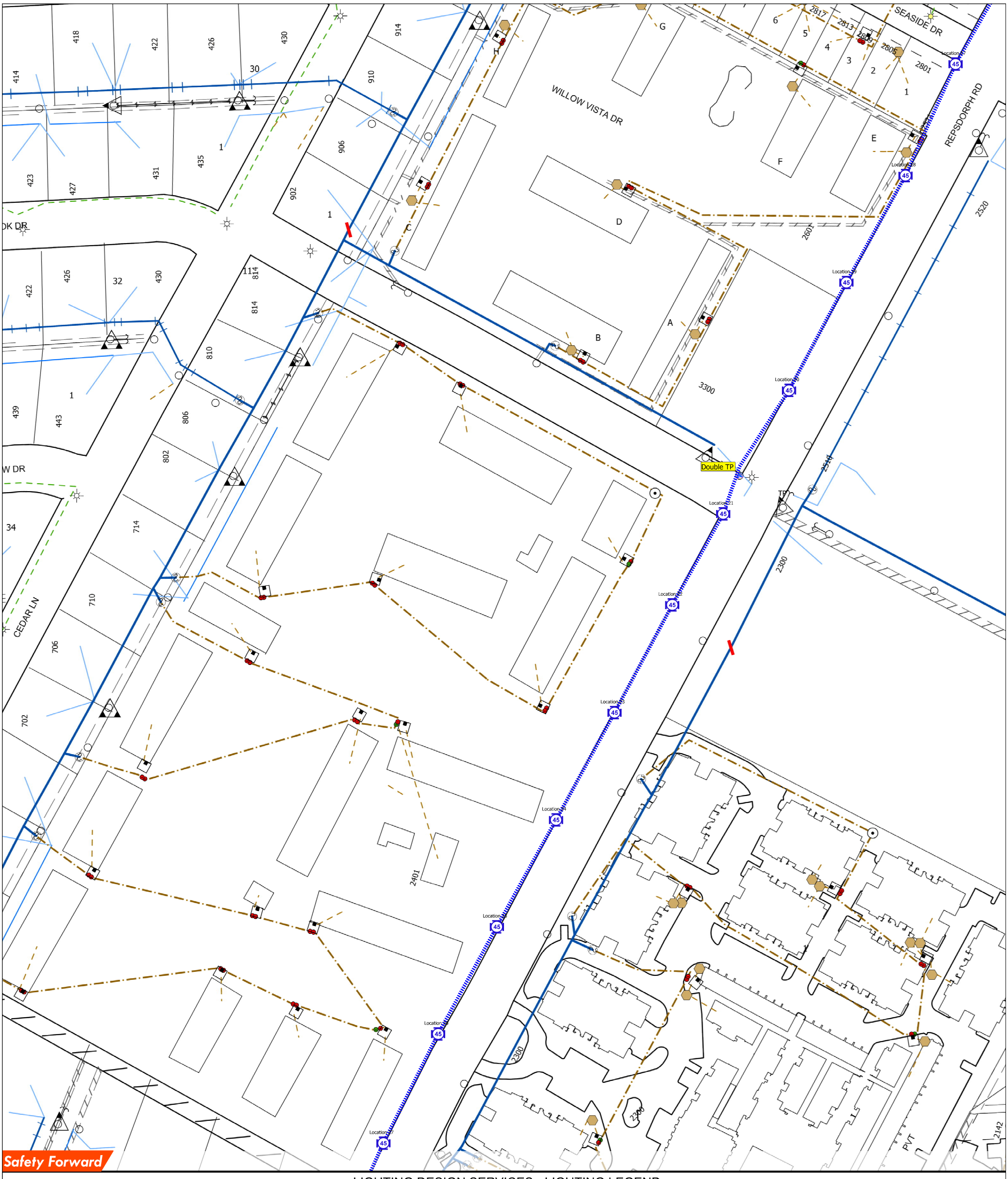
WO BY: Juan Almaguer	
PHONE: 713-945-4271	CELL: 832-557-6792
Service Center: BAYTOWN	
DATE:	
SCALE: 1"=190	DDS DESIGN (UN)



Safety Forward

LIGHTING DESIGN SERVICES - LIGHTING LEGEND

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✲	0	0	175W HPS MH	✲✲	0	175W HPS MH
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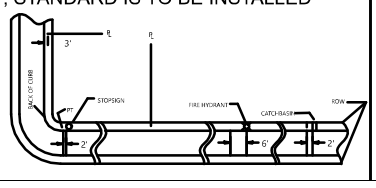

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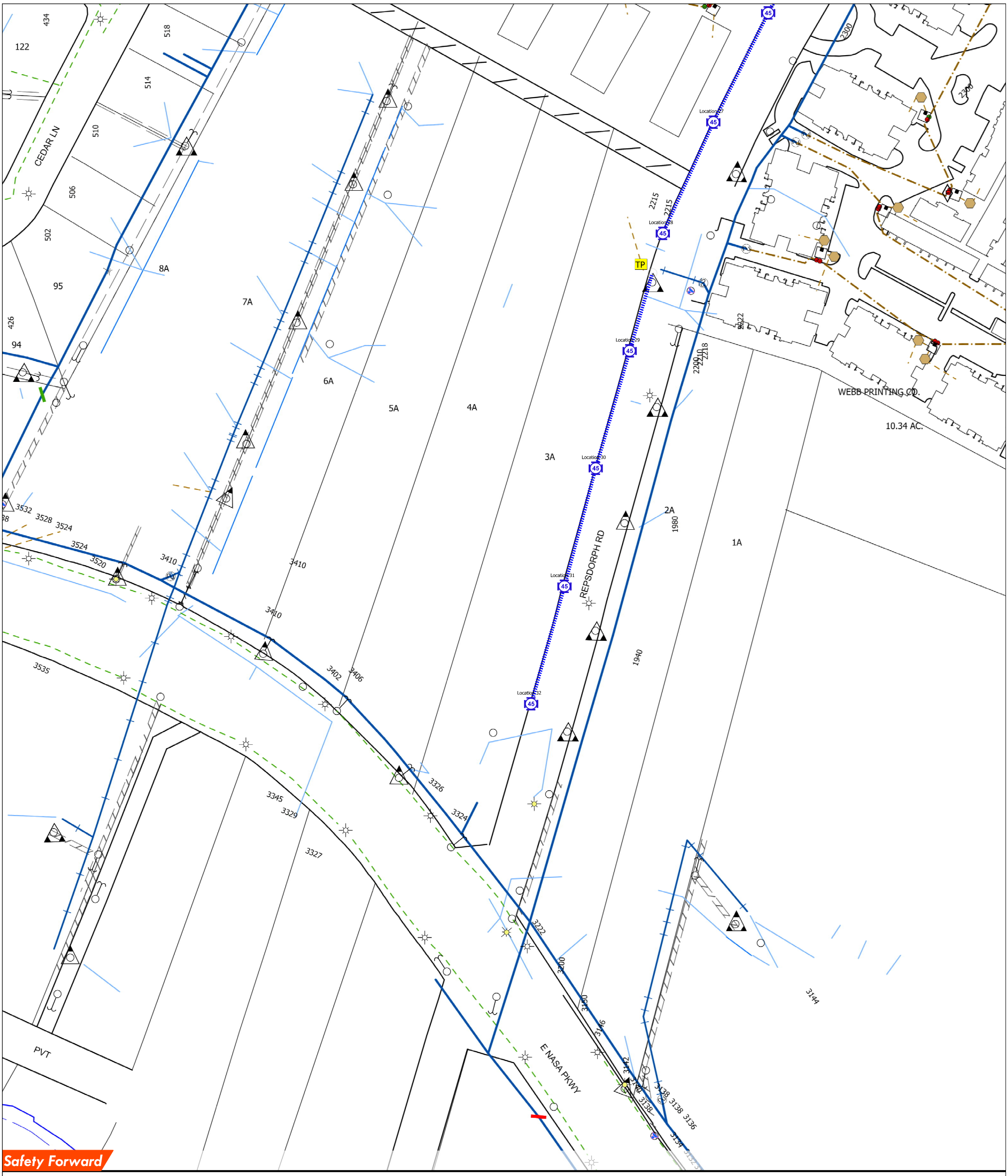
LAMBERT #: 6250	KEY MAP: 620J
WO BY: Juan Almaguer	
PHONE: 713-945-4271	CELL: 832-557-6792
Service Center: BAYTOWN	
DATE:	
SCALE: 1"=121	DDS DESIGN (UN)



Safety Forward

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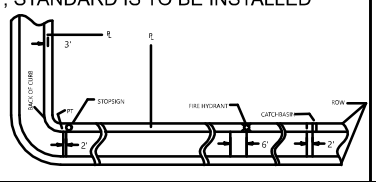

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SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Public Works

Presenter: Brian Craig, Director of Public Works | City Engineer

Briefing Prepared By: Brian Craig

Strategic Focus Area: Infrastructure

General Information:

Consider and take all appropriate action on the approval of the 2026-04 Task Order with Cobb Fendley under the Professional Services Agreement (PSA) in an amount of $244,020 for Smoke Testing of the City's Sanitary Sewer System and authorize the City Manager to execute.

Executive Summary / Background:

Recent major rain events have caused increasing high-water levels at the Main Street Lift Station, resulting in sanitary sewer overflows. This project will evaluate the City's sanitary sewer system to identify sources of inflow and infiltration (I&I) within both the public and private portions of the system. The findings will help staff prioritize corrective measures to reduce stormwater entering the sanitary sewer. While emergency pumping capacity was approved by the City Council on July 7 to prevent immediate overflows, this project addresses the underlying causes by identifying and reducing sources of I&I, improving the long-term reliability and performance of the sewer system.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Proposal - 2026 Smoke Testing
2. Task Order 2026-04
3. SmokeTest

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

June 25, 2026

Mr. Brian Craig
Public Works Director/ City Engineer
City of Seabrook
1100 Red Bluff
Seabrook, Texas 77586

Re: Proposal for Engineering Services – 2026 Smoke Testing

Dear Mr. Craig:

Cobb, Fendley & Associates, Inc. (CobbFendley) is please to submit this proposal to provide engineering services for smoke testing of the City's wastewater system in order to provide a better determination of infiltration and inflow (I/I) that has been observed to receive inflow during rain events.

CobbFendley has reached out to RJN Group, Inc. for the proposed smoke testing services and feels that the cost is reasonable and in line with others for this type of analysis. We anticipate that this work will be conducted over a four-month period depending on weather.

Public Works conducted smoke testing within the western portion of the Main Street Lift Station wastewater basin in Summer 2025 which represented approx. 20% of the City's wastewater system. This work will include smoke testing on the remaining 80% of the wastewater system.

CobbFendley will oversee RJN Group, Inc. and coordinate with Public Works on the work. CobbFendley will conduct monthly progress check-ins so that the project remains on schedule and to resolve any issues as they arise. Upon completion of the smoke testing report by RJN Group, Inc., CobbFendley will provide comments and determine if all work is completed. See Attachment A for CobbFendley manhour cost.

The attached cost proposal from RJN Group, Inc. is based on the linear feet of sanitary sewer pipe shown on the City's GIS system remaining to smoke test. The actual amount will be reconciled based on the amount of actual pipe smoke tested.

CobbFendley is asking for authorization of following smoke testing services:

1.	CobbFendley Administration & Oversite (T&M Not to Exceed)	$ 13,832
2.	Smoke Testing Design Phase Services (Not to Exceed)	$230,188
TOTAL Engineering Services		**$244,020**

This proposal is in accordance with the Terms and Conditions outlined in the Professional Services Agreement executed on October 11, 2004 between the City of Seabrook and CobbFendley.

Thank you for the opportunity to work with you on this project. Please advise if you have any questions or require additional information.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.



Amber Hurd, P.E.
Vice President, Department Manager

This proposal accepted by:

CITY OF SEABROOK, TEXAS

_____
Signature

_____
Title

_____
Date of Authorization

ATTACHMENT A

Manhour Estimate

Project Title: City of Seabrook - 2026 Smoke Testing Administration & Overhead

6/22/2026

List of classifications and rates	(1)			
	Project Manager V	Engineer III	Graduate Engineer	Administrative
	$350.00	$220.00	$145.00	$140.00

Project Duration 120 Days 4 months

	TOTALS	Labor Cost	Hours/Month					
			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Project Admin								
Project Manager V	12	$ 4,200.00	4	2	2	4		
Engineer III	34	$ 7,480.00	10	6	6	12		
Graduate Engineer	0	$ -						
Administrative	12	$ 1,680.00	4	2	2	4		
		$ 13,360.00						
Total A&O Costs		**$ 13,832.00**						

Misc Cost Items			Units/Month					
			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Mileage @ $0.725/mile	720	$ 472.00	240	240	240	240	240	240
		$ 472.00						

Notes:

(1) These Rates are Estimates, rates will be billed based on personnel directly involved

June 19, 2026

Mr. Kerry Lackey, P.E.
Principal | Municipal Senior Project Manager
Cobb, Fendley & Associates, Inc.
1920 Country Place Parkway, Suite 400
Pearland, Texas 77584

Subject: 2026 Smoke Testing
City of Seabrook
Cobb, Fendley & Associates, Inc.

Dear Mr. Lackey:

RJN Group, Inc. is pleased to submit this proposal to provide smoke testing services for the City of Seabrook. The proposed scope includes smoke testing of approximately 209,450 linear feet of pipe within the City of Seabrook, excluding the Main Street Lift Station service area, which was completed in 2025. The scope will also include a source defect summary report that outlines any priority areas of the system, along with associated GIS information corresponding to said defects.

This project will be invoiced on a monthly basis for a total not-to-exceed fee of **$230,188**. Complete Scope of Services and Pricing are provided in the following exhibits:

- Exhibit A – Scope of Services
- Exhibit B – Pricing

We are looking forward to working with Cobb, Fendley & Associates, Inc. (CFA) and the City of Seabrook on this important project. Please contact me if you would like to discuss this proposal or have any questions.

Sincerely,

RJN Group, Inc.

Jose D. Maldonado

Jose D. Maldonado, PE
Senior Vice President

EXHIBIT A
SCOPE OF SERVICES

1. **Project Management and Clarity Access**
    a. *Project Administration*
        i. Prepare a schedule of work activities and coordinate the overall work of the project to include all field inspections and engineering analysis.
        ii. Attend a virtual project kickoff meeting and a virtual project deliverable meeting.
    b. *Clarity Access*
        i. RJN will coordinate with CFA to obtain a list of users who will need access to the RJN's Clarity® online platform.

2. **Smoke Testing (including Public Notifications)**
    a. RJN will prepare and deliver notices necessary for the performance of smoke testing. Every reasonable effort will be made to distribute notices three (3) days prior to smoke testing; however, the RJN will be allowed to distribute notices up to a minimum of one day in advance of smoke testing.
    b. RJN may distribute notices up to a maximum of 21 days before smoke testing. If conditions do not allow smoke testing to be performed during this period, RJN will redistribute notices. If redistribution of smoke notices is required, testing may be performed within one (1) day of the notice.
    c. City staff, Fire Department, and Police Department will be notified daily of smoke testing locations via email. CFA will assist in obtaining contact emails for the City staff and emergency services.
    d. Smoke testing will be conducted using dual axial blowers. Each 12-inch diameter and smaller segment shall be isolated by sandbagging. Smoke testing lengths shall be limited to two line segments between the upstream and downstream blower locations. Smoke testing will be performed only during dry ground periods. Segments larger than or equal to 12-inch diameter will be smoke tested but will not be isolated.
    e. Flags shall be placed at observed smoke locations and digital images shall be captured. All defects identified by smoke testing shall be flagged and photographed. Smoke defect locations shall be recorded electronically, and the location will include GPS coordinates. The GPS coordinates will have sub-meter accuracy unless the defect is located under heavy signal blockage. All private-sector smoke defect images shall be entered into the field inspection database. The images will be labeled with the segment name (manhole to manhole), address, and defect name.
    f. RJN can replace any missing clean-out caps while performing smoke testing if provided by the City at the start of the project.

g. Main line defects and service lateral defects shall be scrutinized to ensure that a conservative determination of public vs. private side defects is made. If necessary, the line shall be earmarked for television inspection.

3. Data Management and Processing

a. Collect and review existing information, including maps and other pertinent information. CFA will provide ArcGIS shapefiles of the wastewater system. RJN shall prepare preliminary field maps for project use from existing shapefiles.
b. RJN will provide map updates where differences are found during the field investigations. GIS layers that include the defects found will also be provided to CFA.
c. Data shall be recorded by field crews on RJN's electronic forms for each specified activity. All field inspection data shall be entered into a computerized data management system. All field inspection data and photos will be provided in digital format to CFA.
d. Provide access to Clarity® to view data in real time. Clarity® is RJN's secure, proprietary project and data management reporting platform that provides clients with accessible data and powerful analytical tools in an easily interpreted GIS map format. Live basin data is accessible via most web-capable devices.

4. Source Defect Analysis and Reporting

a. Source Defect Analysis: At the end of the field investigations, an engineering analysis of field survey data shall be performed to develop recommendations for prioritizing I/I and maintenance source repairs. The engineering analysis will include:
    i. Quantification of the estimated I/I by defect source.
    ii. Development of recommendations for rehabilitation of both public and private I/I sources in priority order, cost estimates by individual rehabilitation type, and estimated I/I reduction because of the recommendations.
b. Reports: Prepare and submit an electronic copy of the draft report, which includes results of the I/I investigations, findings, cost estimates, and recommended plan to reduce I/I. The draft report will be presented and discussed with CFA and City staff. After comments are received, a final electronic report will be prepared and submitted to the CFA. All field inspection photos will be provided in digital format.

Items Requested from the City/CFA

1. Updated GIS data (received)
2. Access to project area

EXHIBIT B
PRICING

The following is a breakdown of the proposed fees by task. The quantities are estimated based on the available information and the anticipated work.

	Unit	Quantity	Unit Rate	Total
Project Management and Administration	Lump Sum	1	$12,000.00	$12,000.00
Smoke Testing and Noticing	Per Foot	209,450	$0.84	$175,938.00
Data Management and Processing	Lump Sum	1	$22,900.00	$22,900.00
Source Defect Analysis and Draft Report	Lump Sum	1	$19,350.00	$19,350.00
			Total	**$230,188.00**

Notes

- Work will be invoiced monthly.
- An unused task budget may be used for other tasks.

TASK ORDER NO. 2026-04

Pursuant and subject to the above captioned PSA dated between City of Seabrook (CLIENT) and Cobb, Fendley & Associates, Inc. (CONSULTANT). CLIENT hereby requests that CONSULTANT performs the work described below upon the terms set forth:

CLIENT PROVIDED INFORMATION:

Work Site: Seabrook Wastewater System
Work to Be Performed: See Attached Proposal
Drawings, plans, specifications are attached: N/A
Date and Time to Commence: Upon approval
Date and Time to Complete: 120 from NTP
Equipment, vehicles, tools, materials, supplies to be furnished or obtained through third parties by CLIENT (if any): N/A
Invoice Mailing Instructions: City of Seabrook; Attn: Mr. Brian Craig
Other Requirements or Variance from PSA (if any):

CONSULTANT PROVIDED INFORMATION:

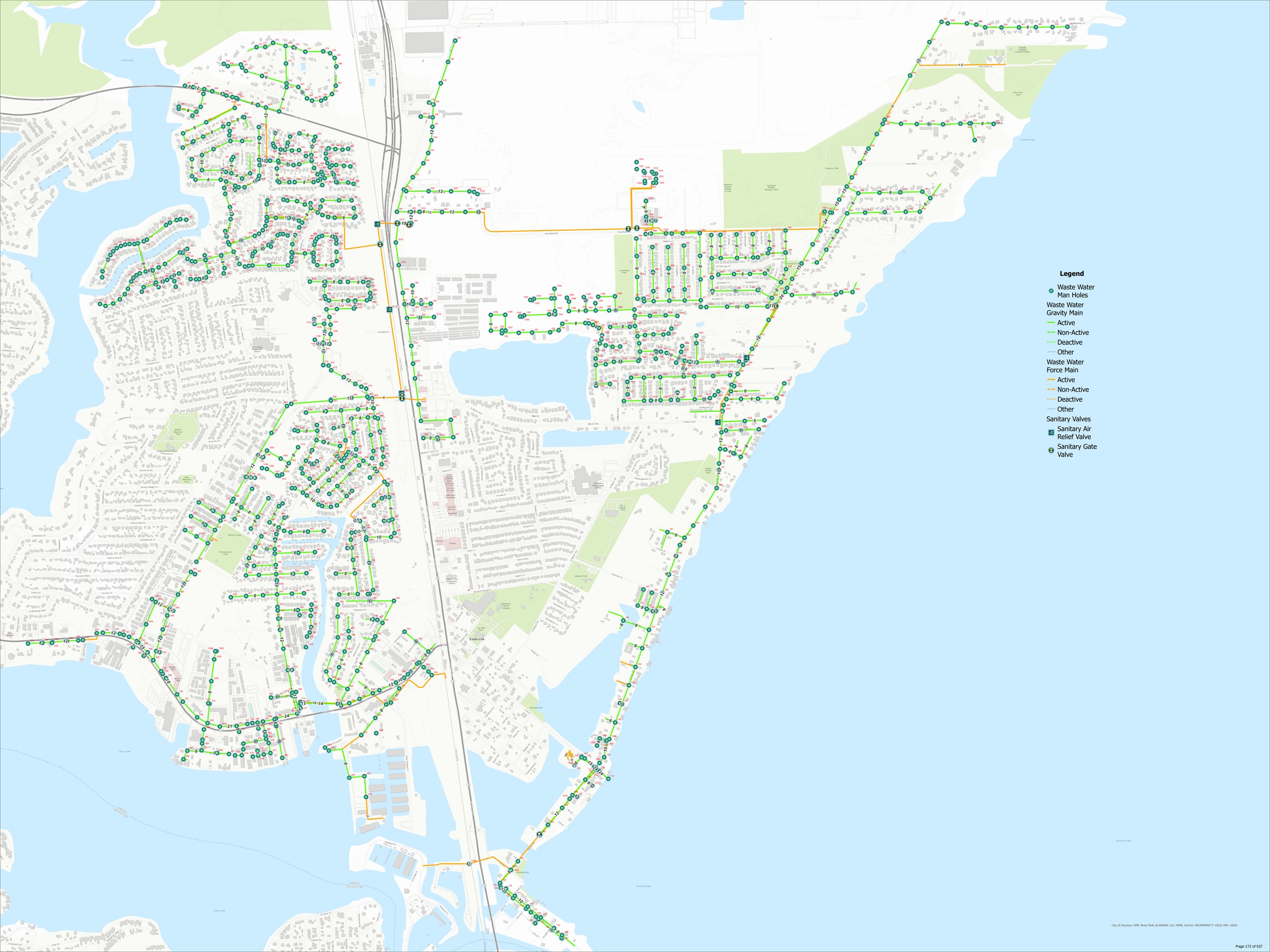
Compensation: $244,020.00
Billing Terms: Net 30

Scope of Work:
See Attached Proposal – Seabrook – 2026 Smoke Testing

ACCEPTANCE:

The foregoing TASK ORDER is accepted on the terms set forth as indicated by the signatures below.

CONSULTANT:	**CLIENT:**
COBB, FENDLEY & ASSOCIATES, INC.	**CITY OF SEABROOK**
By:	By:
Printed Name: Amber Hurd, P.E.	Printed Name:
Title: Vice President, Department Manager	Title:
Date: 6/30/2026	Date:


Legend
Waste Water Man Holes
Waste Water Gravity Main
Active
Non-Active
Deactive
Other
Waste Water Force Main
Active
Non-Active
Deactive
Other
Sanitary Valves
Sanitary Air Relief Valve
Sanitary Gate Valve
Seabrook
Clear Lake
Galveston Bay
City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: City Manager's Office

Presenter: Sahib Rao, Director of Finance

Briefing Prepared By: Sahib Rao

Strategic Focus Area:

General Information:

Consider and take all appropriate action to review applications, interview Applicants and approve allocations for Hotel Occupancy Tax (HOT) Funding for FY 2026-2027, fiscal year starting October 1, 2026 through September 30, 2027.

1. Bay Area Houston Ballet & Theater
2. Barge295 Fall Fest
3. Keels & Wheels
4. Safety at Sea
5. Seabrook Lucky Trails
6. Seabrook Saltwater Derby
7. Seabrook Seafood Festival
8. South Coast Sailing School
9. Spectrum Sailing
10. Texas Outlaw Challenge
11. USCG Captains License Training
12. Yachty Gras

Executive Summary / Background:

The City of Seabrook received twelve application for Hotel Occupancy Tax funding. The awards should support tourism related events, programs, marketing efforts, the arts and historic preservation activities. A packet including all the applications and supporting documentation is provided for City Council to review.

Funding / Fiscal Information:

Supporting Materials Attached:

1. FY27 HOT FundGraph
2. Barge295 Fall Fest
3. Bay Area Houston Ballet & Theater
4. Keels & Wheels
5. Safety at Sea
6. South Coast Sailing School
7. Seabrook Lucky Trails
8. Seabrook Saltwater Derby
9. Seabrook Seafood Festival
10. Spectrum Sailing
11. Texas Outlaw Challenge
12. USCG Captains License Training
13. Yachty Gras

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

PREVIOUS SPONSORSHIP FUNDING

Event/Program	HOT Category	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	
									REQUESTED	APPROVED
Keels & Wheels	**Advertising & Promotion**	$50,000	$50,000	$50,000	$50,000	$37,500	$37,500	$50,000	$60,000	
Barge 295 Fall Fest	**Advertising & Promotion**	$0	$0	$0	$0	$0	$10,000	$38,500	$71,500	
Seabrook Lucky Trails	**Advertising & Promotion**	$25,000	$20,000	$50,000	$50,000	$37,500	$35,000	$35,000	$37,000	
Texas Outlaw Challenge	**Advertising & Promotion**	$30,000	$30,000	$50,000	$40,000	$30,000	$30,000	$30,000	$50,000	
Seabrook Saltwater Derby	**Advertising & Promotion**	$10,000	$10,000	$10,000	$10,000	$7,500	$10,000	$10,000	$10,000	
Yachty Gras	**Advertising & Promotion**	$10,000	$10,000	$15,000	$10,000	$0	$0	$10,000	$10,000	
BAH Ballet & Theater	**Promotion of the Arts**	$6,000	$2,000	$5,000	$2,000	$1,500	$3,000	$6,000	$10,000	
Safety At Sea (Bay Access Sailing)	**Advertising & Promotion**	$0	$0	$0	$0	$0	$0	$0	$3,115	
Seabrook Seafood Festival	**Advertising & Promotion**	$0	$0	$0	$0	$0	$0	$0	$85,000	
South Coast Sailing School	**Advertising & Promotion**	$0	$0	$0	$0	$0	$0	$0	$15,420	
Spectrum Sailing (Bay Access Sailing)	**Advertising & Promotion**	$0	$0	$0	$0	$0	$0	$0	$900	
USCG Captains License Training	**Advertising & Promotion**	$0	$0	$0	$0	$0	$0	$0	$6,000	
YEARLY TOTAL (Includes previously awarded events not applying for FY27)		**$176,000**	**$156,000**	**$219,000**	**$196,000**	**$138,000**	**$125,500**	**$179,500**	**$358,935**	**$0**

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Danielle
Primary Contact's Last Name	Robinson
Organization/Group Name	Barge 295
Street Address	2613 ½ E NASA Pkwy

City	Seabrook
State	Texas
Zip Code	77586
Phone Number	(281) 549-7603
Email Address	thebarge295@gmail.com
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	Yes
Please upload your FY25/26 post event report	Barge 295 - Hot Tax Summary.pdf Fall Fest Permit Reciept.pdf
How did your event capture the impact of overnight stays in Seabrook?	• Hotel room blocks
Approximately how many Seabrook room nights were a direct result of your event/program?	26 - 75 room nights

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	3rd Annual Fall Fest
Funding Requested	$71,500.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Barge 295 3rd Annual Fall Fest Hotel Occupancy Tax (HOT) Funding Request Executive Summary Barge 295 respectfully requests Hotel Occupancy Tax (HOT) funding to support the marketing and promotion of the 3rd Annual Fall Fest, a two-day family-friendly music and entertainment festival in Seabrook, Texas. The event is designed to attract regional visitors, increase overnight hotel stays, and generate economic activity for local businesses. Through targeted tourism marketing efforts, Fall Fest will showcase Seabrook as a premier waterfront entertainment destination while driving measurable hotel occupancy and visitor spending. Event Description The 3rd Annual Fall Fest will feature a Friday Night Concert Series, Saturday daytime performances, and a Saturday evening headline concert. The event will also include family-friendly activities, food and beverage vendors, local business participation, and community engagement opportunities. The festival is designed as a weekend destination experience that encourages visitors to stay overnight, dine locally, and explore Seabrook's waterfront attractions. Tourism Promotion Plan HOT funding will be used exclusively for tourism-related marketing and advertising efforts aimed at attracting visitors from outside the Seabrook area. Promotional activities will include social media advertising, digital marketing campaigns, regional event listings, tourism websites, public relations outreach, hotel partnerships, and other

	destination-focused promotional efforts. Barge 295 has a significant marketing platform with a social media reach of more than 40,000 followers on Facebook alone, providing a proven channel to promote Seabrook tourism opportunities and encourage overnight visitation. Projected Tourism Impact Based on prior event performance and expanded marketing efforts, Fall Fest is projected to attract between 1,500 and 2,000 attendees, with an estimated 35% to 45% traveling from outside the immediate area. In 2025, approximately 60 hotel room nights were confirmed as directly related to Fall Fest attendance. With increased promotion, expanded partnerships, and enhanced hotel tracking methods, the event is projected to generate between 80 and 100 hotel room nights in 2026. Visitors attending the festival support local hotels, restaurants, retail establishments, fuel stations, and other tourism-related businesses, generating economic activity throughout the community. Economic Benefits to Seabrook The Fall Fest contributes directly to Seabrook's hospitality industry by increasing hotel occupancy, visitor spending, tourism-related tax revenues, and awareness of the city as a destination for entertainment and recreation. The event also supports local businesses by introducing new visitors to the community and encouraging repeat visitation throughout the year. Hotel Occupancy Tracking Program To improve measurement of tourism impact and hotel occupancy generated by the event, Barge 295 is implementing enhanced tracking initiatives including: • Dedicated Fall Fest hotel booking codes • Event-specific lodging packages • Hotel partner reporting programs • QR-code registration and attendee tracking • Lodging questions during ticket purchases • Post-event visitor surveysThese measures will provide more accurate documentation of room nights generated and demonstrate the effectiveness of HOT-funded promotional efforts. Funding Request HOT funding will be utilized solely for tourism promotion and advertising activities that directly support overnight visitation and hotel occupancy within the City of Seabrook. The 3rd Annual Fall Fest represents a growing tourism asset that delivers measurable benefits to local hotels, restaurants, retailers, and the overall visitor economy. We respectfully request HOT funding support to expand the reach of this event and maximize its economic impact on the City of Seabrook.
Event Location(s)	• City of Seabrook
Event Start Date	11/13/2026
Event End Date	11/15/2026
2 day(s)	
Expected Attendance	2000
Event/Program Budget	3rd Annual Fall Fest HOT TAX Budget 2026.pdf
Marketing Plan	FALL FEST 2026 MARKETING PLAN.pdf
Hotel Impact Plan	Fall Fest 2026 Hotel Impact Plan.pdf

Hotel Impact Report



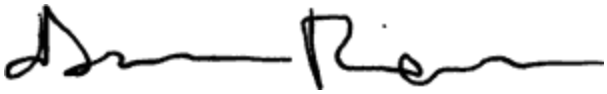
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?

Room Blocks
Partner with multiple Seabrook-area hotels to secure dedicated Fall Fest room blocks for attendees.
Promo Codes
Provide unique Fall Fest booking codes through:
Event website
Ticket confirmation emails
Social media advertising
Email and text marketing campaigns
This allows hotel stays generated by the event to be tracked and reported.
Stay & Play Packages
Work with hotel partners to create packages that may include:
Discounted room rates
Festival tickets
Food and beverage vouchers
VIP upgrades
Tourism-Focused Advertising
Target advertising outside the Seabrook market, including:
Houston/Conroe
Dallas/Fort Worth
Austin
San Antonio
Beaumont

Marketing will emphasize Fall Fest as a destination weekend experience rather than a single-night concert.
Visitor Incentives
Encourage overnight stays through:
Two-day ticket packages
Hotel package promotions
Exclusive attendee offers at local businesses
Festival weekend itineraries highlighting Seabrook attractions
Tracking & Reporting
Success will be measured through:
Hotel room nights booked using Fall Fest promo codes
Room block utilization
Ticket purchaser zip code data
Website hotel booking referrals
Goal
Increase hotel room bookings by at least 50% over previous years while generating additional tourism revenue for Seabrook hotels, restaurants, bars, and local businesses through overnight visitation tied directly to Fall Fest 2026.

Please identify the amount of funds anticipated to be received from other

organizations.

City of Kemah	$0.00
City of League City	$0.00
City of La Porte	$0.00
City of Nassau Bay	$0.00
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/11/2026

		2026 Annual Fall Fest Weekend Budget		
			Amount	
Income/Expense				
	Income			
		Sponsors	$	-
		Advertisers	$	-
		Exhibitors	$	-
		Tickets	$	30,000.00
		Merchandise	$	2,500.00
		Drink Sales	$	35,000.00
		Food Sales	$	10,000.00
		TOTAL INCOME	**$**	**77,500.00**
	Use the checkbox to denote HOT fund eligible expenses			
	Expenses			
☑		Advertising/Print		$15,000
☐		Program	$	-
☑		Signage	$	5,000.00
☑		Radio/TV	$	2,500.00
☑		Social Media	$	20,000.00
☑		Website	$	6,500.00
☐		Transportation	$	-
☐		Contracted Services	$	8,500.00
☑		Marketing	$	22,500.00
☐		Comp/Online Fees	$	976.00
☐		Insurance	$	-
☐		Show Supplies/Prep	$	1,500.00
☐		Security	$	3,000.00
☐		Merchandise	$	3,500.00
☐		Rentals		$2,500.00
☐		Facility Use	$	9,292.00
☐		Food & Beverages	$	20,000.00
☐		Entertainment		$60,000
☐		Hotels & Guest Expenditures	$	3,500.00
		TOTAL EXPENSES		**$184,268.00**
		TOTAL HOT FUND ELIGIBLE		**$71,500**

FALL FEST 2026 MARKETING PLAN

Barge 295 | Seabrook, Texas

Objective

Increase tourism, hotel stays, and visitor spending by attracting out of town guests to Seabrook through a regional music festival.

2026 Goals

- Increase hotel bookings by 50%
- Increase attendance by 25-40%
- Expand reach into Houston, Dallas/Fort Worth, Austin, San Antonio
- Generate additional spending at Seabrook hotels, restaurants, bars, and local businesses
- Strengthen Seabrook's reputation as a live music destination

Marketing Strategy

Digital Advertising

Facebook, Instagram, TikTok

- Event promotion
- Hotel package promotion
- Retargeting website & social media visitors
- Lookalike audiences

Google & YouTube Advertising

- Texas music fans
- Weekend travelers
- Concert seekers
- Search based tourism advertising

Streaming Audio Ads

Spotify, Pandora, iHeartRadio

- Target country music listeners
- Artist voice-over ads
- Regional audience targeting

Connected TV Advertising

Hulu, Paramount+, Roku, Peacock

- Reach adults 25-65+
- Target travelers and entertainment consumers
- Promote Fall Fest as a destination event

Radio Advertising

- Houston market
- Conroe Market
- Beaumont market
- College Station market
- Live endorsements and promotional giveaways

Outdoor Advertising

- I-45 to attract Galveston beach goers
- Seabrook & NASA Rd 1 signage
- Kemah digital signage

Tourism Initiatives

Hotel Partnerships

Partner with Seabrook hotels to offer:

- Discounted room blocks
- Stay-and-play packages
- Trackable booking links
- Discount on meal tab with proof of hotel booking conformation

Email & Text Marketing

- Email marketing campaigns to our over 5k email subscribers
- Promote ticket sales
- Promote hotel accommodations

- Target previous attendees and visitors

Website & Landing Pages

- Dedicated Fall Fest website page
- Hotel booking information with trackable booking link
- Tourism-focused visitor information

Influencer Marketing

Invite Texas travel and music influencers to:

- Attend the event
- Stay in local hotels
- Showcase Fall Fest & Seabrook attractions

Measuring Success

Track:

- Hotel room nights
- Ticket sales
- Website traffic
- Advertising reach
- Visitor origin markets
- Economic impact generated for Seabrook businesses

Summary

Fall Fest 2026 is designed to bring visitors from outside the Seabrook area, increase overnight stays, support local hotels and businesses, and continue positioning Seabrook as a premier live music and tourism destination on the Texas Gulf Coast.

Fall Fest 2026 Hotel Impact Plan

Objective

Increase overnight stays and hotel revenue by attracting visitors from outside the Seabrook area and encouraging multi-day attendance during Fall Fest 2026.

Hotel Partnership Strategy

Room Blocks

Partner with multiple Seabrook-area hotels to secure dedicated Fall Fest room blocks for attendees.

Promo Codes

Provide unique Fall Fest booking codes through:

- Event website
- Ticket confirmation emails
- Social media advertising
- Email and text marketing campaigns

This allows hotel stays generated by the event to be tracked and reported.

Stay & Play Packages

Work with hotel partners to create packages that may include:

- Discounted room rates
- Festival tickets
- Food and beverage vouchers
- VIP upgrades

Tourism-Focused Advertising

Target advertising outside the Seabrook market, including:

- Houston/Conroe
- Dallas/Fort Worth
- Austin

- San Antonio
- Beaumont

Marketing will emphasize Fall Fest as a destination weekend experience rather than a single-night concert.

Visitor Incentives

Encourage overnight stays through:

- Two-day ticket packages
- Hotel package promotions
- Exclusive attendee offers at local businesses
- Festival weekend itineraries highlighting Seabrook attractions

Tracking & Reporting

Success will be measured through:

- Hotel room nights booked using Fall Fest promo codes
- Room block utilization
- Ticket purchaser zip code data
- Website hotel booking referrals

Goal

Increase hotel room bookings by at least 50% over previous years while generating additional tourism revenue for Seabrook hotels, restaurants, bars, and local businesses through overnight visitation tied directly to Fall Fest 2026.











Hotel Partnership Strategy

- Quality Inn had a total of 62 rooms booked.
- Revenue generated $6,522.26

Susan Hickman <susan@susanhickman.com>

Fwd: Payment Receipt - SPECIAL EVENT PERMIT FEE

1 message

BARge 295 <thebarge295@gmail.com> Tue, Jun 9, 2026 at 1:02 PM
To: Susan Hickman <susan@susanhickman.com>

---------- Forwarded message ---------
From: <noreply@municipalonlinepayments.com>
Date: Wed, Sep 17, 2025, 10:27 PM
Subject: Payment Receipt - SPECIAL EVENT PERMIT FEE
To: <thebarge295@gmail.com>

S

Seabrook, TX

This is your payment receipt.

Confirmation Number	Payer Contact Info	Payment Method
DPVJL7DQW3	thebarge295@gmail.com	**********2197

SPECIAL EVENT PERMIT FEE

COMPANY NAME	Barge 295
EVENT CONTACT NAME	William Edward Hummel
DATE OF THE EVENT	11/15/2025
CONTACT PHONE NUMBER	6108422961

Base Price	$75.00
CONVENIENCE CHARGE	$1.50
Total	**$76.50**

Municipal Online Services **Login**

2ND ANNUAL

FALL FEST 2025

Fall Fest 2025: Tourism & Economic Impact Report



Presented by: Barge 295
Event Dates: November 14 & 15 2025
Location: Seabrook, Texas

OBJECTIVE OF FUNDING

HOT TAX

1. Promote Seabrook as a live music destination

2. Drive overnight stays and out of town visitation

3. Increase economic activity through:
   - Hotel bookings
   - Restaurant & bar spending
   - Local tourism traffic

3. Measure and report return on public investment





Fall Fest 2025 Overview

- Two night destination concert event
- Hosted at Barge 295 in The Yard
- Ticketed & promoted regionally
- Designed to attract non local attendees

Event Dates & Lineup

- Friday, Nov 14, 2025
  - **Chad Prather**
  - Jordan Band
- Saturday, Nov 15, 2025
  - **Aaron Watson**
  - Susan Hickman
  - Clay Hollis

Target Audience Strategy

Who We Targeted

- Out of town concertgoers
- Houston metro + regional Texas markets
- Live music travelers
- Fans willing to travel and stay overnight

Why This Matters for HOT Funds

- Focused on tourism, not local only traffic
- Encouraged multi day stays
- Supported Seabrook hotels and local businesses



Advertising & Promotion Strategy



Multi-Channel Marketing Approach

Outdoor Advertising

- Billboard placement targeting inbound traffic

Radio Advertising

- 100.3 The Bull KILT

Digital Advertising

- Highly targeted META, Facebook & Instagram ads
- Geographic targeting outside of Seabrook
- Interest based targeting (country music, concerts, travel, festivals, outdoor events)

Website Rebrand with Fall Fest Landing Page

Digital Advertising Execution

- Radius targeting in & outside Seabrook
- Houston + surrounding regional markets
- Event specific creative for each night
- Ticket driven call to action
- Retargeting engaged users

Metrics Tracked

- Total META ad campaign: $7,906.25
- Impressions: 656,469
- Link clicks: 14853
- Ticket conversions: 260



Terrestrial Radio Advertising



Radio Ads - 100.3 The Bull KILT

- Target Demographic: Adults 25-54
- Format: Country
- Weekly Listeners: 730,400+
- Monthly Streams: 186,840+
- Social Followers: 214,000+
- 6 Week Radio Ad campaign: $9525
- 100x :30 Branding Commercials
- 71,428 Digital Audio Impressions
- Branded Social/Custom Video; Targeted Zip Codes Reach 150,000+
- Over half the audience have a household income of over $75,000. 186,840 214,000+
- Nick Russo represented Barge 295 with Live endorsements during Afternoon Drive leading up to the Fall Festival. Zakk United promoted :30-:45 custom video to advertise Barge 295 and spread the word to buy tickets!
- Targeted posts featured Barge 295, images and messaging on the newsfeed or right rail of the target user's Facebook or Instagram page on desktop and mobile. Posts were served to the specified target audience on an impression basis, in other words, guaranteed views.

Outdoor Advertising

Billboard 45 & 59 South Houston Exit



- Total Billboard spend: $14,015.00
- Impressions 18+: 2,222,512+

OUTFRONT

Website Rebrand
Email Marketing
& Social Media Marketing

- Website rebrand with Fall Fest landing page
- Dedicated hotel accommodations web page with links to group rates so bookings can be tracked
- Monthly/weekly email and text campaigns sent out to 3500+ promoting Fall Fest and hotel accommodations
- City of Seabrook logo on Fall Fest web pages & email marketing campaigns
- Social Media posts on Facebook, Instagram & TikTok heavy on Fall Fest marketing and encouraging local hotel stays

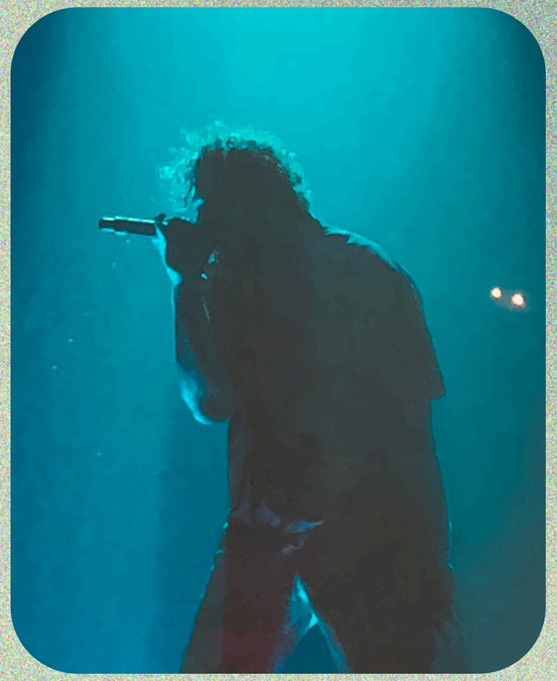


Advertising Plans FALL FEST 2026

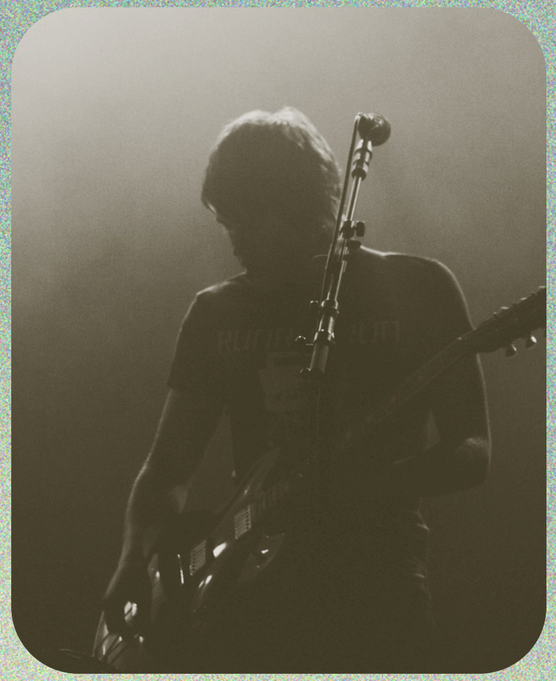
Our 2026 FALL FEST Marketing campaign will include tried and true advertising strategies used in 2025. Additionally we will be focusing on heavy ads through the following outlets due to the ability to highly target our intended audience and track conversions.



Facebook Instagram & TikTok Ads



Google & YouTube Ads Text Marketing



Paramount & Hulu Ads



Music Streaming Platform Ads











Hotel Partnership Strategy

- Quality Inn had a total of 62 rooms booked.
- Revenue generated $6,522.26

BARGE 295
SEABROOK, TEXAS

The Yard
AT BARGE 295

Thank You!



We are looking forward to the 2026 concert season making it bigger and more sucsessful for the entire Seabrook community.
Please see the following invoices for our 2025 FALL FEST advertising expenses.

Docusign Envelope ID: 7000C885-C92C-47AB-86A7-DAC6E484F0ED

ADVERTISER AGREEMENT

[redacted]

OUTFRONT Media
1600 Studemont St.
Houston,TX 77007
(713) 868-2284
(713) 862-7652

CONTRACTNO.: ***4260989*** DATE: 10/01/25

ADVERTISER: Barge295
BRAND:
CAMPAIGN:

ACCOUNTEXECUTIVE:LeticiaGarza(F67)

Copy must meet Production specifications and be received 10 working days prior to each advertising period.
THIS AGREEMENT AND THE COPY TO BE DISPLAYED HEREUNDER IS SUBJECT TO THE APPROVAL OF OUTFRONT MEDIA'S MARKET GENERAL MANAGER AND THE OWNER OF THE LOCATION AS APPLICABLE

Advertiser Bill-To# 1168552

Barge 295
2613 1/2 Nasa Pkwy
Seabrook, TX 77586
8326231215
Attn: Danielle Robinson

Subject to the terms of the Production Information Addendum Page and the OUTFRONT Media Terms and Conditions of Advertising Service each attached hereto and made a part hereof, the advertiser and/or agency listed on this page (collectively, "Advertiser") hereby contracts with Outfront Media LLC ("Company") for the display of advertising copy ("Copy") on the advertising display(s) described below, commencing approximately on the commencement date of the Advertising Period listed below and delivered in accordance with and subject to Company's Specifications for Inventory and Packages located at www.outfrontmedia.com/resources/posting-standards (the "Inventory Specifications"). Advertiser shall provide the Copy in the form and type and within the timeframe specified by Company, including sufficient overage Copy and posting instructions.
See Production Information Addendum page for shipping quantities and addresses for static copy. For further specifications regarding the inventory and packages purchased under this Contract, see the asset descriptions at www.outfrontmedia.com/resources/posting-standards.

Market /Media	Specifications	#Units	CopySize	Total Sq.Ft.	Date(s)	No.of Periods	*	Period Cost *T=TaxValue B=BarterValue*		Period Total
Houston, TX Bulletins General Coverage	Unit#4_5057-O I-45S & Hwy. 59 South W/S F/N	1	20'x60'		10/20/25	1.00	OT	$12,500.00		$12,500.00
Houston, TX Production Costs	Unit# 4_5057-O I-45S & Hwy. 59 South W/S F/N	1	20'x60 '		10/20/ 25	1.00	OT	$1,515.00		$1,515.00

Ref. Space Contract# 396266 4
Customer Ref#
Special Instructions:

Total Net Amount:	$14,015.00
Total Shipping Cost:	$0.00
Total Sales Tax:	$0.00
Net Non-Space Total:	$14,015.00

THIS AGREEMENT IS NON-CANCELABLE BY ADVERTISER EXCEPT AS SET FORTH IN THE TERMS AND CONDITIONS ATTACHED HERETO. THIS CONTRACT CONSISTS OF THIS PAGE, THE INVENTORY SPECIFICATIONS LOCATED AT WWW.OUTFRONTMEDIA.COM/RESOURCES/POSTING-STANDARDS, THE PRODUCTION INFORMATION ADDENDUM PAGE, ANY ADDENDA APPLICABLE TO OTHER PRODUCTS AND SERVICES (SUCH AS MOBILE ADVERTISING OR ATTRIBUTION SERVICES), AND THE OUTFRONT MEDIA TERMS AND CONDITIONS OF ADVERTISING SERVICE INCORPORATED HEREIN, ALL OF WHICH ADVERTISER HEREBY ACKNOWLEDGES RECEIVING AND APPROVING. ANY MISSING PAGES OF THIS CONTRACT MAY BE OBTAINED OR REQUESTED THROUGH ANY OUTFRONT MEDIA OFFICE OR REPRESENTATIVE IF LOST OR NOT RECEIVED BY ADVERTISER. FACSIMILE OR ELECTRONIC SIGNATURES SHALL HAVE THE SAME FORCE AND EFFECT AS ORIGINAL SIGNATURES. THIS CONTRACT MAY BE EXECUTED IN SEVERAL COUNTERPARTS, EACH OF WHICH SHALL CONSTITUTE ONE AND THE SAME INSTRUMENT. THE AGENCY AND/OR THE SIGNATORY HERETO REPRESENTS AND WARRANTS THAT THEY ARE AUTHORIZED TO EXECUTE THIS CONTRACT ON BEHALF OF AND BIND THE ADVERTISER AND THAT THE ADVERTISER APPROVES SAME.

ACCEPTEDANDAGREEDTOBY-OUTFRONTMEDIA

BY _____ DATE _____

ADVERTISER/AGENCY Signed by: Danielle Robinson 668B3BF57F1545E...

AUTHORIZED SIGNATURE - TITLE

PLEASEPRINT Danielle Robinson GM

NAME - TITLE

DATE 10/01/2025 | 5:54:56 PM

* Period Codes: M=Monthly; W=Weekly; 4W=4 Weeks; D=Daily; OT=One Time TF=Till Forbid *** Configured Spots is the maximum number of spots on a digital display

Susan Hickman

6535Sterling BayLane

Dickinson Tx 77539

832-215-7233

Invoice

Prepared for

Barge 295

Contact

Bill Hummel
thebarge295@gmail.com

Project

Barge 295

Invoice #

INV11302025

Prepared date

11/30/2025

Description	Qty	Unit price	Total price
Website Build, Fall Fest Landing Page & Optimization 1/2 off		$9,500.00	$4,500.00
Fall Fest Digital Ad Management		$7,906.25	$7,906.25
Mailing List Hosting & Mailing List Campaign		$1,501.50	$1,501.50
Web Hosting & Domain 1/2 off		$787.18	$441.71
Fall Fest Flyers (Physical)		$250.00	$250.00
Fall Fest Street Team & Advertising Delivery & Logistics		$500.00	$500.00
Fall Fest Artwork, Flyers & Highlight Reels Advertising		$1,500.00	$1,500.00
Social Media Content Management - NC		$8,000.00	$0.00

Notes:

Subtotal $16,599.46

Adjustments **$0.00**

$16,599.46

Audacy Operations,LLC
an Audacy,Inc.subsidiary
24 GreenwayPlaza,Suite1900
Houston, TX77046
Main: (570)846-2324
Billing: (570)846-2324

AudacyInc.com

Billing Address:

Barge 295, The
Attention: Michael Hessemer
2613 ½ E NASA Pkwy
Seabrook, TX 77586

Send Payment To:

Audacy Operations, LLC
PO Box 74093
Cleveland, OH 44194

Property	DIG-Houston	Order #	3201190
Invoice #	3201190-1	Alt Order #	1004657
Invoice Date	10/31/25	Ext. Opp. ID	
Invoice Month	October2025	Deal #	
Invoice Period	10/01/25-10/31/25	Flight Dates	10/22/25 - 11/14/25
Advertiser	Barge 295, The		
Product	1947035_TheBarge 295 - Houston - Direct - Marketi		
Estimate #			

AccountExecutive	Tania Forysiak
Sales Office	Houston Local
Sales Region	Local
Agency Code	
Advertiser Code	
Billing Calendar	Calendar
Billing Type	Cash
Special Handling	
Agency Ref	182465
Advertiser Ref	203235
Product 1	
Product 2	

WOPayments Quick Pay Link:payments.wocentral.com/find ***Quick Pay Code:UG6AHHAWU7***

KILT-FM Digital

Line	Start Date	End Date	Description	Imp. Booked	Imp. Delivered	Clicks	Rate	Rate Type	Total Amount
2	10/22/25	11/14/25	DigitalAudioStreaming(AllStations)0:30	35,750	6,957	0	$12.00	CPM	$83.48
3	10/22/25	11/14/25	DigitalAudioStreaming(AudacyAnywhere)0:30	51,750	13,591	0	$12.00	CPM	$163.09

Due upon receipt

Net Total ***$246.57***

Invoice Balance as of 01/27/26 1:31:42 PM CT ***$0.00***

We warrant that the actual broadcast information shown on this invoice was taken from the program log. Times are approximate within 15 minutes. Agency and Advertiser agree and acknowledge that Station's Advertising Terms and Conditions govern this contract and are available at www.audacyinc.com.

EFFECTIVE JANUARY 1, 2023, AUDACY WILL BEGIN CHARGING A 2% ADMINISTRATIVE FEE FOR ALL CREDIT CARD TRANSACTIONS PROCESSED BY AUDACY OPERATIONS, LLC, EXCEPT WHERE PROHIBITED BY LAW. WE NO LONGER ACCEPT DEBIT CARDS.

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Send Payment To:

Audacy Operations,LLC
PO Box 74093
Cleveland, OH 44194

Invoice #3200814-1		Invoice Month	October 2025
Invoice Date	10/31/25	Invoice Period	10/01/25 - 10/31/25
Advertiser	Barge 295, The		
Product	Fall Fest 2025		
Estimate #	Fall Fest 2025		

AudacyInc.com

Line	Start Date	End Date	Description	Start/End Time	MTWTFSS	Length	Spots/ Week	Rate	Type
710	20/25	11/16/25	M-Su ROS	5a-12a	MTWTFSS	:30	15	$0.00	NM

Spots: #	Ch	Day	Air Date	Air Time	Description	Start/End Time	Length	Ad-ID	Rate	Type
16	KILTF	W	10/29/25	11:33 AM	M-Su ROS	5a-12a 5a-12a	:30	BRG.FLLL.FEST.V230R1	$0.00	NM
23	KILTF	Th	10/30/25	5:15 AM	M-Su ROS	5a-12a	:30	BRG.FLLL.FEST.V130R1	$0.00	NM
25	KILTF	F	10/31/25	12:52 PM	M-Su ROS		:30	BRG.FLLL.FEST.V130R1	$0.00	NM
						Total Spots				
						38				

Due upon receipt

Net Total ***$2,380.00***

Invoice Balance as of 01/27/26 1:31:50 PM CT ***$0.00***

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Audacy Operations,LLC
an Audacy,Inc.subsidiary
24 GreenwayPlaza,Suite1900
Houston, TX77046
Main: (570)846-2324
Billing: (570)846-2324

AudacyInc.com

Property	DIG-Houston	Order #	3201190
Invoice #	3201190-2	Alt Order #	1004657
Invoice Date	11/30/25	Ext. Opp. ID	
Invoice Month	November2025	Deal #	
Invoice Period	11/01/25-11/14/25	Flight Dates	10/22/25 - 11/14/25
Advertiser	Barge 295, The		
Product	1947035_TheBarge 295 - Houston - Direct - Marketi		
Estimate #			

AccountExecutive	Tania Forysiak
Sales Office	Houston Local
Sales Region	Local
Agency Code	
Advertiser Code	
Billing Calendar	Calendar
Billing Type	Cash
Special Handling	
Agency Ref	182465
Advertiser Ref	203235
Product 1	
Product 2	

Billing Address:

Barge 295, The
Attention: Michael Hessemer
2613 ½ E NASA Pkwy
Seabrook, TX 77586

Send Payment To:

Audacy Operations, LLC
PO Box 74093
Cleveland, OH 44194

WOPayments Quick Pay Link:payments.wocentral.com/find ***Quick Pay Code:3D8AD8A6E8***

KILT-FM Digital

Line	Start Date	End Date	Description	Imp. Booked	Imp. Delivered	Clicks	Rate	Rate Type	Total Amount
1	10/22/25	11/14/25	BrandSocialKILTFM	1		0	$1,000.00	Flat Fee	$1,000.00
2	10/22/25	11/14/25	DigitalAudioStreaming(AllStations)0:30	35,750	29,484	0	$12.00	CPM	$345.52
3	10/22/25	11/14/25	DigitalAudioStreaming(AudacyAnywhere)0:30	51,750	38,258	0	$12.00	CPM	$457.91

Due upon receipt

Net Total ***$1,803.43***

Invoice Balance as of 01/27/26 1:32:01 PM CT ***$1,803.43***

We warrant that the actual broadcast information shown on this invoice was taken from the program log. Times are approximate within 15 minutes. Agency and Advertiser agree and acknowledge that Station's Advertising Terms and Conditions govern this contract and are available at www.audacyinc.com.

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Send Payment To:

Audacy Operations,LLC
PO Box 74093
Cleveland, OH 44194

Invoice #3200814-2		Invoice Month	November 2025
Invoice Date	11/16/25	Invoice Period	11/01/25 - 11/16/25
Advertiser	Barge 295, The		
Product	Fall Fest 2025		
Estimate #	Fall Fest 2025		

AudacyInc.com

Line	Start Date	End Date	Description	Start/End Time	MTWTFSS	Length	Spots/ Week	Rate	Type
1011	03/25	11/14/25	Nick Live Endrsmnt	Nick Live Endrsmnt	-1111--	:30	4	$200.00	NM

Weeks:	Start Date	End Date	MTWTFSS	Spots/Week	Rate
	11/10/25	11/16/25	-1111--	4	$200.00

Spots: #	Ch	Day	Air Date	Air Time	Description	Start/End Time	Length	Ad-ID	Rate	Type
5	KILTF	Tu	11/11/25	5:27 PM	Nick Live Endrsmnt	Nick Live Endrsmnt	:30	BRGE.30.LIVE.NICK.1111	$200.00	NM
6	KILTF	W	11/12/25	3:27 PM	Nick Live Endrsmnt	Nick Live Endrsmnt	:30	BRGE.30.LIVE.NICK.1112	$200.00	NM
7	KILTF	Th	11/13/25	6:25 PM	Nick Live Endrsmnt	Nick Live Endrsmnt	:30	BRGE.30.LIVE.NICK.1113	$200.00	NM
8	KILTF	F	11/14/25	6:57 PM	Nick Live Endrsmnt	Nick Live Endrsmnt	:30	BRGE.30.LIVE.NICK.1114	$200.00	NM

Line	Start Date	End Date	Description	Start/End Time	MTWTFSS	Length	Spots/ Week	Rate	Type
1111	14/25	11/14/25	6:00 AM-10:00 PM	6:00 AM-10:00 PM	----F--	:30	2	$50.00	NM

Weeks:	Start Date	End Date	MTWTFSS	Spots/Week	Rate
	11/10/25	11/16/25	----F--	2	$50.00

Spots: #	Ch	Day	Air Date	Air Time	Description	Start/End Time	Length	Ad-ID	Rate	Type
2	KILTF	F	11/14/25	8:18 PM	6:00 AM-10:00 PM	6:00 AM-10:00 PM	:30	BARGEFALLFEST.NOV14	$50.00	NM
1	KILTF	F	11/14/25	9:15 PM	6:00 AM-10:00 PM	6:00 AM-10:00 PM	:30	BARGEFALLFEST.NOV14	$50.00	NM

Total Spots ***62***

Due upon receipt

Net Total ***$5,145.00***

Invoice Balance as of 01/27/26 1:32:08 PM CT ***$5,145.00***

We warrant that the actual broadcast information shown on this invoice was taken from the program log. Times are approximate within 15 minutes. Agency and Advertiser agree and acknowledge that Station's Advertising Terms and Conditions govern this contract and are available at www.audacyinc.com.

EFFECTIVE JANUARY 1, 2023, AUDACY WILL BEGIN CHARGING A 2% ADMINISTRATIVE FEE FOR ALL CREDIT CARD TRANSACTIONS PROCESSED BY AUDACY OPERATIONS, LLC, EXCEPT WHERE PROHIBITED BY LAW. WE NO LONGER ACCEPT DEBIT CARDS.

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Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Jill
Primary Contact's Last Name	Reason
Organization/Group Name	Bay Area Houston Ballet & Theatre
Street Address	1300 Bay Area Blvd Suite B264

City	Houston
State	Texas
Zip Code	77058
Phone Number	2817342838
Email Address	jill@bahbt.org
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	Yes
Please upload your FY25/26 post event report	SEABROOK POST EVENT REPOR1 2025.docx
How did your event capture the impact of overnight stays in Seabrook?	• Participant survey
Approximately how many Seabrook room nights were a direct result of your event/program?	26 - 75 room nights

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	The Legacy Continues... Our 51st Season
Funding Requested	$10,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	SEASON EVENTS • Inaugural Tutu Fun Run – June 6 · David Braun Park, Nassau Bay A whimsical, family-friendly event launching our 51st season in style and celebrating the countries 250 anniversary! • Season Kick-Off Celebration – September 4 George W. Abbey Rocket Park Join us as we unveil our season and honor our community roots. • Dracula – October 23-25 · UHCL Bayou Theater Enter a world of mystery, passion, and suspense with Dracula. Artistic Director Nelson Madrigal brings this story to life through powerful choreography, evocative music, and striking visuals. A story of love, darkness, and immortality, Dracula will captivate and thrill audiences from beginning to end. • Sugar Plum Fairy Gala – November 21 · South Shore Harbour Resort Our signature fundraising gala returns, more magical than ever. • The Nutcracker – December 4-21 · UHCL Bayou Theater Celebrate the holidays with this cherished tradition—21 performances to choose from! Including six performances for 3,000 local school aged students and one Sensory-Friendly Performance designed to create a welcoming and comfortable environment for individuals with autism and other sensory sensitivities. • Our Golden Hour: The Best of BAHBT – February 25-27,2027 · Lynette Mason Gregg Black Box A mixed repertoire showcase honoring five decades of artistry.

	• The Sleeping Beauty – April 23-25 · UHCL Bayou Theater The Sleeping Beauty is one of the most treasured classical ballets, combining breathtaking choreography with a richly woven fairy tale. With its iconic characters, sweeping music, and moments of pure magic, it remains a celebration of beauty, love, and the triumph of good over evil. * Various appearances throughout the year in the community Free Vignettes in city parks with each production Ballet in the Schools program January 2027 Our professional level of the arts is advertised in Houston and entices audiences to the Bay Area.
Event Location(s)	• City of Seabrook • City of Nassau Bay • City of Kemah • City of Webster • City of Houston • Other
Please explain	Galveston
Event Start Date	10/01/2026
Event End Date	04/26/2027
207 day(s)	
Expected Attendance	15000
Event/Program Budget	BAHBT Budget 2026.xlsx
Marketing Plan	Marketing Plan 2026-27 Seabrook.docx
Hotel Impact Plan	BAHBT Hotel Imact Plan Seabrook 26-27.docx
Hotel Impact Report	2025-26 Survey Results - Seabrook.docx
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	On our website when tickets are purchased, we have a Plan Your Stay link that patrons can click to reserve rooms. After each event or performance, we survey our patrons and check room usage.

Please identify the amount of funds anticipated to be received from other organizations.

City of League City	$200,000.00

City of Nassau Bay	$10,000.00
Other Municipality	City of Houston - 62,751
Additional Sponsorships	84,000
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	05/19/2026

Budget Summary			
Net Income/(Loss) by Class/Event:	**2026 Budget**	**Budget Variance Explanation Highlights**	***Variance* Budget to Curr. Year Actuals**
10 - Patron, Corporate & Grant Contribution	237,500		
21 - Season Tickets	7,000		
22 - Spring Production (Black Box)	5,000		
25 - Sugar Plum Fairy Breakfast and Tea	48,250		
30 - Nutcracker	190,150		
40 - Fall Production	3,500		
45 - Musical	5,792		
52 - Company Expenses	(201,962)		
54 - Boutique	15,000		
99 - Overhead & Administrative	(225,978)		
50 - 50th Gala (2026 Only)	116,145		
NET Income/(Loss)	**200,396**		**-**
Income and Expense by Event:			
Consolidated		**NOTES / QUESTIONS**	
10 - Patron, Corporate & Grant Contribution			
Income	237,500		
Expense	-		
NET Income/(Loss)	237,500		
21 - Season Tickets			
Income	7,000		
Expense	-		
NET Income/(Loss)	7,000		
22 - Spring Production (Black Box)			
Income	15,750		
Expense	10,750		
NET Income/(Loss)	5,000		
25 - Sugar Plum Fairy Breakfast and Tea			
Income	84,000		
Expense	35,750		
NET Income/(Loss)	48,250		
30 - Nutcracker			
Income	260,150		
Expense	70,000		
NET Income/(Loss)	190,150		
40 - Fall Production			
Income	26,000		
Expense	22,500		
NET Income/(Loss)	3,500		
45 - Musical			
Income	96,000		
Expense	84,417		
NET Income/(Loss)	5,792	50% split with UHCL	
52 - Company Expenses			
Income	1,000		
Expense	202,962		
NET Income/(Loss)	(201,962)		
54 - Boutique			
Income	30,000		
Expense	15,000		
NET Income/(Loss)	15,000		
99 - Overhead & Administrative			
Income	44,350		
Expense	270,328		
NET Income/(Loss)	(225,978)		
50- 50th Gala			
Income	198,745		
Expense	82,600		
NET Income/(Loss)	116,145		
CONSOLIDATED TOTALS			
INCOME	1,000,495		
EXPENSE	794,308		
NET Income/(Loss)	200,396		

Budget Summary			
Estimated Net Income	200,396		
Variance	-		

10 - Patron, Corporate & Grant Contribution	2026 Budget	NOTES / QUESTIONS
INCOME		
Individual-Contributions	46,000	
Corporate Contributions/Grants		
Exxon Mobil Foundation		
Lunar Rendezvous	10,000	
Corporate Contributions	20,000	
Grants-City and Government		
City of Kemah		
City of Nassau Bay	5,000	
City of Seabrook	6,000	
City of League City	20,000	
City of Webster		
Houston Arts Alliance	75,000	
Houston Cares Act		
Texas Commission of Arts	13,000	
Texas Commission of Arts	5,000	
National Endowment for the Arts	-	
Grants-Private Foundations		
Hamman Foundation	20,000	
Others	10,000	IPAYFIFTY
Corp Matching	7,500	Corporate matching for volunteer hours
Junior Patrons	-	
TOTAL INCOME	237,500	
EXPENSE		
Advertising		
Billboard for Season		
Season Brochure Mailing Services		
Junior Patron Expense		
Office Supplies		
Patron Plaques		
Notes Payable		
Kickoff Invitations Postage		
Printed Material		
Kickoff Invitations & Season Brochure		
Misc. Printed materials for Kickoff		

10 - Patron, Corporate & Grant Contribution	2026 Budget	NOTES / QUESTIONS
Receptions		
Season Kickoff		
TOTAL EXPENSE	-	

21 - Season Tickets	2026 Budget	NOTES / QUESTIONS
INCOME		
4000 CONTRIBUTED INCOME		
4057 Media Sponsor		
xxxx Sponsorship for new drops		
4100 EARNED INCOME		
4121 Ticket Sales-General		
4122 Group Sales		
4126 Sr & Student Ticket Sales		
4127 Ticket Sales-School Performance		
4128 Season Tickets	7,000	
4130 Cast Party Income		
4150 Program Ads		
4100 MISCELLANEOUS INCOME		
4440 Ornament/Poster Sales		
4410 Misc. Income - Parking Passes		
4411 Benefits/Concessions		
4420 Backstage Flower Sales		
4430 Shirt Sales		
4450 Boutique Sales		
4455 Meals Income - Snacks		
4470 Misc Performance Income		
TOTAL INCOME	7,000	
EXPENSE		
5100 PRODUCTION EXPENSE		
5163 Online Ticketing Fees not collected		
5137 Miscellaneous (Prod. Flowers etc.)		
5105 AdvertisingPublicity/Promotion:		
5104 Advertising Printing Expense		
5106 Advertising - Billboard		
5106 Advertising - Email marketing (Emma)		
5110 Auditorium Rental		
5116 Choreography & Staging		
5118 Cast Party Expense		

5120 Costumes
5123 Director Expense
5130 Lighting
5135 Makeup
5138 Musicians Expense
5140 Program Expense
5142 Insert Printing Expense
5141 Program Printing
5145 Performers/Artists Expense
5150 Royalties Expense
5152 Sound Expense
5155 Stage Production Expense
5156 Prop Expense
5157 Sets/Drops Purchased
5157 Sets/Drops Expense
5159 Tech Supplies / Equipment Expense
5162 Ticket Expense (printing)
5165 Transportation-Truck Rental
5185 Travel/Lodging-Artists
5182 Airfare - Guest Artists
5183 Lodging
5184 Food Allow (per diem) - Guest Artists
5185 Mileage, Fuel - Guest Artists

5400 MISCELLANEOUS EXPENSE
5411 Benefits/Concession Expense
5431 Ornament Expense
5420 Backstage Flowers Expense
5430 Shirt Sales Expense
5440 Misc. Boutique Expenses

5900 GENERAL & ADMINISTRATIVE EXPENSE
5910 Charge Card/Bank fees
5947 Photography & Video
5953 Parking Expense
5960 Postage Expense

5962 Printing-Newsletter	
5990 Transportation/Car Expense	
TOTAL EXPENSE	**-**
NET INCOME/(EXPENSE)	**7,000**

22 - Spring Production	2026 Budget	NOTES / QUESTIONS
INCOME		
4000 CONTRIBUTED INCOME		
4057 Media Sponsor		
xxxx Sponsorship for new drops		
4100 EARNED INCOME		
4121 Ticket Sales-General	15,750	70 seat/show @ $75 each for 3 shows
4122 Group Sales		
4126 Sr & Student Ticket Sales		
4127 Ticket Sales-School Performance		
4128 Season Tickets		
4130 Cast Party Income		
4150 Program Ads		
4100 MISCELLANEOUS INCOME		
4440 Ornament/Poster Sales		
4410 Misc. Income - Parking Passes		
4411 Benefits/Concessions		
4420 Backstage Flower Sales		
4430 Shirt Sales		
4450 Boutique Sales		
4455 Meals Income - Snacks		
4470 Misc Performance Income	-	
TOTAL INCOME	15,750	
EXPENSE		
5100 PRODUCTION EXPENSE		
5163 Online Ticketing Fees not collected		
5137 Miscellaneous (Prod. Flowers etc.)		
5105 AdvertisingPublicity/Promotion:		
5104 Advertising Printing Expense	100	Local advertising for show
5106 Advertising - Billboard		
5106 Advertising - Email marketing (Emma)		
5110 Auditorium Rental	-	
5116 Choreography & Staging	-	
5118 Cast Party Expense		
5120 Costumes	750	
5123 Director Expense		
5130 Lighting	1,250	
5135 Makeup		
5138 Musicians Expense		
5140 Program Expense		
5142 Insert Printing Expense	250	production program printing
5141 Program Printing		
5145 Performers/Artists Expense		
5150 Royalties Expense		
5152 Sound Expense		
5155 Stage Production Expense		
5156 Prop Expense	-	
5157 Sets/Drops Purchased		

22 - Spring Production	2026 Budget	NOTES / QUESTIONS
5157 Sets/Drops Expense		
5159 Tech Supplies / Equipment Expense	-	
5162 Ticket Expense (printing)		
5165 Transportation-Truck Rental		
5185 Travel/Lodging-Artists		
5182 Airfare - Guest Artists		
5183 Lodging		
5184 Food Allow (per diem) - Guest Artists		
5185 Mileage, Fuel - Guest Artists		
5326 Food and Beverage	8,400	Catered Dinner and wine - $40/pp
5400 MISCELLANEOUS EXPENSE		
5411 Benefits/Concession Expense		
5431 Centerpiece Expense		
5420 Backstage Flowers Expense		
5430 Shirt Sales Expense		
5440 Misc. Boutique Expenses		
5900 GENERAL & ADMINISTRATIVE EXPENSE		
5910 Charge Card/Bank fees		
5947 Photography & Video		
5953 Parking Expense		
5960 Postage Expense		
5962 Printing-Newsletter		
5990 Transportation/Car Expense		
TOTAL EXPENSE	**10,750**	
NET INCOME/(EXPENSE)	**5,000**	

25 - Sugar Plum Fairy Breakfast/Tea/After Party	2026 Budget	NOTES / QUESTIONS
INCOME		
4300 FUNDRAISER EVENTS INCOME		
4035 Misc Contributions		
4310 Centerpiece Income	4,000	
4320 FR Ticket Sales		
4322 FR General Ticket Sales	20,000	Breakfast and tea
4324 FR Preferred Ticket Sales	35,000	
4321 Cookie Sales Profit	-	
4330 Photo Income		
4355 Silent/Live Auction	15,000	
4354 Raffle	10,000	
4400 MISCELLANEOUS INCOME		
4440 Ornament/Poster Sales		
4410 Misc. Fundraiser		
4430 Shirt Sales		
4450 Boutique Sales		
TOTAL INCOME	84,000	
EXPENSE		
5100 PRODUCTION EXPENSE		
5120 Costumes		
5135 Makeup		
5159 Tech Supplies	1,500	Lighting
5165 Transportation-Truck Rental	250	
5300 FUNDRAISER EVENTS EXPENSE		
5310 Decorations Expense		
5315 Centerpieces Expense	2,000	
5316 Table Favors Expense	1,500	
5310 Decorations Expense (Other)	3,000	
5320 Entertainment Expense	500	
5325 Facility & Catering Expense		
5326 Food/Drink Expense	22,000	
5327 Room Rental Expense	2,000	
5328 Misc. Facility Expense	500	
5330 Fundraising Printing Expense		
5331 Invitations & Brochures Expense	2,500	Advertising
5334 Program Expense		
5335 Other Printing Expense		
5330 Raffle Expense		Underwritten
5400 MISCELLANEOUS EXPENSE		
5440 Misc. Expenses		
5410 Miscellaneous Fundraiser Expense		
5900 GENERAL & ADMINISTRATIVE EXPENSE		
5997 Web Page Updates		
5910 Charge Card/Bank fees		
5960 Postage Expense		
TOTAL EXPENSE	35,750	
NET INCOME/(EXPENSE)	48,250	

30 - *The Nutcracker* Production	2026 Budget	NOTES / QUESTIONS
INCOME		
4000 CONTRIBUTED INCOME		
4057 Media Sponsor		
xxxx Sponsorship for new drops		
4100 EARNED INCOME		Below assumes occupancy @400 of 497 seats
4121 Ticket Sales-General	195,000	325 seats/show @ $40 for 15 shows
4122 Group Sales		
4126 Sr & Student Ticket Sales	33,750	75 seats/show @ $30 for 15 shows
4127 Ticket Sales-School Performance	20,000	
4128 Season Tickets		
4130 Cast Party Income	3,000	
4150 Program Ads		
4400 MISCELLANEOUS INCOME		
4440 Ornament/Poster Sales	2,000	
4410 Misc. Income - Parking Passes		
4411 Benefits/Concessions		
4420 Backstage Flower Sales		
4430 Shirt Sales	6,000	
4450 Boutique Sales		
4455 Meals Income - Snacks	400	Profit from snack sales
4470 Misc Performance Income		
TOTAL INCOME	260,150	
EXPENSE		
5100 PRODUCTION EXPENSE		
5163 Online Ticketing Fees not collected		
5137 Miscellaneous (Prod. Flowers etc.)	250	
5105 AdvertisingPublicity/Promotion:		
5104 Advertising Printing Expense	2,500	
5105 Advertising - Advertising	2,000	
5106 Advertising - Email marketing (Emma)		
5110 Auditorium Rental	35,000	
5116 Staging Expense	2,500	Stage Manager
5118 Cast Party Expense	3,000	
5120 Costumes	5,500	Dry cleaning, Wardrobe salary and new costumes
5123 Director Expense		
5130 Lighting	2,000	
5135 Makeup	250	

30 - *The Nutcracker* Production	2026 Budget	NOTES / QUESTIONS
5138 Musicians Expense		
5140 Program Expense		
5142 Insert Printing Expense	2,500	
5141 Program Printing		
5145 Performers/Artists Expense		
5150 Royalties Expense		
5152 Sound Expense		
5155 Stage Production Expense		
5156 Prop Expense	1,000	
5157 Sets/Drops Purchased	5,000	
5157 Sets/Drops	750	
5159 Tech Supplies / Equipment Expense	1,500	Dry Ice etc.
5162 Ticket Expense (printing)		
5165 Transportation-Truck Rental	250	
5185 Travel/Lodging-Artists		
5182 Airfare - Guest Artists		
5183 Lodging		
5184 Food Allow (per diem) - Guest Artists		
5185 Mileage, Fuel - Guest Artists		
5400 MISCELLANEOUS EXPENSE		
5411 Benefits/Concession Expense		
5431 Ornament Expense	750	
5420 Backstage Flowers Expense		
5430 Shirt Sales Expense	5,000	
5440 Misc. Expenses	250	
5900 GENERAL & ADMINISTRATIVE EXPENSE		
5910 Charge Card/Bank fees		
5940 Misc Expense		
5953 Parking Expense		
5960 Postage Expense		
5962 Printing-Newsletter		
5990 Transportation/Car Expense		
TOTAL EXPENSE	**70,000**	
NET INCOME/(EXPENSE)	**190,150**	

40 - Fall Production	2026 Budget	NOTES / QUESTIONS
INCOME		
4000 CONTRIBUTED INCOME		
4057 Media Sponsor		
4014 Individual Contributions		
4065 In Kind Contribution		
4100 EARNED INCOME		
4121 Ticket Sales-General	24,000	200 seat/show @ $30 each for 4 shows
4122 Group Sales		
4126 Sr & Student Ticket Sales		
4127 Ticket Sales-School Performance		
4128 Season Tickets		
4130 Cast Party Income		
4150 Program Ads		
4400 MISCELLANEOUS INCOME		
4440 Ornament/Poster Sales		
4410 Misc. Income - Parking Passes		
4411 Benefits/Concessions		
4420 Backstage Flower Sales		
4430 Shirt Sales		
4450 Boutique Sales		
4455 Meals Income - Snacks		
4470 Misc Performance Income	2,000	
TOTAL INCOME	26,000	
EXPENSE		
5100 PRODUCTION EXPENSE		
5163 Online Ticketing Fees not collected		
5137 Miscellaneous (Prod. Flowers etc.)		
5105 AdvertisingPublicity/Promotion:		
5104 Advertising Printing Expense	1,000	
5106 Advertising - Billboard		
5106 Advertising - Email marketing (Emma)		
5110 Auditorium Rental	11,000	
5116 Choreography & Staging	1,250	Stage Manager
5118 Cast Party Expense		
5120 Costumes	750	Dry cleaning and new costumes
5123 Director Expense		
5125 Wardrobe Manager		
5130 Lighting		
5130 Lighting Design	2,000	
5130 Lighting Supplies	250	

40 - Fall Production	2026 Budget	NOTES / QUESTIONS
5135 Makeup		
5138 Musicians Expense		
5140 Program Expense		
5142 Insert Printing Expense	750	
5141 Program Printing		
5145 Performers/Artists Expense		
5150 Royalties Expense		
5152 Sound Expense (mic rental)		
5155 Stage Production Expense		
5156 Prop Expense	1,500	Increase of $500
5157 Sets/Drops Purchased		
5157 Sets/Drops	4,000	Increase of $500
5159 Tech Supplies / Equipment Expense		
5162 Ticket Expense (printing)		
5165 Transportation-Truck Rental		
5185 Travel/Lodging-Artists		
5182 Airfare - Guest Artists		
5186 Lodging		
5184 Food Allow (per diem) - Guest Artists		
5185 Mileage, Fuel - Guest Artists		
5400 MISCELLANEOUS EXPENSE		
5411 Benefits/Concession Expense		
5431 Ornament Expense		
5420 Backstage Flowers Expense		
5430 Shirt Sales Expense		
5440 Misc. Boutique Expenses		
5900 GENERAL & ADMINISTRATIVE EXPENSE		
5997 Web Page Updates		
5910 Charge Card/Bank fees		
5947 Photography & Video		
5953 Parking Expense		
5960 Postage Expense		
5962 Printing-Newsletter		
5990 Transportation/Car Expense		
TOTAL EXPENSE	**22,500**	
NET INCOME/(EXPENSE)	**3,500**	

University of Houston-Clear Lake

	OKLAHOMA 2026 BUDGET	ACTUAL	ACTUAL BAYOU THEATER		DIFFERENCE	Portion for each company	
REVENUES							
SALES							**Each company limited to 10 comps per performance without approval from the other.**
SUBSCRIPTION TICKETS ADD ON					0.00	$0.00	
SINGLE TICKETS	96,000.00			300 tickets, 8 shows @ $40	(96,000.00)	$0.00	
TOTAL TICKET SALES	96,000.00		0.00		(96,000.00)	($48,000.00)	
CONTRIBUTED REVENUE							
INDIVIDUAL GIFTS					0.00	$0.00	
SPONSORSHIP					0.00	$0.00	
IN-KIND					0.00	$0.00	
GRANTS					0.00	$0.00	
TOTAL CONTRIBUTED REVENUE	0.00	0.00	0.00		0.00	$0.00	
OTHER EARNED INCOME							
BOUTIQUE SALES					0.00	$0.00	
PROGRAM ADS					0.00	$0.00	
PARKING					0.00	$0.00	
MAKUP					0.00	$0.00	
CASTPARTY					0.00	$0.00	
SHIRTS (CAST)					0.00	$0.00	
T-SHIRT SALES (PUBLIC)					0.00	$0.00	
TOTAL OTHER INCOME	0.00	0.00	0.00		0.00	$0.00	
TOTAL REVENUES	**96,000.00**	**0.00**	**0.00**	**0.00**	**(96,000.00)**	($48,000.00)	
EXPENSES							
RIGHTS							
MTI	17,867.00	17,857.00			10.00	$8,928.50	
MUSIC TRACKS	3,000.00	3,000.00			0.00	$1,500.00	
SHIPPING	200.00	200.00			0.00	$100.00	
TOTAL SALARY AND WAGES	21,067.00	21,057.00	0.00		10.00	$5.00	
ARTISTIC STAFF							
DIRECTOR/Choreographer	10,000.00				10,000.00	$0.00	
MUSIC DIRECTOR	3,000.00				3,000.00	$0.00	
					0.00	$0.00	
LIGHTING DESIGNER	2,000.00				2,000.00	$0.00	
SCENIC DESIGNER	2,500.00				2,500.00	$0.00	
PROPS (DESIGN AND FIND)					0.00	$0.00	
COSTUME DESIGNER	0.00				0.00	$0.00	
SOUND DESIGNER	3,500.00				3,500.00	$0.00	
STAGE MANAGER	2,500.00				2,500.00	$0.00	
TICKETING FEE*	1,500.00				1,500.00	$0.00	
TOTAL ARTISTIC STAFF	25,000.00	0.00	0.00		25,000.00	$12,500.00	
BAYOU THEATER OPERATIONS							
TECHNICIANS	10,000.00				10,000.00	$0.00	
SUPPLIES	500.00				500.00	$0.00	**Gaff tape, Spike Tape, Tie Line**
ROOM RENTALS	0.00				0.00	$0.00	
CUSTODIAL	850.00				850.00	$0.00	
PARKING	800.00				800.00	$0.00	
TOTAL OPERATIONS	12,150.00	0.00	0.00		12,150.00	$6,075.00	
PERFORMERS							
ACTORS	4,000.00	0.00			4,000.00	$0.00	
TRAVEL	2,500.00						
CAST PARTY	0.00				0.00	$0.00	
TOTAL PERFORMERS	6,500.00		0.00		4,000.00	$2,000.00	
TECH COSTS							

COSTUMES	3,000.00				3,000.00	$0.00	**Rental, purchase, dry cleaning, shipping**
LIGHTS	3,000.00				3,000.00	$0.00	**Gel, gobos, lamps, rentals** EQUIPMENT RENTAL SOUND/LIGHTS
SET	4,000.00				4,000.00	$0.00	**Materials, paint, drops**
DROPS	3,000.00				3,000.00	$0.00	
PROPS	1,500.00				1,500.00	$0.00	**Materials, paint, purchase**
SOUND	1,500.00				1,500.00	$0.00	**Rentals/ Batteries**
STORE /CONCESSIONS	1,000.00				1,000.00	$0.00	
MISC (10% of Production Budget)	1,700.00				1,700.00	$0.00	**(10% of Production Budget)**
TOTAL TECH COSTS	18,700.00	0.00	0.00		18,700.00	$9,350.00	
TOTAL PRODUCTION	83,417.00	21,057.00	0.00		59,860.00	$29,930.00	
MARKETING							
PRINTING	0.00				0.00	$0.00	
POSTAGE					0.00	$0.00	
PROMOTIONS	1,000.00				1,000.00	$0.00	
AD BUYS					0.00	$0.00	
ONLINE ADVERTISING					0.00	$0.00	
PROGRAM PRINTING	0.00				0.00	$0.00	
TOTAL MARKETING	1,000.00	0.00	0.00		1,000.00	$500.00	
TOTAL EXPENSES	**84,417.00**	**21,057.00**	**0.00**	**21,057.00**	**60,860.00**	$30,430.00	
REVENUES OVER (UNDER) DIRECT EXPENSES	11,583.00	**(21,057.00)**	**0.00**	**(21,057.00)**		($10,528.50)	
NET RESULTS - DIRECT at 50%	5,791.50	**(21,057.00)**	**0.00**	**(21,057.00)**		($10,528.50)	
		PAID BY BAHBT	PAID BY BAYOU THEATER				
OWED TO/BY BAHBT							
OWED TO/BY BAYOU THEATER							

52 - Company Expenses	2026 Budget	NOTES / QUESTIONS
INCOME		
Ticket Sales - Banquet		
Silent Auction/Raffle at Banquet		
Performance income		
Sweatsuit sales	1,000	
TOTAL INCOME	1,000	
EXPENSE		
Meals Expense - Banquet		
Plaque/Award Expense	500	
Transportaion Expense - Banquet		
Sweatsuit expense	1,000	
Costumes (Community outreach performances)		
Company Photography (Headshots)		
Instructor for BAHBT auditions		
Instructors to sub for Ballet Master		
Artistic Staff and Residents	201,462	Nelson, Natalie, Lauren, AIRS, Candis - COLA Increase of 2.7% for 7 emp
Printed Material		
Postage expense		
Social events/ corps building		
TOTAL EXPENSE	202,962	
NET INCOME/(EXPENSE)	(201,962)	NET INCOME/(EXPENSE)

Support Artistic Staff	Position	Budget Location	2026 Budget	NOTES / QUESTIONS
Nelson Madrigal	Ballet Master	Resident Artists & Artistic Staff	$ 50,000	$1200 a week for 34 weeks- $511 a week for 18 weeks
Natalie Zundel	Associate Artistic Director	Resident Artists & Artistic Staff	$ 38,941	52 weeks. COLA 2.7%
	Artistic Administrator	Resident Artists & Artistic Staff	$ 15,713	450 a week for 34 weeks Jan-Apr 11 (15 weeks) and Aug 22-Dec (19 weeks) 34 weeks total. COLA 2.7%
John Ruth	Drosselmeyer	Resident Artists & Artistic Staff	$ 6,875	Fall and Nutcracker
	Dancer Male #1	AIR	$ 19,718	Contract ends in August. Assumes continued support through EOY. COLA 2.7%
	Dancer Male #2	AIR	$ 19,718	1600 per month. COLA 2.7%
	Dancer Male #3	AIR	$ 19,718	1600 per month. COLA 2.7%
	Female Dancer	AIR	$ 19,718	1600 per month. COLA 2.7%
Candis Cannon	Costume Supervisor	Artistic Staff	$ 11,060	COLA 2.7%
			$ 201,462	**Totals**
NOTES				

Bay Area Houston Ballet Theatre
2025 Budget

54 - Boutique	2026 Budget	Budget Notes
INCOME		
4000 · CONTRIBUTED INCOME		
4450 · Boutique Sales	30,000	Sales generated at SPFB and Nutcracker (was 20,000)
	-	
TOTAL INCOME	30,000	
EXPENSE		
5440 · Boutique Purchases	15,000	Cost of goods sold at Boutique (was 10,000)
TOTAL EXPENSE	15,000	
NET INCOME/(EXPENSE)	15,000	

99 - Overhead & Administrative	2026 Budget	NOTES / QUESTIONS
INCOME		
4000 CONTRIBUTED INCOME		
4035 Misc. Contributed Income		
4100 EARNED INCOME		
4150 Program Ads	12,000	Sale of individual ads in program
XXXX Photography/Video	1,000	Sales of production videos
4400 MISCELLANEOUS INCOME		
4405 Rental Income	31,350	6 months at $2475, 6 months at $2750. Rental rates renew in July
4482 Dividend Income		
4485 Returned Check Income		
4410 Misc. Fundraisers		
4430 Shirt Sales Income		
4480 Interest Income		
TOTAL INCOME	44,350	
EXPENSE		
5100 PRODUCTION EXPENSE		
5163 Online Ticketing Fees not collected		
5137 Miscellaneous (Prod. Flowers etc.)		
5105 AdvertisingPublicity/Promotion:	2,000	
5210 Entertainment	500	Outreach needs
5900 GENERAL & ADMINISTRATIVE EXPENSE		
5902 Accounting Expense	3,500	Reserve for audit/legal expense
5905 Advertising & Publicity		
5910 Charge Card/Bank fees	7,000	Reduction due to use of Zeffy
5921 Dues & Subscriptions	6,500	Chambers, BAHEP, Survey Monkey, Constant Contact, etc.
5947 Photography & Video	6,000	
5948 Penalties		
5953 Parking Expense		
5960 Postage Expense	250	
5962 Printing-Newsletter		
5970 Receptions/Social Events		
5990 Transportation/Car Expense		
5997 Web Page Expense	13,000	Graphics design, hosting and domain, etc. Consider reporting K. Montalvo salary to Admin
5975 Staff Expense		

99 - Overhead & Administrative	2026 Budget	NOTES / QUESTIONS
Administrator	19,033	$17.82 an hour in 2924 20 hours per week . COLA increase of 2.7%
Bookkeeper	10,981	$17.82 an hour 10 hours per week- 15 hours Oct-Dec. COLA increase of 2.70%
Executive Director	69,124	COLA increase of 2.7%
5913 Computer Expense	1,000	
5914 Copier Expense	1,000	
5930 Insurance - Liability (errors and omissions)	7,500	
5940 Miscellaneous Expense	1,000	
5945 Office Supplies	3,500	
5955 Payroll Tax Expense	7,600	**Increase due to COLA Adjustment**
5980 Storage Expense	9,840	$820/monthly
5982 Studio and Office Rental	80,000	$5500/monthly for studio and $1,067/ monthly for office
5985 Telephone & Internet Expense	4,000	
5969 Program Ad Taxes	2,000	Earned income tax on ads purchased in programs
6000 Utilities (Electric)	15,000	
TOTAL EXPENSE	**270,328**	
NET INCOME/(EXPENSE)	(225,978)	

50th Celebration

	2026 Budget		
INCOME			
Sponsorship	85,000	Golden Circle and Corporate Sponsors	
Tickets	87,500	$175 x 500	
Auction	8,000		
50th restaurant treats	2,000		
Shirts	5,000		
Tutu Fun Run	4,100		
Experience the 50th Auction	7,145		
Income	**198,745**		
EXPENSES			
Venue	10,000		
Event production/lights	10,000		
Alcohol	5,000		
Servers	2,000		
Food	32,500	65 x 500	32500
Supplies	2,000	flyers/needs for restaurant treats	
50th Kick off	2,000	Aug/Sept	
Shirts	2,500		
Band	5,000		
Rentals(linens, tables, bars)	7,000		
Tutu Fun Run	2,000	Medal, Shirts	
security	600		
Décor	2,000		
Expenses	**82,600**		
Revenue	**116,145**		

Bay Area Houston Ballet & Theatre
Marketing Plan

PROJECT	Our 51st Season – 2026-2027 Plan for August-May
PLACE	Our venue is University of Houston Clear Lake/Bayou Theater Venue capacity: 497 Hotels and restaurants in the area that are advertised, and we take promotional items: Holiday Inn Express, Quality Inn and Suites, Hampton Inn, Melrose at Seabrook. Nassau Bay Restaurants – Marios, Merlion, Seabrook Classic Café, Seabrook Waffle Company, Tookies
PRICE	The ticket price: $38.00 *10%-Group discount for parties of 10 or more* *10%-Military discount* *10%- Student discount* *School performances -$10 ticket fee*
PROMOTION	Promotion of the project Ongoing and constant updates ***Our web site** – www.bahbt.org Find our latest news, production updates, purchase tickets, community outreach, Plan Your Stay section (find the local hotels and restaurants in our area- direct link to make hotel reservations), Artistic Staff, Company BIOS, Gallery of past performances ***Social Media** – bahbt.org Facebook, Instagram, Twitter and YouTube (posting daily) 4,153 followers ***Constant Contact** – Send updates and announcements to our email mailing list of over 13,000 ***ThunderTix** – our tickets system that allows us to survey patrons after performances. This vital information gives us hotel occupancy, statistics of patron, and email that is added to our constant contact list. **Each Month:** • Announcement of event via press release ○ Distribution – release to be sent to Houston television, print and radio outlets, local and regional arts media ○ Electronic Targeting communication – Arts Web Sites Reach 77,396 ○ Page ad in Bay Area Magazine month prior to each event ○ Ad in Community Impact Magazine month prior to each event ○ Billboards–Month of September, October, November, December, and March ○ Posters/Rack cards distributed to community establishments/ Hotels/ Bay Area Tourism Office ○ Social media posts on Facebook, Instagram, Snapchat, LinkedIn, et all through event hashtag: ○ Reach: 225,000 people • Event invitation to local stakeholders – community and leaders, arts patrons, etc • Radio promotion ○ PSAs on radio stations ○ Reach: 75,000

PARTNERS	Season Partners University of Houston Clear Lake/Bayou Theatre, Houston Methodist Hospital
	Partner cities Houston, Nassau Bay, League City, Seabrook
	Partner cultural districts DanceSource, Houston Arts Alliance, Houston MOCA, MATCH, Feijoo Ballet School, Fresh Arts Community support- Clear Lake Area Regional Chamber of Commerce, League City Regional Chamber of Commerce, Bay Area Houston Economic Partnership, Galveston Regional Chamber of Commerce. Dash Gordon Foundation, Fundamentally Awesome.
	Partner sponsors:Lunar Rendezvous Festival, Houston Arts Alliance, George & Josephine Hamman Foundation, Texas Commission on the Arts, Houston Methodist, AMOCO Federal Credit Union, Merrill Lynch, University of Houston/Clear Lake, Fairmont Orthodontics, Gay Family Auto, Big Star Cadillac, Fertitta Chevrolet, HomeTown Bank, Amigos Food, MDT Financials, DanceSource
	Partnerships with media outlets Visit Bay Area Houston, Bay Area Magazine, Community Impact Magazine, Galveston Daily News, The Citizen, Arts and Culture TX Magazine, i45 Now, Houston Press, Houston Chronicle, Space City Parent, Culture Map Houston, The Kelly Williams Show
ACCESSIBILITY	All will be accessible for people with disabilities

Bay Area Houston Ballet & Theatre 2026-2027

Hotel Impact Plan

Bay Area Houston Ballet & Theatre is committed to supporting local tourism and generating overnight hotel stays through targeted partnerships, marketing, and programming.
To maximize hotel impact, we will implement the following strategies:

1. Hotel Partnerships & Room Block

We will partner with local Seabrook-area hotels to:

- Secure room blocks for key events, including the Summer Intensive and season productions.
- Offer discounted rates through a dedicated promotional code
- Provide direct booking links on all event platforms

Sample Language:

"The [Hotel Name] is pleased to offer a discounted room block for Bay Area Houston Ballet & Theatre events. Guests may reserve rooms at a special rate using code BAHBT51."

2. Integrated Marketing & Promotion

Hotel partners will be prominently featured across all marketing channels, including:

- Event webpages and ticketing platforms -On our website, on the ticketing page, we will advertise the Seabrook Hotels with a direct link. Patrons can click the link and make immediate reservations. This year is very specific for bringing in out-of-town guests for our Summer Intensive and events.
- Email campaigns to patrons and participants.
- Social media promotions
- Printed materials (programs, flyers, signage)
  All messaging will encourage out-of-town guests to book overnight accommodation.

3. Targeted Out-of-Town Engagement

We will actively attract non-local participants and attendees through:

- Summer Intensive recruitment (regional and statewide dancers)
- Event attendance from supporters and patrons outside the immediate area
- Alumni and guest artist engagement

These efforts are expected to generate multi-night stays for participants and their families.

4. Program Scheduling to Encourage Overnight Stays

Event scheduling will be designed to encourage extended visits, including:

- Multi-day programming (intensives, rehearsals, performances)
- Evening performances paired with next-day events
- Weekend programming to encourage full weekend stays

5. Measurement & Reporting

We will track hotel impact through:

- Surveys from patrons
- Number of room nights booked through partner codes
- Participant zip code data to identify out-of-town attendees
- Estimated overnight stays from Summer Intensive and event participants

6. Economic & Tourism Impact Statement

Through these combined efforts, BAHBT anticipates generating overnight stays and contributing to the local hospitality economy by increasing hotel occupancy, dining, and retail activity in the Seabrook area.

SEABROOK POST EVENT REPORT

Bay Area Houston Ballet & Theatre

50th Season 2026-27

Funds received - $6,000

Contact: Jill Reason
jill@bahbt.org
281-734-2838

1. Marketing plan Analysis

City H.O.T. funding is helpful in funding programs that enhance the arts, in conjunction with tourism and hotel related guidelines. With this in mind we are strategic in the marketing of the ballet and aim to promote tourism related advertising and promotion.

Analyzing Our Marketing Plan

Our Marketing Plan was strategically organized to utilize marketing efforts.

- Our ticketing system - ThunderTix allowed us to use the patrons email addresses to correspond after the performance and track their location as well as advertise with them for future endeavors. We were also allowed to place an ad at the bottom of each ticket. The hotels will be promoted when patrons purchase and print their tickets.
- Our web site! A section is included entitled, "Plan your stay". In this section, hotels and restaurants will be showcased and their links added to all visiting our wonderful area. We have many Seabrook establishments and hotels to this section.
- We have quadrupled our social media audience in the past year. Because of free public performances as well as many various productions, social media was our number one avenue to promote. This avenue of advertising has already proven to advance our sales as well as promote and acknowledge our supporters. We are doing daily posts on Facebook, Instagram, and LinkedIn with daily themes. We have branched out to include many Facebook Moms and city groups all over Houston to draw patrons to our areas.

  Since incorporating this over the last year our followers have increased by 9,945%
- *Press releases distributed to local print, radio, television, arts organizations and other venues. We have a very strong relationship with Bay Area Magazine. Their in-kind support always highlights our activities throughout the year. This year we increased our advertising budget to reach a broader audience.
- *The Community Impact Magazine that is another endeavor we purchased advertising.
- *Billboards – One for the performance season, one for each production and fundraiser (5 total) One stand alone on Hwy 3 and four digital (Kemah, Victory Lakes, La Marque and 45 into Houston).
- Work with the Bay Area Convention & Visitors Bureau to assist with promoting and to also assist with events.

- Community arts event websites http://www.artshound.com, http://www.bayareahoustonmag.com, http://www.chron.com, http://www.culturemap.com, http://yourhoustonnews.com, http://houstononthecheap.com, http://houstonfamilymagazine.com
- Local magazines and newspapers (Houston Chronicle including the Bay Area Supplement, Galveston Daily News, Kids Out and About.)
- Emails – BAHBT mailing list consists of over 18,000 attendees from previous 4 years patrons, BAHBT alumni contact lists, contributor and advertiser contact lists.
- Coordinate and work with cities to set up free to public vignettes to promote the arts and bring individuals to the cities. We always do an annual performance of *The Nutcracker* in late November.
- Flyer distribution at area hotels and businesses.
- A regular monthly hour on Clear Lake Chambers "Arts Connect" podcast – is done by our executive director to promote the arts in our area.

The City of Seabrook's logo appeared on the web site, social media, Posters, flyers and all promotional materials.

BAHBT is proud to continue its commitment to bringing cultural enrichment to Bay Area Houston while providing tutelage for the aspiring artists of tomorrow. Funding received will assist us in advertising and helping to bring audiences to the Seabrook area.
We thank the City of Seabrook for your continued support.

2. Event program details

Founded in 1976, Bay Area Houston Ballet & Theatre (BAHBT) is the only professional nonprofit arts organization serving the south side of Houston. We are proud to be recognized as “the community ballet” for the Bay Area Houston region.

In the past year, BAHBT produced four full-length productions at the Bayou Theatre at the University of Houston-Clear Lake, which seats 497 patrons. Across 33 performances, we served a total audience of 11,496. Beyond ticketed performances, our community presence continues to grow. In 2024, we participated in 29 community events, reaching more than 12,500 individuals through free, pro bono performances that foster collaboration and expand access to the arts.

BAHBT employs 3–5 professional dancers annually and holds open auditions for company membership, selecting approximately 50–70 dancers ages 13–25 each year. In addition, our annual open auditions for *The Nutcracker* engage 125–140 performers ranging in age from 5 to 95, creating a truly intergenerational experience.

Our artistic vision is rooted in classical ballet while incorporating contemporary dance and theatrical elements, with the goal of developing well-rounded, “triple threat” performers. We are honored to be led by Artistic Director Nelson Madrigal, whose international reputation attracts dancers from across the region. He is joined by Assistant Artistic Director Lorena Feijóo and Associate Artistic Director Natalie Zundel. Together, they curate a season of productions that both highlight and challenge our dancers’ artistic growth.

In spring 2024, we presented *The Best of BAHBT / La Bayadère*, showcasing both classical repertoire and contemporary works, including original choreography by Alexis Zanety and emerging artists within our company.

Our 50th anniversary season was marked by innovative community engagement initiatives. We launched an inaugural “Tu-Tu Fun Run,” attracting new audiences and participants. During the summer, we hosted a milestone auction featuring unique experiences tied to our season, along with a community-wide “Birthday Celebration for the Arts.” More than 40 local restaurants participated by creating specialty desserts in honor of BAHBT, generating both awareness and support.

In July, we hosted our four-week Summer Intensive, welcoming dancers from across the country and internationally to train with our esteemed faculty.

Our performance season opened in October with *Swan Lake*, a landmark production that challenged our dancers and captivated audiences. In December, we presented 19 performances of *The Nutcracker*, many to sold-out audiences. Six of these performances were dedicated to school groups, serving over 3,000 students, including Title I schools that attended free of charge.

On January 30, 2026, we hosted our 50th Anniversary Gala, bringing together more than 450 patrons to celebrate the arts. Alumni and past volunteers traveled from across the country, creating a memorable evening that honored the history, community, and lasting impact of our organization.

In April, we expanded our offerings with a full-length musical production of *Oklahoma!*, featuring a cast of local artists alongside our company dancers. The production was met with overwhelming community support, resulting in sold-out performances.

In addition to our mainstage productions, BAHBT continues to provide free public performances, or "vignettes," at local libraries and parks, ensuring that the arts remain accessible to all members of our community.

The completion of our five-year strategic plan has positioned BAHBT to expand and strengthen our outreach efforts. The Bay Area Houston region is highly diverse, with a significant Hispanic population—representing approximately 83.4% of students in local schools. With a strong Hispanic artistic staff and professional dancers, we are uniquely positioned to connect with and serve this community in meaningful ways.

As active members of Arts Connect Houston, we are proud to partner with local schools to bring high-quality arts programming directly to students. Providing access to dance for underserved youth is central to our mission and has a lasting impact on both educational and personal development.

We will presented *Coppélia* in eight Title I schools across the region. This classical ballet was selected for its engaging, comedic storyline and accessibility for younger audiences. Each school visit includes a live performance vignette, followed by an interactive educational component featuring the history of ballet, a question-and-answer session with the dancers, and photo opportunities.

To further support classroom learning, we provide teachers with curriculum materials aligned with Texas TEKS standards, designed to be inclusive and adaptable across grade levels. Robinson Elementary School in Seabrook is among our targeted partner schools for this initiative.

We have learned that strong, sustained relationships are essential to long-term success. In the years following COVID-19, collaboration has been critical to our growth and stability. We are especially grateful to the City of Seabrook for its continued support. HOT funding has played a vital role in strengthening our promotional efforts for our 50th season, including:

- Advertising and promotional expenses: $11,005.55
- Website design, maintenance, and graphics: $11,905.55

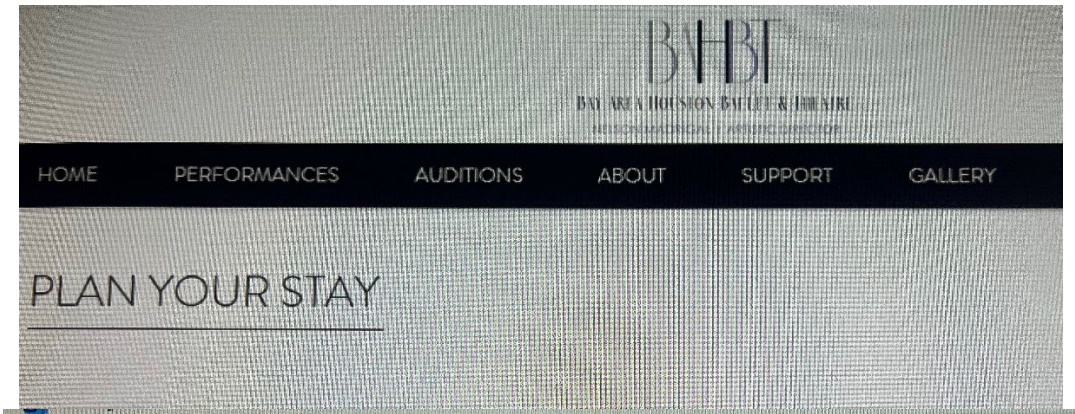
These investments have enhanced our visibility and community reach, directly supporting increased attendance and engagement.

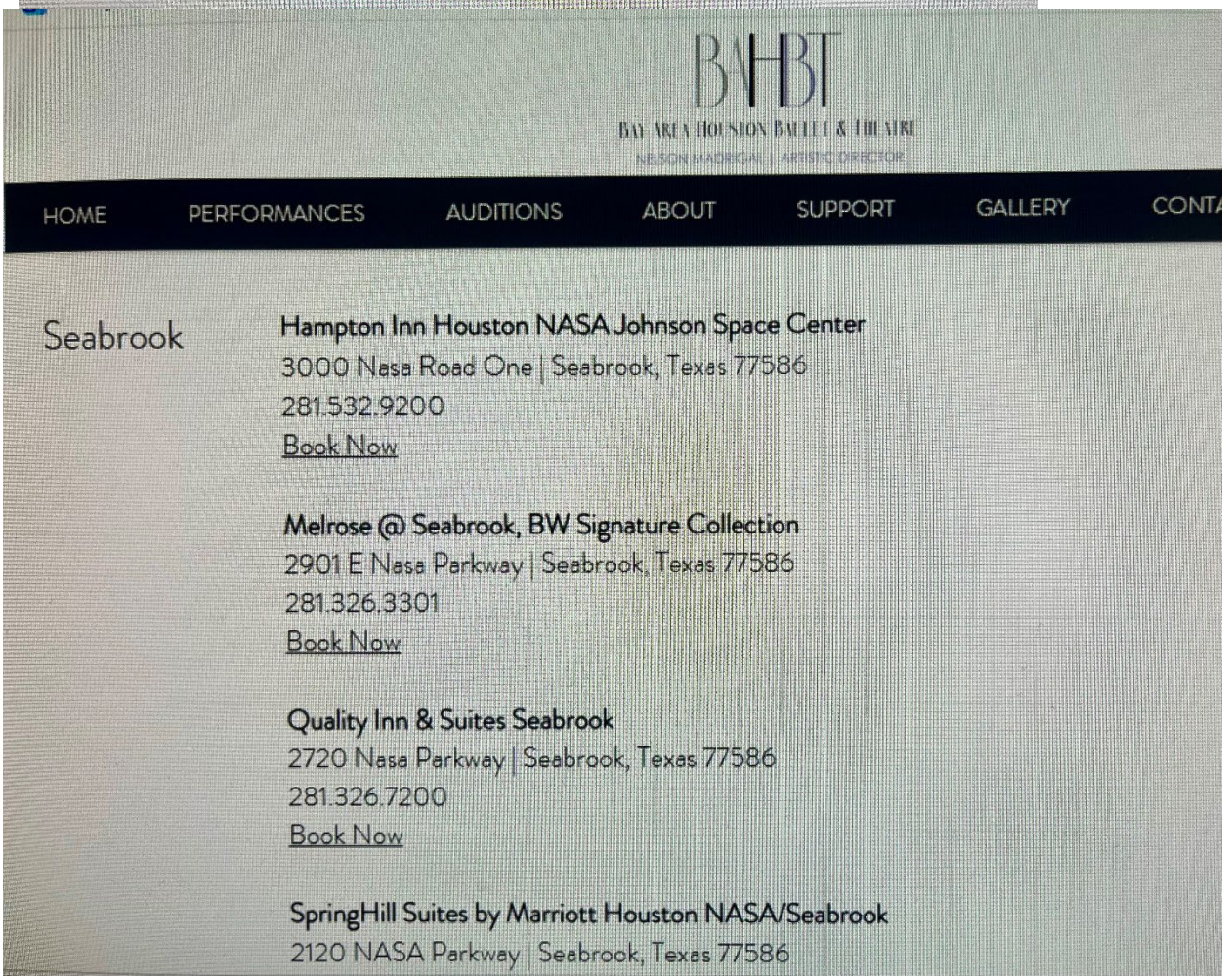
Through these experiences, we have reinforced the importance of shared purpose and clear, measurable goals. BAHBT is proud to serve as a conduit for innovation, collaboration, and creative solutions—helping to move the arts beyond recovery and into a sustainable and thriving future.

3. Documented proof that the event had a direct impact on Seabrook hotels

We have worked very hard to promote Seabrook hotels as well as track rooms and know this will be very beneficial for our upcoming season!

We placed a PLAN YOUR STAY on our web site
As patrons purchase tickets, they can click - Plan Your Stay
takes them directly to Seabrook Hotels (link directly)





After performances, patrons are sent a survey to allowing us to track hotel visits

BAHBT
BAY AREA HOUSTON BALLET & THEATRE

-
- **To assist our organization in its reporting and meeting the requirements of its various federal, state and city grants, you are asked to complete this brief survey.**

Which best describes your age group?

- ___ Under 18 ___ 18-45 ___ 45-65 ___ over 65
- Your gender please:
- ___ Female ___ Male
- Your ethnicity please. (This is very important in our grant reporting)
- ___ African American
- ___ Asian or Asian American
- ___White/Caucasian
- ___ Hispanic or Hispanic American
- ___Native American
- ___ Multicultural or mixed ethnicities
- Do you have a legal disability?
- ___ Yes ___No
- Your ZIP code please:
- Did you travel more than 50 miles to attend? If so, did you stay at an area hotel? Which one?

Website clicks and surveys that were submitted to us showed hotel stays of over 27 throughout the season which spans a year.

*only 32% of the patrons turned in the surveys, so the actual number may be higher.

2025-2026 Results

* specific from Seabrook Area

32% of surveys were returned (5,216)

Which best describes your age group?

1,868- Under 18 1593-18-45 898- 45-65 857-over 65

Your gender please:

3,014- Female 2,202- Male

Your ethnicity please. (This is very important in our grant reporting)

67- African American

268- Asian or Asian American

2,988- White/Caucasian

1,774- Hispanic or Hispanic American

1- Native American

118- Multicultural or mixed race

Do you have a legal disability?

83- Yes -No 5,133

*Your ZIP code please:

77586 - 821

*Did you travel more than 50 miles to attend? If so, did you stay at an area hotel? Which one?

Hampton Inn - 11 Quality Inn- 4 Spring Hill Suites – 9 Melrose @ Seabrook - 2

2:13 PM
01/05/2026
Accrual Basis

	Jan - Dec 25
Ordinary Income/Expense	
Income	
4000 · CONTRIBUTED INCOME	
4010 · 50th Anniversary Donations	10,950.00
4014 · Individual Contributions	64,764.00
4015 · Corporate Contributions&Grants	24,652.50
4027 · Grants - Public Funding	117,791.46
4028 · Grants - Private Funding	20,000.00
4030 · Corp Matching Funds	1,050.00
4035 · Misc Contributions	170.76
4040 · Junior Patrons	70.00
4055 · Sponsorships	38,000.00
Total 4000 · CONTRIBUTED INCOME	277,448.72
4100 · EARNED INCOME	
4120 · Production-Ticket Sales	
4121 · Production-General Tickets	212,986.00
4125 · Production-Stud. & Sr. Tickets	
4127 · School Performances	15,150.00
Total 4125 · Production-Stud. & Sr. Tickets	15,150.00
4128 · Production-Season Tickets	7,905.00
Total 4120 · Production-Ticket Sales	236,041.00
4130 · Production Cast Party	1,440.00
4140 · Production-Photo/Video Income	855.00
4150 · Production-Program Ad Income	4,300.00
4160 · Production-Misc. Income	78.00
Total 4100 · EARNED INCOME	242,714.00
4300 · FUNDRAISER EVENTS INCOME	
4315 · Centerpiece Income	195.00
4316 · Slumber Party/Dinner with Clara	1,810.00
4317 · Company Social Committee	510.00
4320 · Fundraiser Ticket Sales	
4322 · Fundraiser-General Tickets	23,920.00
4324 · Fundraiser-Preferred Tickets	43,100.00
4325 · Other Fundraiser Event	14,575.00
Total 4320 · Fundraiser Ticket Sales	81,595.00
4354 · Raffle Income	6,522.00
4355 · Silent/Live Auction Income	16,780.00
4450 · Boutique Sales	35,471.01
Total 4300 · FUNDRAISER EVENTS INCOME	142,883.01
4400 · MISCELLANEOUS INCOME	

4405 · Costume/Props/Set Rental	45.00
4430 · Shirt Sales Income	5,948.00
4437 · Company Sweatsuits	675.00
4470 · Company earrings - other misc.	883.86
4480 · Interest Income Savings	1,391.04
Total 4400 · MISCELLANEOUS INCOME	8,942.90
4700 · SCHOLARSHIP INCOME	
4710 · Audition Fees	660.00
4711 · Scholarship Contributed Income	0.02
4718 · Pas de Dad	660.00
Total 4700 · SCHOLARSHIP INCOME	1,320.02
4982 · STUDIO RENTAL REIMBURSEMENT	29,700.00
Total Income	703,008.65
Gross Profit	703,008.65
Expense	
5100 · PRODUCTION EXPENSE	
5101 · Petty cash for event change	0.00
5105 · Advertising/Promotion Expense	
5104 · Posters & Bookmarks	181.67
5106 · Publicity/Ad Expense	2,850.00
5107 · Advertising-Printing Expense	80.00
5105 · Advertising/Promotion Expense - Other	3,586.71
Total 5105 · Advertising/Promotion Expense	6,698.38
5110 · Auditorium/Exhibition Rental	56,728.45
5111 · Studio Rehearsal Rental	67,750.00
5114 · Opening Night - receptions	211.58
5116 · Choreography & Staging Expense	1,000.00
5118 · Cast Party Expense	1,559.40
5120 · Costume Expense	
5120A · Pointe shoes/dancewear AIRS	1,944.18
5121 · Costume Rent, Buy, Reimburse	7,192.54
5122 · Costume Exp. - cleaning & other	691.04
5125 · Costume Designer	10,769.04
Total 5120 · Costume Expense	20,596.80
5124 · Equipment Rental	371.30
5130 · Lighting Expense	
5131 · Lighting Designer	5,400.00
5132 · Lighting Supplies	172.11
Total 5130 · Lighting Expense	5,572.11
5135 · Makeup Expense	222.35
5137 · Misc (Flowers, snacks, etc)	295.31
5140 · Program Expense	
5141 · Program Printing	11,132.64
Total 5140 · Program Expense	11,132.64
5145 · Performers/Artist Expense	13,710.00
5150 · Royalties Expense	3,960.00
5155 · Stage Production Expense	

5156 · Prop Expense	3,679.66
5157 · Set/Drop Expense	15,132.21
5158 · Stage Manager	6,000.00
5159 · Tech/Supplies Expense	230.25
5166 · Set/Prop Storage	4,150.00
Total 5155 · Stage Production Expense	29,192.12
5163 · Ticketing Fee (online)	9,170.00
5165 · Transportation Expense	538.37
5180 · Travel/Lodging-Artists	
5182 · Airfare - Artists	304.87
Total 5180 · Travel/Lodging-Artists	304.87
Total 5100 · PRODUCTION EXPENSE	229,013.68
5300 · FUNDRAISER EVENTS EXPENSE	
5310 · Decoration Expense	
5315 · Centerpiece Expense	446.52
5316 · Table Favors	1,046.37
5310 · Decoration Expense - Other	2,530.71
Total 5310 · Decoration Expense	4,023.60
5320 · Entertainment Expense	4,163.69
5325 · Facility & Catering Expense	
5326 · Food/Drink Expense	2,166.76
5327 · Room Rental	2,000.00
5328 · Miscellaneous Expense	255.85
5325 · Facility & Catering Expense - Other	27,618.54
Total 5325 · Facility & Catering Expense	32,041.15
5330 · Fundraising - Printing Expense	
5331 · Invitations & Brochure Expense	95.13
5334 · (SPFB) Program Expense	737.87
5335 · Other Printing Expense	936.53
Total 5330 · Fundraising - Printing Expense	1,769.53
5380 · Sugar Plum Mkt/Raffle/Auction	264.02
5440 · Boutique Purchases	19,066.82
Total 5300 · FUNDRAISER EVENTS EXPENSE	61,328.81
5400 · MISCELLAEOUS EXPENSE	
5410 · Misc. Fundraiser Expense	
5412 · Gift Wrap Expense	1,008.32
5410 · Misc. Fundraiser Expense - Other	376.91
Total 5410 · Misc. Fundraiser Expense	1,385.23
5420 · Backstage Flowers Expense	308.52
5430 · Shirt Sales Expense	5,783.48
5431 · Ornament Expense	990.00
5437 · Company-Sweatsuits	619.69
5450 · Earrings - Misc.Perf Exp	152.57
Total 5400 · MISCELLAEOUS EXPENSE	9,239.49
5700 · SCHOLARSHIP	
5727 · Scholarship Misc. Expense	168.60

5728 · Scholarship Teacher/Judge	600.00
5729 · Scholarship Program Expense	7,781.66
Total 5700 · SCHOLARSHIP	8,550.26
5900 · GENERAL & ADMINISTRATIVE	
5902 · Accounting Expense	63.14
5905 · Advertising & Publicity	230.56
5910 · Charge Card/Bank Fees Expense	8,728.30
5913 · Computer Expense	920.12
5921 · Dues/Membership/Subscriptions	7,674.94
5924 · E-mail Marketing	3,190.03
5930 · Insurance - Liability	6,641.00
5940 · Miscellaneous Expense	3,958.00
5945 · Office Supplies	2,637.73
5947 · Photography & Videos	6,677.26
5955 · Payroll Tax Expense	7,401.73
5958 · Plaque/Award Expense	2,643.01
5960 · Postage Expense	370.40
5965 · Printed Material	889.95
5968 · Professional Expenses	317.17
5970 · Receptions/Social Expense	1,697.96
5975 · Staff Expense	
5976 · Artistic Staff Contracts	176,865.80
5978 · Administrative Staff Expense	96,754.61
Total 5975 · Staff Expense	273,620.41
5980 · Storage Expense	10,406.47
5982 · Studio or Office Rental	12,779.75
5985 · Telephone Expense	4,735.46
5995 · Utilities	16,538.77
5997 · Website	
5998 · Website Design & Maintenance	11,200.00
5997 · Website - Other	705.55
Total 5997 · Website	11,905.55
Total 5900 · GENERAL & ADMINISTRATIVE	384,027.71
Total Expense	692,159.95
Net Ordinary Income	10,848.70
Other Income/Expense	
Other Income	
7010 · Unrealized Gain/Loss	1,403.79
Total Other Income	1,403.79
Net Other Income	1,403.79
	12,252.49

2025-2026 Results

* specific from Seabrook Area

32% of surveys were returned (5,216)

Which best describes your age group?

1,868- Under 18 1593-18-45 898- 45-65 857-over 65

Your gender please:

3,014- Female 2,202- Male

Your ethnicity please. (This is very important in our grant reporting)

67- African American

268- Asian or Asian American

2,988- White/Caucasian

1,774- Hispanic or Hispanic American

1- Native American

118- Multicultural or mixed race

Do you have a legal disability?

83- Yes -No 5,133

*Your ZIP code please:

77586 - 821

*Did you travel more than 50 miles to attend? If so, did you stay at an area hotel? Which one?

Hampton Inn - 11 Quality Inn- 4 Spring Hill Suites – 9 Melrose @ Seabrook - 2

BAY AREA HOUSTON BALLET & THEATRE

Seabrook Final Presentation

2024-24 Season

Our Mission

Bay Area Houston Ballet & Theatre’s mission is to inspire cultural appreciation through the performing arts.

Our Commitments

Bay Area Houston Ballet & Theatre's commitments are to nurture the region’s aspiring performers to their full potential and to expand our diverse communities’ awareness of the performing arts through our exhilarating performances, educational programs, collaborative projects and interactive experiences.


BAHBT
Bay Area Houston Ballet & Theatre
NELSON MADRIGAL | ARTISTIC DIRECTOR
49th SEASON
24 | 25
Beauty and the Beast:
The Musical
9.27.2024 - 10.6.2024
The Nutcracker
12.6.2025 - 12.22.2024
The Best of BAHBT
4.6.2025 - 4.8.2025
performances at
UHCL Bayou Theater
BAHBT.ORG
ARTISTIC PIXELS PHOTOGRAPHY

Our 49th Season

Productions

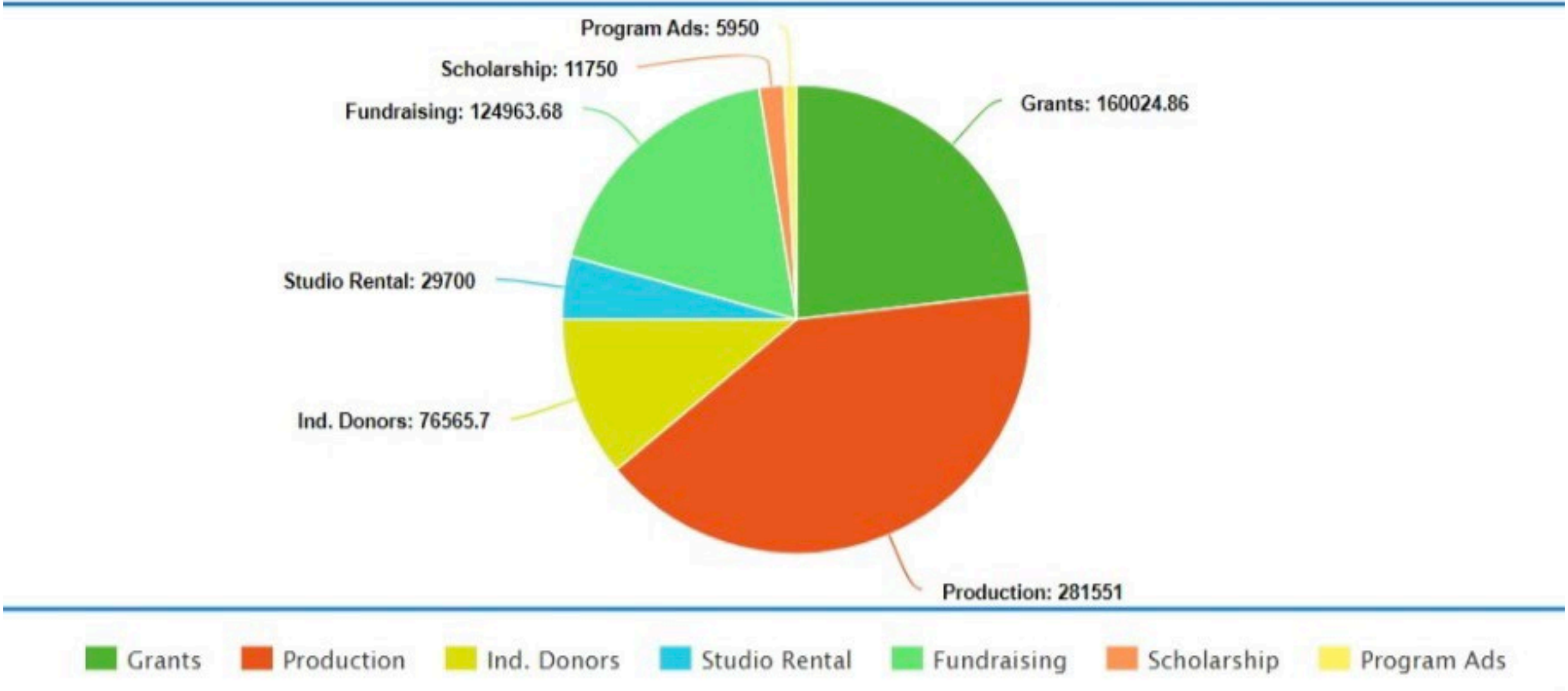
Beauty and the Beast, The Nutcracker, The Best of BAHBT

31 Full Stage Productions

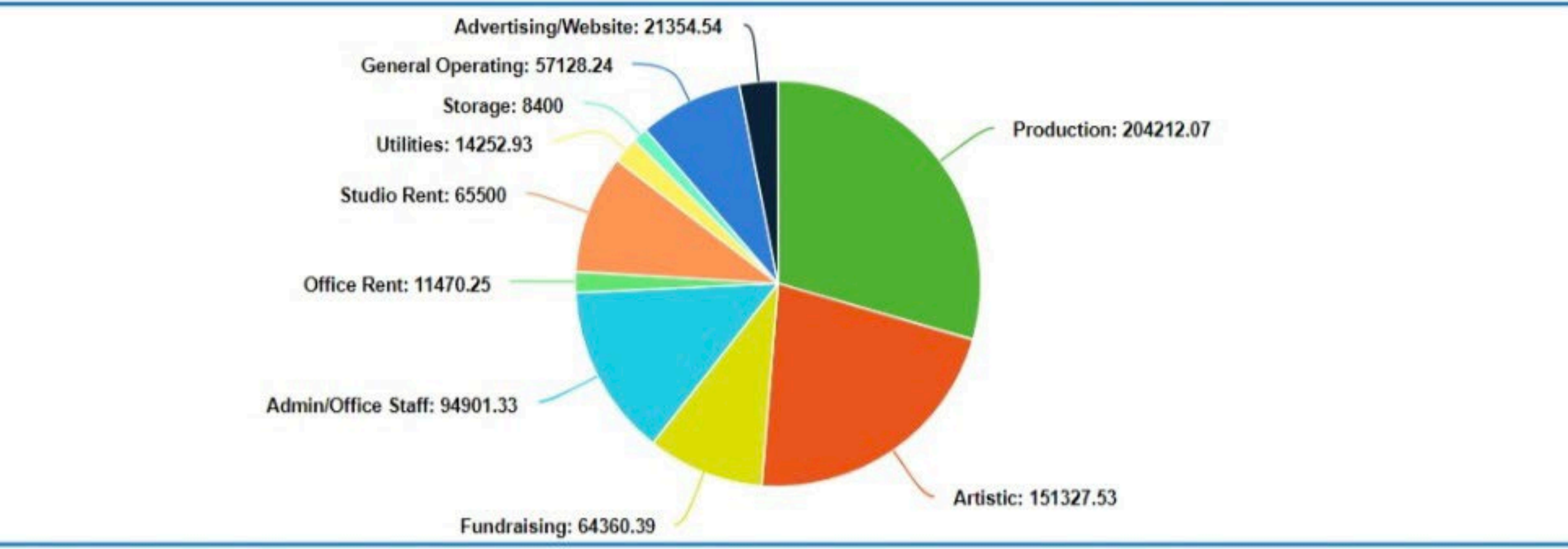
32 Community Appearances

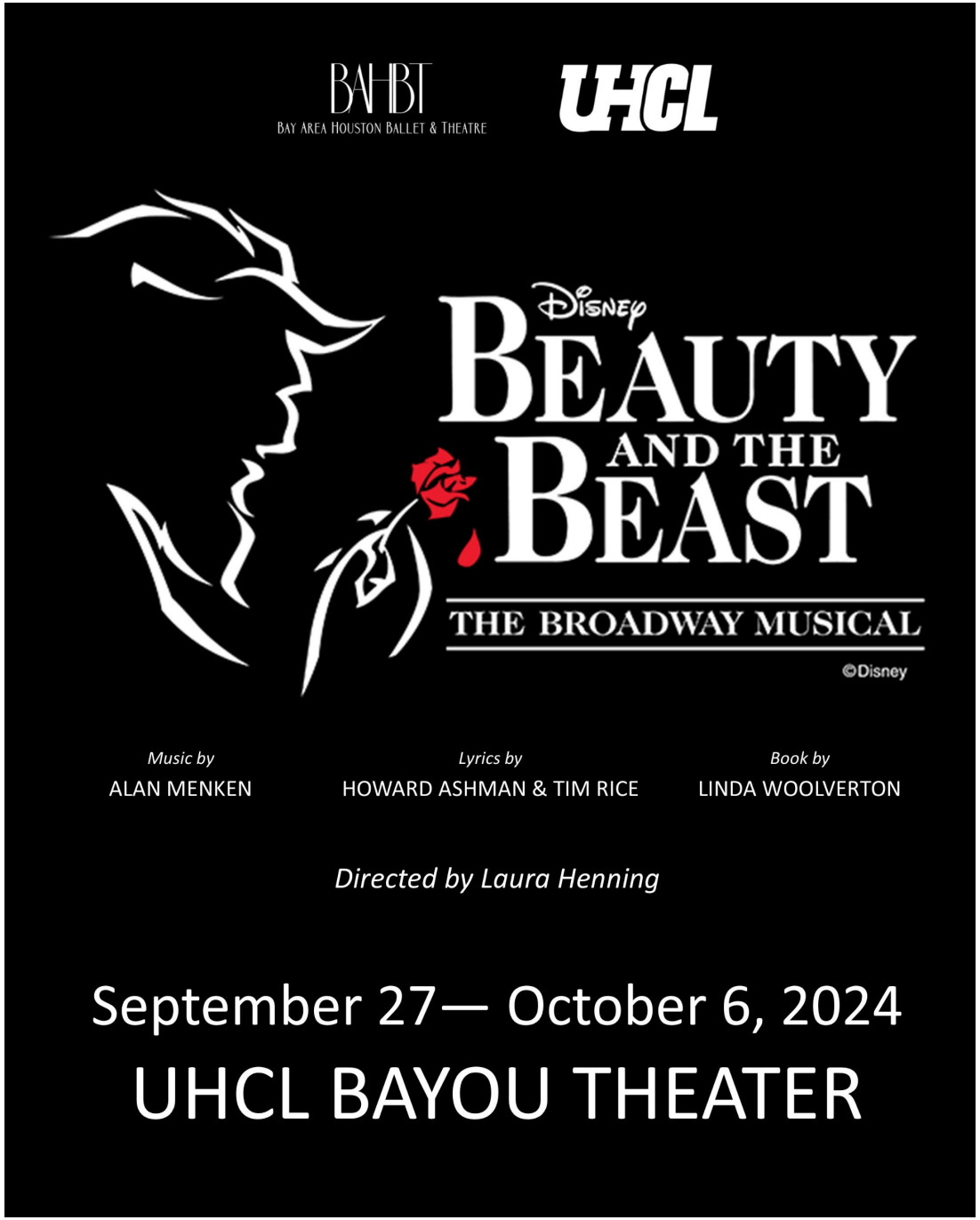
12,000+ Audience Attendance

INCOME


Program Ads: 5950
Scholarship: 11750
Fundraising: 124963.68
Grants: 160024.86
Studio Rental: 29700
Ind. Donors: 76565.7
Production: 281551
Grants
Production
Ind. Donors
Studio Rental
Fundraising
Scholarship
Program Ads

EXPENSES


Advertising/Website: 21354.54
General Operating: 57128.24
Storage: 8400
Utilities: 14252.93
Studio Rent: 65500
Office Rent: 11470.25
Admin/Office Staff: 94901.33
Fundraising: 64360.39
Artistic: 151327.53
Production: 204212.07
Production
Artistic
Fundraising
Admin/Office Staff
Office Rent
Studio Rent
Utilities
Storage
General Operating
Advertising/Website



Eight

Shows

3684

Tickets sold



<u>19 shows</u>

6 shows for Students to attend at the theatre

2,982 attended

*(*1,760 of those were Title One Schools)*

13 Public Shows

5,688 attended

<u>Total – 8,670</u>

4 Shows

1,064
Tickets
sold







Outreach

32 public appearances

Ballet in the Schools program





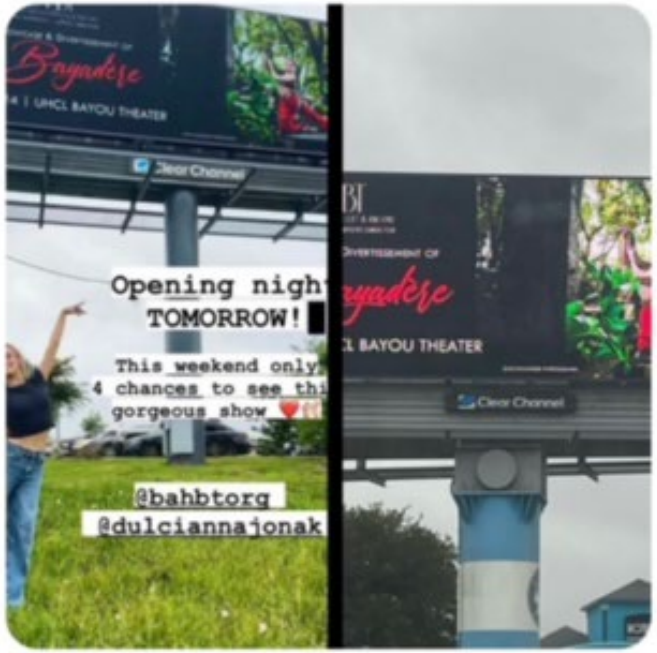





BAHBT
Bay Area Houston Ballet & Theatre
Quality • Proximity • Artistry
BAHBT.ORG
SOLD


BAHBT
Bay Area Houston Ballet & Theatre









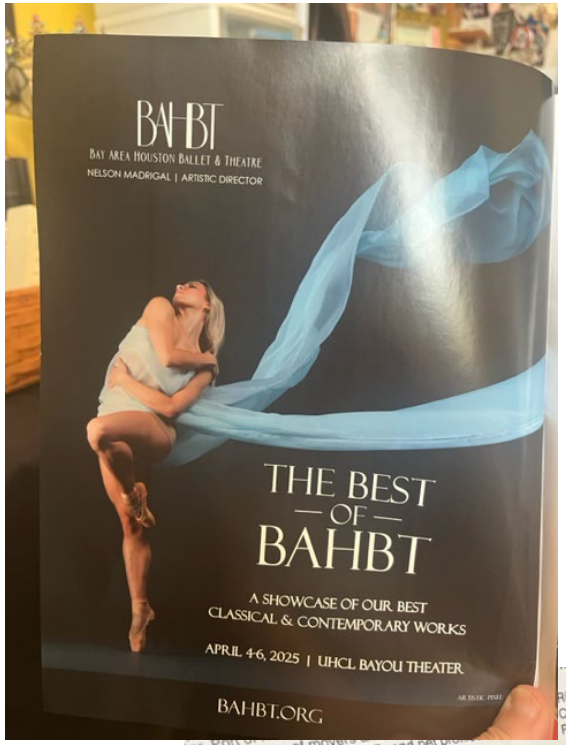
Advertising

Billboards – 5 per year (one month each)

Standing billboard on Hwy 3

Five digital billboards around town

Bay Area Magazine
The Stroll
Half page for each production









Social Media Statistics

Aug 1, 2024 - December 31,2024						
	Followers	Visits	Shares	Impressions	Likes	Posts to date
FACEBOOK	3,613/921	49K	847		28,436	3003
INSTAGRAM POSTS	1,978	45.2K	1208	182,130	124,681	2,398
INSTAGRAM STORIES/REELS		176K	788	198,957	1,214	997
YOUTUBE	263	46,578				24

BAHBT

BAY AREA HOUSTON BALLET & THEATRE

NELSON MADRIGAL | ARTISTIC DIRECTOR

TICKETS

Season Sponsor

Donate Now

Plan Your Stay

Guest Reviews

Weather Policy

2022-2023 Season Partner

HOUSTON Methodist CLEAR LAKE HOSPITAL

Seabrook

Hampton Inn Houston NASA Johnson Space Center

3000 Nasa Road One | Seabrook, Texas 77586
281.532.9200
Book Now

Quality Inn & Suites Seabrook

2720 Nasa Parkway | Seabrook, Texas 77586
281.326.7200
Book Now

SpringHill Suites by Marriott Houston NASA/Seabrook

2120 NASA Parkway | Seabrook, Texas 775
281.474.3456

Results....

*37% of surveys were returned

Which best describes your age group?

4,816- Under 18 851-18-45 757- 45-65 783-over 65

Your gender please:

2,905- Female 1,320- Male

Your ethnicity please. (This is very important in our grant reporting)

49- African American

278- Asian or Asian American

1,988- White/Caucasian

1863- Hispanic or Hispanic American

1- Native American

46- Multicultural or mixed ethnicities

Do you have a legal disability?

16- Yes 4,209-No

Your ZIP code please:

77586 - 753

Did you travel more than 50 miles to attend? If so, did you stay at an area hotel? Which one?

Hampton Inn - 3 Quality Inn- 4 Spring Hill Suites – 2 Holiday Inn - 6

"As Clear Lake Area Chamber of Commerce President/CEO, I have worked with the with Bay Area Houston Ballet & Theatre for several years to help cultivate their vision to enhance cultural awareness though performing arts and develop aspiring performers. Bay Area Houston Ballet & Theatre represents a vital role in our community by providing professional, artistic productions to all ages for over 48 years.
The dancing is equivalent to many large ballet companies, and this is because of their incredible artistic staff that is well known in the ballet world. This performing arts experience will be unforgettable for those being exposed to the art of dance and specifically ballet for the first time as well as invaluable to their futures and our community."

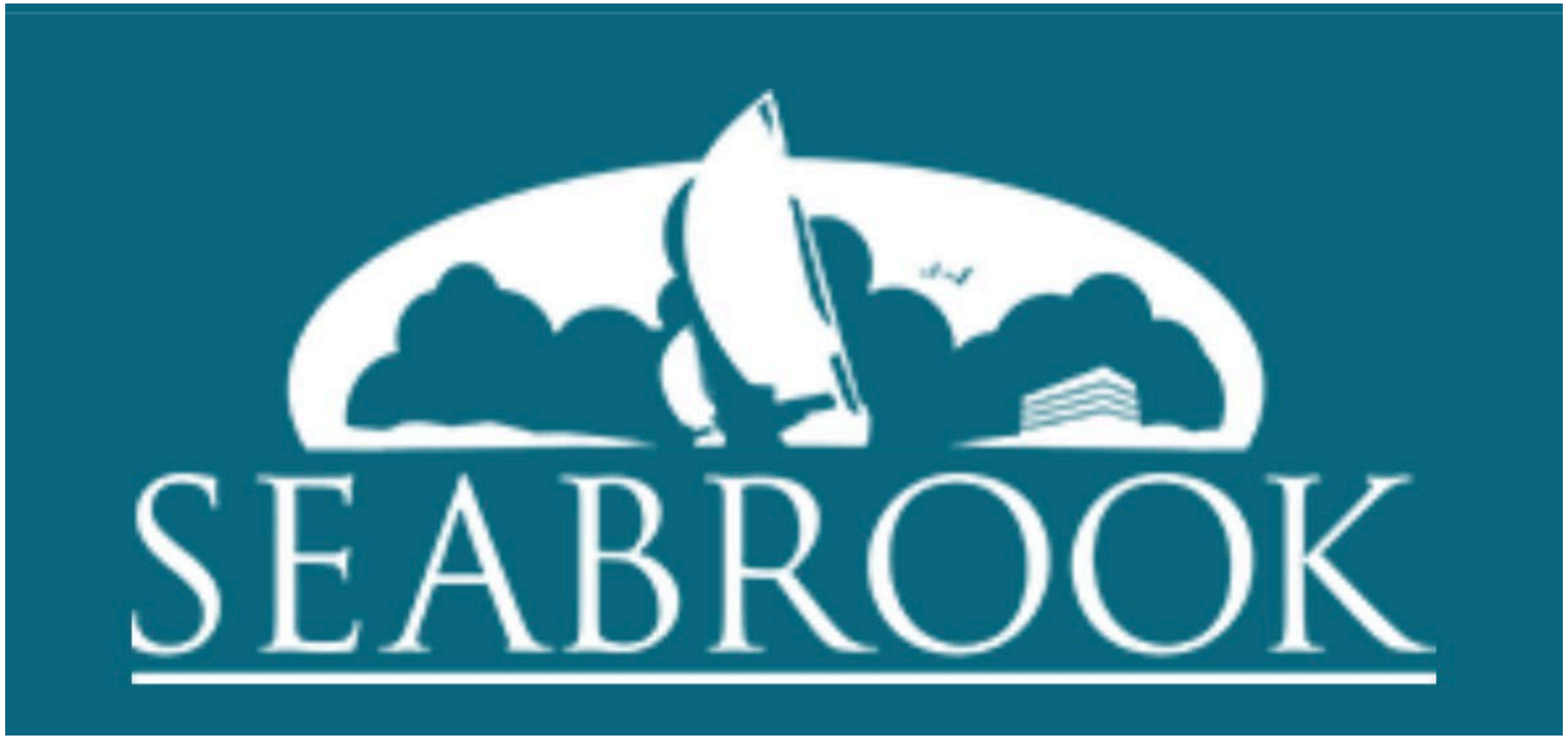
Cindy DeWease,
President|CEO Clear Lake Area Chamber of Commerce



BAHBT has been an institution of the arts in our area for almost 50 years. Beautiful dancers and a staff of volunteers bring professional-level ballet and musical theater performances outside the loop!!

Ken Ballard





We thank you for your partnership and support of the arts.

"50 years of Grace, Passion, and Performance"

BAY AREA HOUSTON BALLET & THEATRE

NELSON MADRIGAL | ARTISTIC DIRECTOR



ARTISTIC PIXELS

Tutu Run

June 14, 2025
David Bruan Park, Nassau Bay

Kick Off

September 5, 2025 - UHCL

Swan Lake

October 10-12, 2025 - UHCL

Sugar Plum Gala

November 22, 2025
South Shore Harbour Resort

The Nutcracker

December 5-21, 2025 - UHCL

Our 50th Celebration

January 31, 2026 - Lone Star Flight Museum

Our Golden Hour

THE BEST OF BAHBT MIXED REPERTOIRE
Lynette Mason Gregg Black Box

Oklahoma!

April 24-26/May 1-3, 2026 - UHCL

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Patty
Primary Contact's Last Name	Eng
Organization/Group Name	LYC Concours Corporation
Street Address	2511 NASA Parkway, Suite 104

Mailing Address	2511 NASA PARKWAY, SUITE 104
City	Seabrook
State	Texas
Zip Code	77586
Phone Number	713-521-0105
Email Address	patty@keels-wheels.com
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	Yes
Please upload your FY25/26 post event report	Seabrook Post Event Report.pdf
How did your event capture the impact of overnight stays in Seabrook?	• Hotel room blocks • Other
Please Specify	SpringHill Suites a unique room rate for Keels & Wheels participants that was not given to anyone else staying there at the same time. They only had to look up guests during the Keels & Wheels prep and show dates with that rate to know who was there for Keels & Wheels. We also had two blocks at SpringHill, one for rooms we were paying for and one for rooms with Keels & Wheels guests who covered their own expenses.
Approximately how many Seabrook room nights were a direct result of your event/program?	76 - 125 room nights

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Keels & Wheels Concours d Elegance
Funding Requested	$60,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Keels & Wheels Concours d'Elegance is a classic car and antique boat show that draws exhibitors and visitors from around the United States each year to Lakewood Yacht Club in Seabrook since 1996. For its 31st Year in 2027, Keels & Wheels will feature the popular personal luxury car Ford Thunderbird as the marque. From antiques to exotics, there are plenty of vehicles to enjoy and see up close, many being shown in public for the first time. The antique boats that come to Keels & Wheels are not only beautiful but often rare wooden hulled crafts that are shown in the Inner Harbor or on trailers. As described in the 2026 Post Event Report, more than 6000 people attended the show and we anticipate this many and more to come in 2027. With 1,400 visitors minimally coming over 50 miles or more to attend, there is a need to have hotel space conveniently located in the area. In 2027, we will work

	with the local hotels to see which ones would like to be listed on the website as preferred and continue to feature them on our website. Most of the exhibitors trailer their cars and boats to the show, driving to the event even from long distances and other states. They need to be at Lakewood for at least three days and choose to stay at local hotels so they are close to all the events.
Event Location(s)	• City of Seabrook
Event Start Date	04/24/2027
Event End Date	04/25/2027
1 day(s)	
Expected Attendance	6000
Event/Program Budget	Keels & Wheels HOT Funds Budget Proposal 2027.pdf
Marketing Plan	Keels and Wheels Marketing Plan 2027.pdf
Hotel Impact Plan	Hotel Impact Plan 2027.pdf
Hotel Impact Report	Hotel Impact Report for 2027 HOT Funds Appllication.pdf
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	SpringHill Suites sets a specific price per night for Keels & Wheels guests. Anyone not participating in the show received a different rate to assist the hotel in recognizing the Keels & Wheels guests. We will work with other Seabrook hotels to see if they can adopt something similar. We call SpringHill Suites or other accommodation locations individual to collect the numbers of their guests who attended Keels & Wheels.

Please identify the amount of funds anticipated to be received from other organizations.

City of Kemah	$0.00
City of League City	$0.00
City of La Porte	$0.00
City of Nassau Bay	$50,000.00
Additional Sponsorships	$250,000 - Kevin Brady & AutoFame, John Burkland & TASC, Richard Levy, Big Star Cadilla,c Jon & Jacqueline Hodges, Charitable Organization, Nassau Bay Resorts LLC, Garage Ultimate, Marine Max,Yachts, Big Mahi Marine Transport, Chris Peters State Farm, DC Powersports, Dockside Development & Construction, Doug & Marie McKeige Family Trust, DriverSource, Faramano, Galati Yachts, Hagerty Drivers Club LLC, Houston Jet Direct, Leaf Home Water Solutions, Martha Turner Sotheby's,

	Nautique Boats, Northwest Construction, RCR3 Designs, Ron Hoover Marine, Texas Elite Auto Showcase, Texas Financial Advisors, The Baldwin Group, Tuxedo Wood, Weekend Drive Garage, Y.E.S. Yacht Equipment Services, Capital Bank, K Constructors, Maudlin & Sons, Results Xtreme, Titanium Tequila, Lakeside Yachting Center Inc., Stellar Bank
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/12/2026

Keels and Wheels Concours d'Elegance
April 24 & 25, 2026
Lakewood Yacht Club, Seabrook, TX

DRAFT BUDGET
Hotel Occupancy Tax Funding for 2027
Prepared for The City of Seabrook
As of June 11, 2026

Budget Status Overview

The draft budget below for Keels & Wheels FY 2027 Hotel Occupancy Tax funding sponsorship includes the FY 2026 budget that was submitted with the FY 2026 Post-Event Report. It is provided with a recent snapshot of profit and loss in its current state but not its final form.

An additional column labeled FY 2027 has been added to show the anticipated starting point for next year's budget.

Why the FY 2026 Figures Remain Draft

As noted in the FY 2026 Post-Event Report, the financials for the April 2026 event are not yet final. Some revenue is still being collected, and some expenditures have not yet been paid.

Historically, it takes about 60 days after the event to resolve most outstanding items. That milestone will not be reached until around the end of June, so the FY 2026 profit-and-loss figures shown here should still be considered draft.

Why the FY 2027 Budget Also Remains Draft

Because the next fiscal year's budget is based on the previous year's budget, the FY 2027 budget should also be considered draft.

In addition to the FY 2026 financials not yet being finalized, there are still outstanding issues that must be addressed before the budget for the next year can be completed. LYC Concours Corporation's new fiscal year begins on September 1, 2026. The final budget will be prepared and presented for approval at the August Board meeting.

Sponsorship Strategy and Funding Request

Because Keels & Wheels did not meet its anticipated sponsorship revenue for FY 2026, the Board is shifting its focus toward national sponsors and larger local sponsors to help meet 2026 funding thresholds and support measured growth.

To build on this effort, we are requesting an additional $10,000 in funding from the City of Seabrook to expand the social media advertising used in FY 2026 and reach more potential exhibitors, sponsors, and visitors. The results of the FY 2026 social media

campaign were encouraging, and we believe increased investment will produce even stronger results.

The plan is to strengthen our social media presence so that we can show new national sponsors our capabilities of promoting their companies as major sponsors. We already have two large sponsors in conversation now and hope to close on those prospects by the beginning of FY 2027.

Keels & Wheels Concours d'Elegance

FY 2026 P&L with Draft 2027 Budget (Final Numbers Not Available Yet)

September 2025 - August 2027

Category	HOT Eligible	FY 2026 Budget	FY 2026 Actuals	FY 2026 Actuals	FY 2027 Budget
REVENUE					
Sponsors / Donations		420,000.00	307,293.00	307,293.00	420,000.00
Advertisers		0.00	0.00	0.00	0.00
Exhibitors		18,750.00	16,850.00	16,850.00	18,750.00
Ticket Sales		109,977.98	82,498.42	82,498.42	109,977.98
Auction / Special Event		35,493.00	28,327.00	28,327.00	35,493.00
Merchandise / Other		10,000.00	5,000.00	5,000.00	10,000.00
Total Revenue		**594,220.98**	**439,968.42**	**439,968.42**	**594,220.98**
EXPENSES					
Regis/Supplies / Merch / Other	Yes	7,510.29	8,498.52	8,498.52	7,510.29
Trophies / Plaques	No	11,000.00	9,305.91	9,305.91	11,000.00
Signage	Yes	216.00	370.00	370.00	216.00
Website	Yes	4,400.00	4,400.00	4,400.00	4,400.00
Entertainment	No	6,250.00	8,750.00	8,750.00	6,250.00
Volunteers / Judges	No	14,500.00	11,870.17	11,870.17	14,500.00
Transport	No	20,000.00	18,760.00	18,760.00	20,000.00
Shuttles	Yes	17,753.00	17,753.00	17,753.00	17,753.00
Security & Safety	No	12,600.00	12,600.00	12,600.00	12,600.00
Advertising / Print / Program	Yes	11,095.00	10,895.00	10,895.00	11,095.00
Mkt / Ad / Promo / Social / Photo	Yes	32,536.73	34,036.73	34,036.73	42,536.73
Rentals	No	64,720.00	64,340.00	64,340.00	64,720.00
Facility / Food & Beverage Fees	No	100,690.00	113,190.00	113,190.00	100,690.00
Marketing / Contracted Services	No	30,753.45	29,355.33	29,355.33	30,753.45
Operating / Admin	No	202,472.43	160,467.67	160,467.67	202,472.43
Total Expenses		**536,496.90**	**504,592.33**	**504,592.33**	**546,496.90**
Net Income / (Loss)		**57,724.08**	**-64,623.91**	**-64,623.91**	

Keels and Wheels Concours d'Elegance
April 24 & 25, 2026
Lakewood Yacht Club, Seabrook, TX

MARKETING PLAN
Hotel Occupancy Tax Funding for 2027
Prepared for The City of Seabrook
As of June 11, 2026

Social & Online Media Marketing – Geographic Targeting

Keels & Wheels will expand the Geographic Targeting to hit a wider radius of the Greater Houston area as well as the Dallas-Fort Worth Metroplex, the San Antonio-New Braunfels Metropolitan Statistical Area, and the Austin-Round Rock-San Marcos Metropolitan Statistical Area.

Keels & Wheels will again work with Thaker Management with boosted geographic targeting social media advertising through Facebook, Instagram, and YouTube. (See Post Event Report for 2026 details and outcomes.)

Keels & Wheels will also engage in year-around social media posts for general information, exhibitor recruitment, potential sponsor engagement, sponsor promotion, and visitor attraction in the expanded geographic targeted areas.

Keels & Wheels will continue to post local hotels on the Keels & Wheels website. For those who wish to be a preferred accommodation, we will also promote them on social media utilizing the geographic targeting areas listed above.

Keels & Wheels website includes the City of Seabrook logo with the hyperlink throughout to support and promote the host city and event partner.

Connected TV/Streaming –Targeted Cities

Keels & Wheels will expand the targeted cities for the connected tv/streaming to focus on additional cities in the Greater Houston Area as well as those in selected major metropolitan areas in the state.

My Car Story with Lou – Lou Costabile

Lou Costabile of *My Car Story with Lou* is returning to Keels & Wheels in 2027. Lou Costabile, host of the hit "My Car Stories with Lou," made his Keels & Wheels debut—and left a lasting impression. With more than 81 million YouTube views, Lou has built a national following through his engaging interviews with car owners from coast to coast. His quick wit, natural charm, and deep automotive knowledge bring every story to life, capturing the passion behind some truly remarkable cars and the people who own them. Lou will return to the Houston area in late fall or early winter to meet with local car owners to promote Keels & Wheels along with the interview in each video. We plan to work with City Hall to do at least one of the pre-show videos there or at another key Seabrook

location. He will also be at Keels & Wheels for the preparation and show days to cover this Keels & Wheels covered Lou's expenses for this trip and gained the valuable videos for show promotion. His pre-show postings will go out to his 585,000 followers on Facebook and 151,000 subscribers on YouTube. His Microsoft Network views for April 2026 alone were 65 million, so we again expect great coverage with Lou for 2027.

Niche Marketing & Advertising – Targeted Audiences

Keels & Wheels will market with both online and print periodicals that specialize in classic cars and antique boats, cater to car enthusiasts and collectors, promote concours d'elegance, and publicize businesses that service/sell these special vehicles and vessels. Because this group is so unique, it is critical to get information about exhibiting, sponsoring, and visiting at Keels & Wheels more directly than a wide brush stroke.

Keels & Wheels will purchase print and online advertising from niche magazines and professional organizations for classic cars, antique boats, concours d'elegance, and related industries. Keels & Wheels will purposefully include any online option offered by these magazines and organizations to better cover their exclusive audiences.

Keels & Wheels shall reach out to companies sponsoring websites with these same niche markets to provide updated information and additional promotion to increase awareness.

Partnering with Sponsors & Organizations

Keels & Wheels promotes sponsors on our website, through our social media, on signs at the show, and in the event program. We also partner with our sponsors to have them promote us through their marketing vehicles including websites or social media. They also place show posters or table tents in their businesses to advertise the show. Sponsors receive complimentary tickets in their packages to share with customers, partners, and colleagues for show attendance.

The Seabrook Mayor gets to select and present a trophy for a boat and a car during the show.

Saltwater-Recon provides 24 hour livestream of Keels & Wheels during the show.

Keels & Wheels is a member the Clear Lake and the League City Chambers of Commerce and utilizes their offered services.

Keels & Wheels also contributes complimentary tickets for door prizes and silent auction events for local schools and other nonprofit organizations.

Direct Marketing

Keels & Wheels utilizes eBlasts through Constant Contact to reach out to previous show participants.

Keels & Wheels will again work with the local Chambers of Commerce to eBlast information to their constituents about sponsorship, exhibition, and participation.

Printed Materials

Keels & Wheels will provide a sign to hang above NASA Parkway in Seabrook to promote the show.

Keels & Wheels produces an abundance of printed materials including Save-the-Date push cards, posters, table tents, sponsor brochures, and other information documents for promotion. Additionally, Keels & Wheels creates registration materials for exhibitors, sponsors, judges, special guests, and visitors. We purposely place the official City of Seabrook logo on each item created to promote the city.

Keels & Wheels event program features Seabrook's logo on the cover, a city ad, a letter from the mayor, and listing of the city as a sponsor.

Potential Marketing Opportunities

Keels & Wheels would welcome any of the following opportunities, even though they are not currently planned: podcasts, television stories, local news coverage, online news and community entities, state/national news and magazine articles, or other promotional activities.

Keels and Wheels Concours d'Elegance
April 24 & 25, 2026
Lakewood Yacht Club, Seabrook, TX

HOTEL IMPACT PLAN
Hotel Occupancy Tax Funding for 2027
Prepared for The City of Seabrook
As of June 12, 2026

Keels & Wheels 2026 Attendance

2026 Attendees: 6,000
Number Coming 50 Miles or More: 1,400 (most likely to stay in a hotel)
Home Locations: 30 States (including Alaska and Hawaii) and the country of Mexico

Keels & Wheels participants come from all over the country as exhibitors, judges, sponsors, special guests, and visitors every year. In 2026, this included 30 states and Mexico. There were 1400 who came from 50 miles or more. These are the most likely to stay in a hotel, especially those who have to be there from the set-up day (Friday) to burn out at the end of the show on Sunday.

For the show in 2026, SpringHill Suites served as the official host hotel for Seabrook during the event. Keels & Wheels secured two room blocks at special rates: one designated for VIPs and Special Guests, and another for Class Judges, Exhibitors, and Visitors. Accommodations for VIPs and Special Guests are covered by Keels & Wheels, while guests in the second block are responsible for their own costs but benefit from the discounted rate. SpringHill Suites is able to track all Keels & Wheels attendees lodging at the hotel through this show exclusive rate, regardless of their block assignment.

Guests enjoy using SpringHill Suites because of its proximity to the Lakewood Yacht Club. TravelZone, Keels & Wheels contracted shuttle company has a stop there to pick up guests. Many guests walk to the event from the hotel, especially since the police officers we have provide safe crossing across NASA Road 1. SpringHill Suites provides special amenities to our guests such as placing the judges' packets in the appropriate rooms and/or have the packets for them at the front desk.

SpringHill Suites Total Room Nights: 115 (Nights of April 23 – 26, 2026)

Keels & Wheels has already reached out to SpringHill Suites with the 2027 date. As next year's show planning has only just started, we will be working with SpringHill later this

summer to confirm the two blocks of rooms as in 2026 and any additional procedures as needed.

Because Seabrook hotels are featured on the website with conveniently embedded links, guests can select which hotels they choose to stay at. With the large number of guests living 50 miles or more from Seabrook, they do use local hotels to conveniently attend Keels & Wheels. Not all the hotels have easy ways to records which visitors are there to visit Keels & Wheels. Some require that events pay for blocked rooms, which we can't do beyond SpringHill. SpringHill Suites' solution of creating a unique room rate that is not used for anyone else is an easy and efficient way to determine who is here for this event.

We will work with Seabrook hotels to confirm which ones want to be preferred hotels. SpringHill focuses on reserving rooms for judges and exhibitors until mid-March which leaves an opportunity for other lodging to be used for visitors who want to make reservations before then or who want to use their points at other locations..

Preferred hotels would agree to do the following:

- Offer a special rate for Keels & Wheels participants. We will encourage them to use a rate not offered to anyone else for management to easily track the guests who are there for Keels & Wheels. As some of these hotels work with their national corporate offices, they are not always allowed to add a code to track. However, they seem to have more flexibility a special rates. That stills offers an electronic tracking system.
- Help Keels & Wheels count hotel guests who are attending the show.
- Provide Keels & Wheels with opportunities to advertise the show at or through their hotel.

Preferred hotels will be:

- Designated as such on our website,
- Featured in our social media, and,
- The first ones recommended to those potential visitors asking about accommodations.

Keels and Wheels Concours d'Elegance
30th Anniversary
April 25 & 26, 2026
Lakewood Yacht Club, Seabrook, TX

Hotel Impact Report 2026
Prepared for The City of Seabrook
From the 2026 Post Event Report

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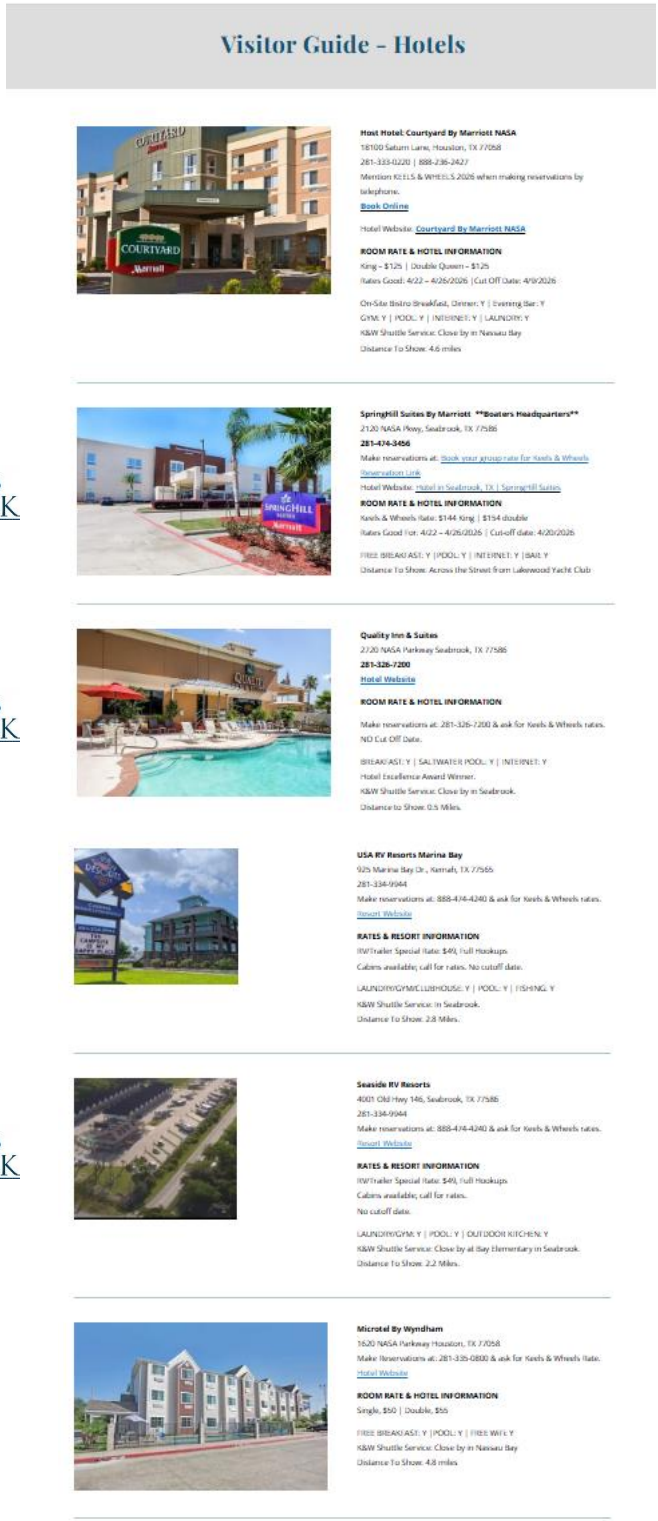
[Hotels - Keels & Wheels](https://keels-wheels.com/hotels/) (https://keels-wheels.com/hotels/)

Keels & Wheels listed local accommodations on our website for participants and visitors.





Kemah Edgewater Hotel
3636 NASA Parkway Seabrook, TX
Make Reservations at: 281-326-7300 & ask for Keels & Wheels Rate.

ROOM RATE & HOTEL INFORMATION
King/Queen $119 | Suite $139 | Dogs $10/day (limit 2)
Cutoff Date: 04/15/2024
FREE BREAKFAST: Y | POOL: Y | FREE WiFi: Y | MEDIA ROOM: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 2.2 miles



Melrose @ Seabrook, BW Signature Collection
(formerly Captain Inn & Suites)
2901 NASA Parkway Seabrook, TX 77586
Make Reservations at: 281-326-3301 & ask for Keels & Wheels Rate.
Website

HOTEL INFORMATION:
$79, Complimentary Breakfast Buffet & Pet Friendly
INDOOR POOL: Y | FREE WiFi: Y | FREE PARKING: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 0.9 Miles



Extended Stay America Houston NASA John Space Center
1410 NASA Parkway, Houston, TX 77058
Make Reservations at: 281-333-9494 & ask for Keels & Wheels Room/Rate.
Hotel Website: Houston, TX - Houston - NASA - Johnson Space Center Hotel | Extended Stay America

ROOM RATE & HOTEL INFORMATION
$85 for Single Studio King, +$5 for Additional Adult
Cut Off Date: 04/02/2024
FULL KITCHEN: Y | FREE WiFi: Y | GRAB & GO BREAKFAST: Y
Across from Space Center Houston
K&W Shuttle Service: Close by in Nassau Bay
Distance To Show: 4.9 Miles



The Old Parsonage Guest House
1113 Hall St. Seabrook, TX 77586
Make Reservations by calling or texting: 713-206-1105.
Website

Snacks: Y | Internet: Y | Fully Furnished with Linens: Y
K&W Shuttle Service: Close by at Bay Elementary in Seabrook
Distance To Show: 0.7 miles



Beacon Hill Bed & Breakfast
3701 NASA Parkway Seabrook, TX 77586
Make reservations by calling: 281-326-7643
Website

BREAKFAST: Y | INTERNET: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 1.3 miles



Hampton Inn Houston NASA-Johnson Space Center
3000 NASA Rd. One Seabrook, TX 77586
281-532-9200
Website

ROOM RATES & HOTEL INFORMATION
No Keels & Wheels Rate.
FREE BREAKFAST: Y | INTERNET: Y | PETS: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 0.8 miles



Holiday Inn Express
2710 E NASA Parkway, Seabrook, TX 77586
1-888-465-4329 | 281-942-5600
Book online at: Hotels in Seabrook, TX Near NASA | Holiday Inn Express & Suites Houston NASA - Seabrook (ihg.com)

ROOM RATES & HOTEL INFORMATION
No Keels & Wheels Rate.
FREE BREAKFAST: Y | INTERNET: Y | PETS: N
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 0.7 miles

Keels and Wheels Concours d'Elegance
30th Anniversary
April 25 & 26, 2026
Lakewood Yacht Club, Seabrook, TX

Hotel Occupancy Tax Funding Post-Event Report
Prepared for The City of Seabrook

SECTION 1: EVENT OVERVIEW

The 30th Anniversary of the Keels & Wheels Concours d'Elegance returned to Seabrook, Texas, on April 25–26, 2026, at the scenic Lakewood Yacht Club. This year's event showcased 180 classic automobiles and 30 vintage boats, beautifully displayed throughout the Lakewood grounds and Inner Harbor. From antiques and hot rods beneath the oak trees to exotics and race cars showcased under the main tent, enthusiasts enjoyed a diverse and impressive collection of vehicles throughout the weekend. The remarkable collection of boats—both wooden and fiberglass—was equally impressive. Distinctive cruisers, runabouts, sailboats, and powerful high-performance vessels filled the Lakewood waters, showcasing a striking blend of elegance and strength.

The Space City Mustang Club did a one day show within a show with 25 of their best on the West Dock.

Special thanks goes to Texas Outlaw Challenge who brought their high performance boats to dock along the harbor bulkheads.

Featured Car Marque:
Shelby



Car Club Display:
Space City Mustang Club



Featured Boat Marques:

Century – 100 Years,



Riva – 25 Years Riva USA,



High Performance Boats





For its 30th Anniversary celebration, Keels & Wheels was honored to welcome back Aaron Shelby, grandson of legendary race car driver, designer, and entrepreneur Carroll Shelby. A member of the Carroll Shelby International board, Aaron serves as the Shelby American liaison to Ford Motor Company and co-president of the Carroll Shelby Foundation. His involvement highlights the event's dedication to celebrating Carroll Shelby's enduring legacy in racing and the development of some of the world's most iconic performance vehicles.

Lou Costabile, host of the hit "My Car Stories with Lou," made his Keels & Wheels debut— and left a lasting impression. With more than 81 million YouTube views, Lou has built a national following through his engaging interviews with car owners from coast to coast. His quick wit, natural charm, and deep automotive knowledge bring every story to life, capturing the passion behind some truly remarkable cars and the people who own them. (See more about Lou in the social media section of this report.)



2026 Attendees: 6,000
Number Coming 50 Miles or More: 1,400 (most likely to stay in a hotel)
Home Locations: 30 States (including Alaska and Hawaii) and the country of Mexico

Keels & Wheels plays an important role in supporting the local Seabrook economy by partnering with area businesses that provide the services, materials, and expertise needed to bring the event to life. In support of the show, Keels & Wheels made direct purchases from a wide range of local companies and organizations, including SpringHill Suites, Lakewood Yacht Club, Crown Trophy, Your Printing Now, CCISD Bay Elementary School and Seabrook Intermediate School (for parking), Lakeside Yachting Center, TravelZone, Spec's, Seabrook Kroger, Mario's Pizza, Seabrook Flowers, and Dollar Tree. These investments totaled thousands of dollars in goods and services such as accommodations, office space, trophies, transportation, marketing materials, and event registration supplies.

Local companies also contributed to Keels & Wheels through generous financial and in-kind support, including TASC, Omkar Group, The Yard, and Marine Max. Beyond these

direct partnerships, the economic impact extends even further, as Keels & Wheels visitors and participants generate additional revenue for the community through their patronage of local hotels, restaurants, shops, and other businesses throughout Seabrook.

Finally, it is with deep sadness that Keels & Wheels recognizes the passing of our beloved founder, Bob Fuller, in September 2025. During this year's show, we proudly honored Bob's legacy at both the awards ceremonies and the Founders' Banquet. Three decades ago, Bob, alongside Paul Merryman, established the Keels & Wheels Concours d'Elegance with a vision to create a premier showcase of classic cars and antique boats in the Clear Lake area — a vision that continues to thrive today.

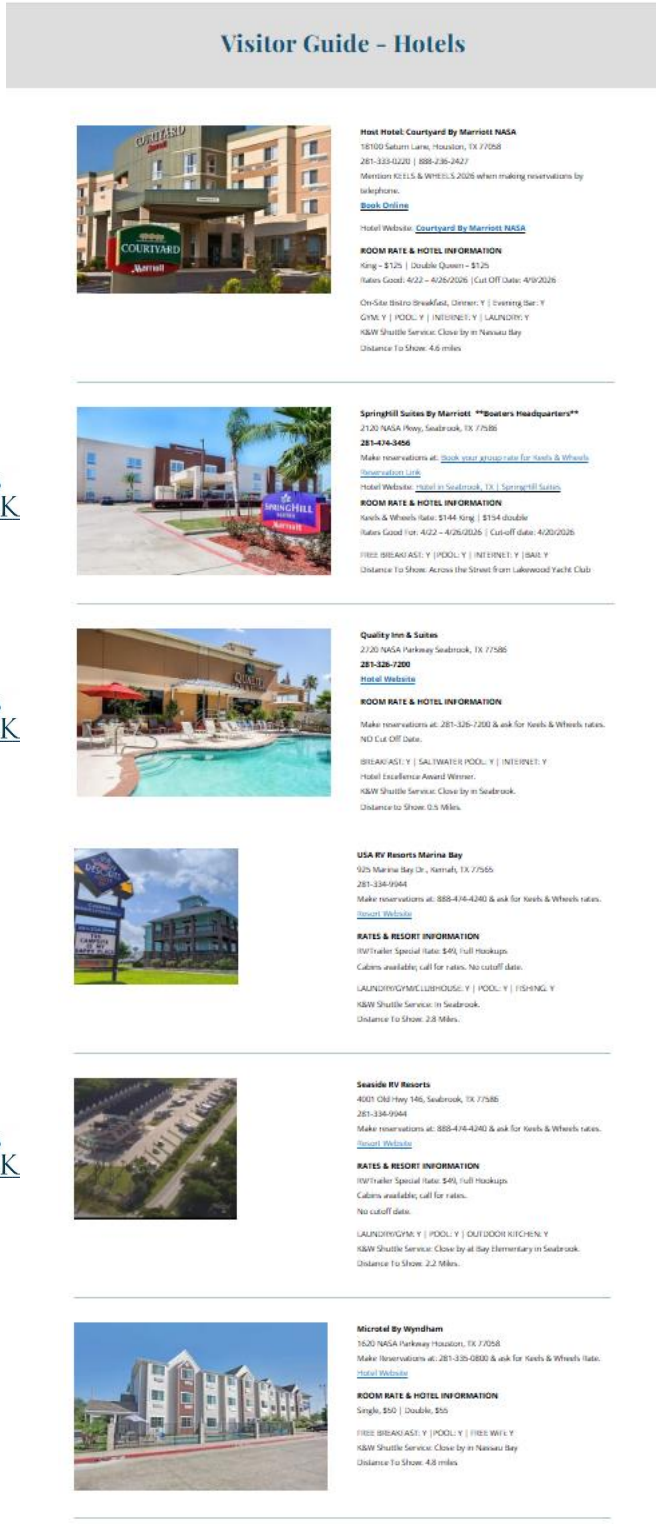
In tribute to his enduring passion and commitment, the Keels & Wheels Board has established the Bob Fuller Legacy Scholarship Fund, supporting local students pursuing studies in automotive design, mechanics, and technology. To date, the fund has raised $11,375, and during this year's event, one deserving student was awarded a $1,000 scholarship to further his automotive mechanic education.



SECTION 2: HOTELS

Hotels - Keels & Wheels (https://keels-wheels.com/hotels/)

Keels & Wheels listed local accommodations on our website for participants and visitors.



Visitor Guide – Hotels

Host Hotel: Courtyard By Marriott NASA
18100 Saturn Lane, Houston, TX 77058
281-333-0220 | 888-236-2427
Mention KEELS & WHEELS 2026 when making reservations by telephone.
Book Online
Hotel Website: Courtyard By Marriott NASA
ROOM RATE & HOTEL INFORMATION
King – $125 | Double Queen – $125
Rates Good: 4/22 – 4/26/2026 | Cut Off Date: 4/9/2026
On-Site Bistro Breakfast, Dinner: Y | Evening Bar: Y
GYM: Y | POOL: Y | INTERNET: Y | LAUNDRY: Y
K&W Shuttle Service: Close by in Nassau Bay
Distance To Show: 4.6 miles

SpringHill Suites By Marriott **Boaters Headquarters**
2120 NASA Pkwy, Seabrook, TX 77586
281-474-3456
Make reservations at: Book your group rate for Keels & Wheels Reservation Link
Hotel Website: Hotel in Seabrook, TX | SpringHill Suites
ROOM RATE & HOTEL INFORMATION
Keels & Wheels Rate: $144 King | $154 double
Rates Good For: 4/22 – 4/26/2026 | Cut-off date: 4/20/2026
FREE BREAKFAST: Y | POOL: Y | INTERNET: Y | BAR: Y
Distance To Show: Across the Street from Lakewood Yacht Club

SEABROOK

Quality Inn & Suites
2720 NASA Parkway Seabrook, TX 77586
281-326-7200
Hotel Website
ROOM RATE & HOTEL INFORMATION
Make reservations at: 281-326-7200 & ask for Keels & Wheels rates.
NO Cut Off Date.
BREAKFAST: Y | SALTWATER POOL: Y | INTERNET: Y
Hotel Excellence Award Winner.
K&W Shuttle Service: Close by in Seabrook.
Distance to Show: 0.5 Miles.

SEABROOK

USA RV Resorts Marina Bay
925 Marina Bay Dr., Kemah, TX 77565
281-334-9944
Make reservations at: 888-474-4240 & ask for Keels & Wheels rates.
Resort Website
RATES & RESORT INFORMATION
RV/Trailer Special Rate: $49, Full Hookups
Cabins available; call for rates. No cutoff date.
LAUNDRY/GYM/CLUBHOUSE: Y | POOL: Y | FISHING: Y
K&W Shuttle Service: In Seabrook.
Distance To Show: 2.8 Miles.

Seaside RV Resorts
4001 Old Hwy 146, Seabrook, TX 77586
281-334-9944
Make reservations at: 888-474-4240 & ask for Keels & Wheels rates.
Resort Website
RATES & RESORT INFORMATION
RV/Trailer Special Rate: $49, Full Hookups
Cabins available; call for rates.
No cutoff date.
LAUNDRY/GYM: Y | POOL: Y | OUTDOOR KITCHEN: Y
K&W Shuttle Service: Close by at Bay Elementary in Seabrook.
Distance To Show: 2.2 Miles.

SEABROOK

Microtel By Wyndham
1620 NASA Parkway Houston, TX 77058
Make Reservations at: 281-335-0800 & ask for Keels & Wheels Rate.
Hotel Website
ROOM RATE & HOTEL INFORMATION
Single, $50 | Double, $55
FREE BREAKFAST: Y | POOL: Y | FREE WIFI: Y
K&W Shuttle Service: Close by in Nassau Bay
Distance To Show: 4.8 miles



Kemah Edgewater Hotel
3636 NASA Parkway Seabrook, TX
Make Reservations at: 281-326-7300 & ask for Keels & Wheels Rate.

ROOM RATE & HOTEL INFORMATION
King/Queen $119 | Suite $139 | Dogs $10/day (limit 2)
Cutoff Date: 04/15/2024
FREE BREAKFAST: Y | POOL: Y | FREE WiFi: Y | MEDIA ROOM: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 2.2 miles



Melrose @ Seabrook, BW Signature Collection
(formerly Captain Inn & Suites)
2901 NASA Parkway Seabrook, TX 77586
Make Reservations at: 281-326-3301 & ask for Keels & Wheels Rate.
Website

HOTEL INFORMATION:
$79, Complimentary Breakfast Buffet & Pet Friendly
INDOOR POOL: Y | FREE WiFi: Y | FREE PARKING: Y
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Distance To Show: 0.9 Miles



Extended Stay America Houston NASA John Space Center
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Hotel Website: Houston, TX - Houston - NASA - Johnson Space Center Hotel | Extended Stay America

ROOM RATE & HOTEL INFORMATION
$85 for Single Studio King, +$5 for Additional Adult
Cut Off Date: 04/02/2024
FULL KITCHEN: Y | FREE WiFi: Y | GRAB & GO BREAKFAST: Y
Across from Space Center Houston
K&W Shuttle Service: Close by in Nassau Bay
Distance To Show: 4.9 Miles



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Website

Snacks: Y | Internet: Y | Fully Furnished with Linens: Y
K&W Shuttle Service: Close by at Bay Elementary in Seabrook
Distance To Show: 0.7 miles



Beacon Hill Bed & Breakfast
3701 NASA Parkway Seabrook, TX 77586
Make reservations by calling: 281-326-7643
Website

BREAKFAST: Y | INTERNET: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 1.3 miles



Hampton Inn Houston NASA-Johnson Space Center
3000 NASA Rd. One Seabrook, TX 77586
281-532-9200
Website

ROOM RATES & HOTEL INFORMATION
No Keels & Wheels Rate.
FREE BREAKFAST: Y | INTERNET: Y | PETS: Y
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 0.8 miles



Holiday Inn Express
2710 E NASA Parkway, Seabrook, TX 77586
1-888-465-4329 | 281-942-5500
Book online at: Hotels in Seabrook, TX Near NASA | Holiday Inn Express & Suites Houston NASA - Seabrook (ihg.com)

ROOM RATES & HOTEL INFORMATION
No Keels & Wheels Rate.
FREE BREAKFAST: Y | INTERNET: Y | PETS: N
K&W Shuttle Service: Close by in Seabrook
Distance To Show: 0.7 miles

SpringHill Suites served as the official host hotel for Seabrook during the event. Keels & Wheels secured two room blocks at special rates: one designated for VIPs and Special Guests, and another for Class Judges, Exhibitors, and Visitors. Accommodations for VIPs and Special Guests are covered by Keels & Wheels, while guests in the second block are responsible for their own costs but benefit from the discounted rate. SpringHill Suites is able to track all Keels & Wheels attendees lodging at the hotel through this show exclusive rate, regardless of their block assignment.

Guests enjoy using SpringHill Suites because of its proximity to the Lakewood Yacht Club. TravelZone, Keels & Wheels contracted shuttle company has a stop there to pick up guests. Many guests walk to the event from the hotel, especially since the police officers we have provide safe crossing across NASA Road 1. SpringHill Suites provides special amenities to our guests such as placing the judges' packets in the appropriate rooms and/or have the packets for them at the front desk.

SpringHill Suites Total Room Nights: 115 (Nights of April 23 – 26, 2026)

Because Seabrook hotels are featured on the website with conveniently embedded links, guests can select which hotels they choose to stay at. With the large number of guests living 50 miles or more from Seabrook, they do use local hotels to conveniently attend Keels & Wheels. Not all the hotels have easy ways to records which visitors are there to visit Keels & Wheels. Some require that events pay for blocked rooms, which we can't do beyond SpringHill. SpringHill Suites' solution of creating a unique room rate that is not used for anyone else is an easy and efficient way to determine who is here for this event.



SECTION 3: BUDGET & EXPENDITURES

As Keels & Wheels was held on April 25–26, some expenses are still in the process of being finalized and paid, and additional revenue is still being collected. Accordingly, the attached budgets, expenditures, and revenue figures are estimates based on anticipated costs and collections. We expect to have finalized totals later this summer.

Keels & Wheels Concours d'Elegance

FY 2026 Budget vs. Actuals to date (Final Numbers Not Yet Available)

September 2025 - August 2026

Category	HOT Eligible	FY 2026 Budget	FY 2026 Actuals	Var. - Pos/(Neg)
REVENUE				
Sponsors / Donations		420,000.00	307,293.00	(112,707.00)
Advertisers		0.00	0.00	0.00
Exhibitors		18,750.00	16,850.00	(1,900.00)
Ticket Sales		109,977.98	82,498.42	(27,479.56)
Auction / Special Event		35,493.00	28,327.00	(7,166.00)
Merchandise / Other		10,000.00	5,000.00	(5,000.00)
Total Revenue		**594,220.98**	**439,968.42**	**(154,252.56)**
EXPENSES				
Regis/Supplies / Merch / Other	Yes	7,510.29	8,498.52	(988.23)
Trophies / Plaques	No	11,000.00	9,305.91	1,694.09
Signage	Yes	216.00	370.00	(154.00)
Website	Yes	4,400.00	4,400.00	0.00
Entertainment	No	6,250.00	8,750.00	(2,500.00)
Volunteers / Judges	No	14,500.00	11,870.17	2,629.83
Transport	No	20,000.00	18,760.00	1,240.00
Shuttles	Yes	17,753.00	17,753.00	0.00
Security & Safety	No	12,600.00	12,600.00	0.00
Advertising / Print / Program	Yes	11,095.00	10,895.00	200.00
Mkt / Ad / Promo / Social / Photo	Yes	32,536.73	34,036.73	(1,500.00)
Rentals	No	64,720.00	64,340.00	380.00
Facility / Food & Beverage Fees	No	100,690.00	113,190.00	(12,500.00)
Marketing / Contracted Services	No	30,753.45	29,355.33	1,398.12
Operating / Admin	No	202,472.43	160,467.67	42,004.76
Total Expenses		**536,496.90**	**504,592.33**	**31,904.57**
Net Income / (Loss)		**57,724.08**	**-64,623.91**	**(186,157.13)**
HOT FUND ELIGIBLE EXPENSES				
Total HOT Eligible Expenses		73,511.02	75,953.25	
HOT Eligible as % of Total Expenses		13.7%	15.1%	

HOT Funds by the City of Seabrook for FY2026: $50,000

Total Eligible Expenses (estimated): $75,953.53 (Marked above in spreadsheet)
Amount Charged to Seabrook: $50,000.00

HOT Funds were utilized for:
Advertising through social media, print ads in national/regional/local periodicals, event program, streaming television networks, promotional materials, printed materials, website, and eBlasts.
Shuttle Transportation from remote parking areas to event site. (Most parking is offsite.)

Registration materials for exhibitors, sponsors, judges, and special guests.
Signs – Sign over NASA Parkway, directional signs, information signs.

SECTION 4: MARKETING

Marketing Plan

Digital marketing presence through accounts, websites, advertising, and collaborations.
Special Guest: Lou Costabile (see below) from YouTube.
Targeted print advertising in classic car, concours, antique boat, and local periodicals.
Advertising through streaming television platforms.
Printed materials distributed at local businesses, national and regional boat shows, regional classic car events, Chambers of Commerce, event partners, and sponsors.
Event Attendance/Support: Board members, staff, and marketing reps represented/supported Keels & Wheels at special events including classic car shows, boat shows, community meetings, and area fund raisers.

Media/Social Media Geographical Reach

International: Antique & Classic Boat Society (ACBS) *The Rudder* Magazine, ACBS Website, ACBS social media

National: Keels & Wheels Social Media, Facebook advertising, Google ads, Keels & Wheels Website, *AutoFame.com* website (exhibitor registration site), *My Classic Car with Lou* YouTube/Facebook/TikTok channel (Lou Costabile), Saltwater-Recon 24 Hour (show livestream and award ceremonies), Antique Automobile Club of America Central Division Fall Nationals Program, Sports Car Market *Insider's Guide to Concours d'Elegance* ad and article, Sports Car Market *Insider's Guide to Spring Auctions & Events* ad, Chris Craft Antique Boat Club's magazine *The Brass Bell* ad and article, Heartland ACBS Magazine *Mahogany & Chrome* ad and article, *CarShowFOMO @carshowfomo* – YouTube), *DCIROCK23* (@DCIROCK23 – YouTube), *The Flash List Entertainment Guide* (The Flash List.com*)* online site, *Old Ride* (www.oldride.com), *Top 100 Concours d'Elegance* (carcollectorsclub.com), *Just'NTexas Widows Travels* (YouTube @elisacarey9197), *The Classic Motorsports Concours Guide for 2026* (classicmotorsports.com), *Classic Car Shows in America* (americancollectors.com).

Local: NASA Parkway Banner, Clear Lake Chamber of Commerce eBlast, *Life is Good* Magazine ad, Big Star Cadillac Social Media, Big Mahi Marine Social Media, City of Seabrook Official Website Calendar, Nassau Bay Resorts LLC eBlast, Galati Yachts, DC Powersports, Garage Ultimate event and social media, *Tour Texas* (tourtexas.com).

Lou Costabile

As mentioned in Section 1 of this report, Lou Costabile of *My Car Story with Lou*, was the Keels & Wheels 2026 special guest. Lou, who has 585,000 followers on Facebook and over 81 million views of YouTube, interviews car owners across the country, documenting their stories in detailed videos for viewers. Lou came to the Houston area in February 2026 and recorded eight local cars to add these cars to his video collection and to promote Keels & Wheels in each one. He also spent four days in Seabrook covering the show preparation and shoot an anthology video about Keels & Wheels for his channel. Keels

& Wheels covered Lou's expenses for this trip and gained the valuable videos for show promotion.

Social Media
Keels & Wheels utilized the services of the Thaker Management for the months of March and April 2026 as they carried out a digital advertising strategy to raise awareness of Keels & Wheels and promote ticket purchases for the show. Their services included:

- Video production and editing (B-roll and graphic ad creatives)
- Meta (Facebook & Instagram) paid advertising — ticket sales campaigns
- Google / YouTube paid advertising — Demand Generation campaign
- Connected TV (CTV) / Streaming platform advertising
- Social media content and management.

Below are key portions of the post event report that showed the results of their efforts. The full report is available upon request.

Streaming & TV Channels:

Video ads ran on 17 streaming platforms and TV network apps.

Channel / Platform	Spend	Impressions	Unique Households	Completed Views	View-Through Rate
Samsung TV Plus	$474.80	23,438	6,305	23,040	98.30%
Hulu	$346.76	9,452	3,036	9,416	99.62%
Disney+	$213.81	5,866	2,000	5,837	99.51%
NBCU / Peacock	$123.19	4,377	2,104	4,344	99.25%
Fox News	$103.40	6,602	1,653	6,579	99.65%
HBO Max	$66.29	887	217	868	97.86%
ABC13 Houston	$58.46	1,535	416	1,525	99.35%
CNN	$35.66	1,996	517	1,989	99.65%
MSNOW	$27.18	1,833	446	1,830	99.84%
Paramount Streaming	$22.11	794	435	773	97.36%
TNT	$3.33	223	95	222	99.55%
CNBC	$2.99	205	76	204	99.51%
The Weather Channel	$2.65	142	33	140	98.59%
HISTORY	$2.50	145	59	144	99.31%
ESPN	$1.20	34	21	33	97.06%

Channel / Platform	Spend	Impressions	Unique Households	Completed Views	View-Through Rate
Comedy Central	$0.23	11	5	11	100.00%
FOX Sports	$0.02	1	1	1	100.00%

Advertising Analytics & Performance:

Ticket sales campaigns ran through META – 8 ad sets starting April 7 with B-roll video added April 15.

Metric	Total
Total Reach (Unique Accounts)	337,699
Total Impressions	1,095,275
Total Link Clicks	17,924
Total Ad Spend	$9,897.38
Average CPM (Cost per 1,000 Impressions)	$9.04
Average Frequency (per Meta Account)	3.24x

Google / YouTube Demand Generation Campaign:

Campaign ran from April 21 through the event date using discovery placements.

Metric	Total
Campaign Type	Demand Generation (YouTube & Discovery)
Total Impressions	840,148
Click-Through Rate (CTR)	2.98%
Total Clicks	25,016
Total Ad Spend	$3,976.98
Average CPM	$4.73
Average CPC (Cost per Click)	$0.16

Connected TV/Streaming Awareness Campaign:
Houston area households received targeted advertisements across 17 streaming platforms, April 21 – 26.

Metric	Total
Total Spend	$1,484.56
Total Impressions	57,541
Total Unique Households Reached	18,016
Total Completed Views	56,956
Overall View-Through Rate	~99%
Average Cost Per Household	$0.08

Combined Totals: All Platforms

Platform	Total Spend	Total Impressions	Total Clicks / Views
Meta (Facebook & Instagram)	$9,897.38	1,095,275	17,924 link clicks
Google / YouTube (Demand Gen)	$3,976.98	840,148	25,016 clicks
Connected TV / Streaming	$1,484.56	57,541	56,956 completed views

Combined Metric	Total
Total Ad Spend — All Platforms	$15,358.92
Total Impressions — All Platforms	1,992,964
Total Clicks + Completed Views	99,896
Total Unique Households Reached (CTV)	18,016
Total Unique Accounts Reached (Meta)	337,699

Keels & Wheels Advertising and Marketing Samples

3x4 Two Sided Push Card Samples

FRONT



BACK









Antique Automobile
Club of America (AACA) –
½ Page ad in AACA Central Division
Fall Nationals Program

ACBS *The Rudder* Magazine –
Full Page Ad



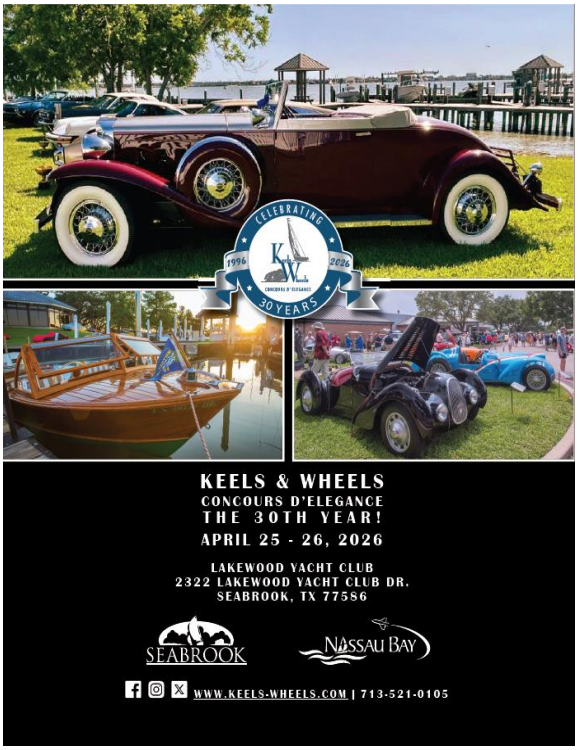
Chris Craft *The Brass Bell* Magazine --
Full Page Ad



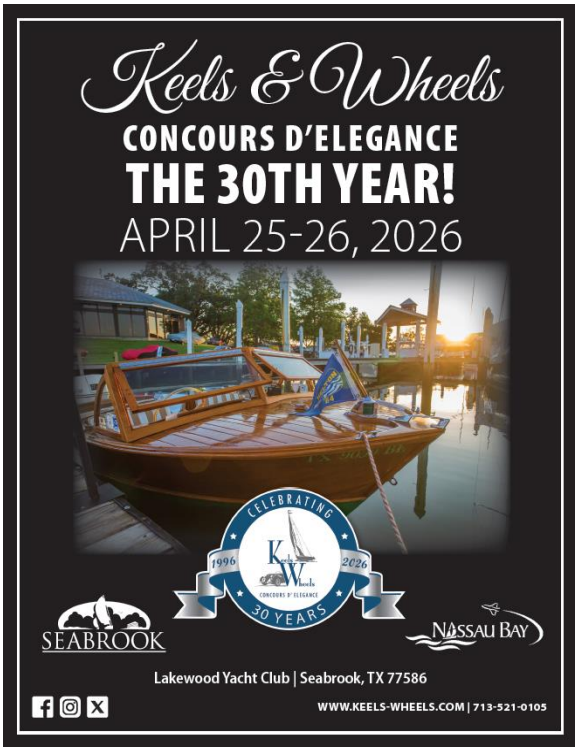
The Brass Bell
Social Media Banner



Life Is Good Magazine & SCM –
Full Page Ads



Heartland ACBS *Mahogany & Chrome* –
Full Page Ad



SCM Spring Events 2026 –
Full Page Ads



Keels & Wheels Poster - AACA
24” x 36”



Sponsorship
Brochure
Cover



Club
Concours
Brochure
Cover



Keels & Wheels Website

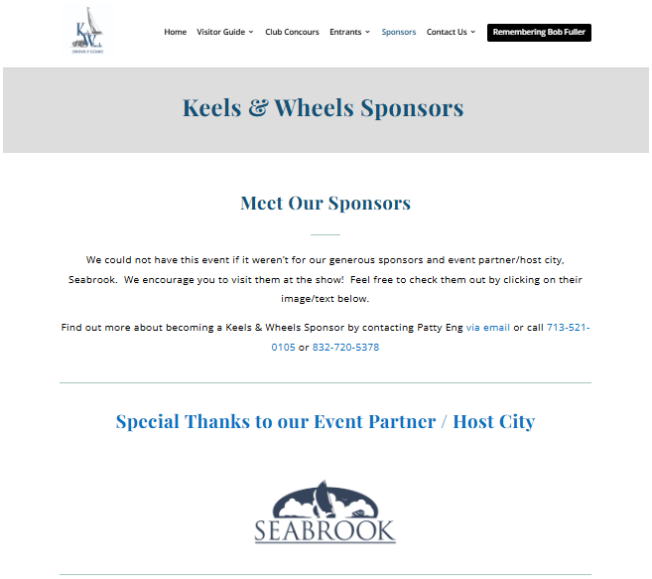
Website Banner



Bottom of Each Page



Top of Sponsor Page





Each Seabrook logo and City of Seabrook button on every page is hyperlinked to: Seabrook, TX - Official Website | Official Website.





Each Seabrook Tourism button is linked to: Visit Seabrook (www.visitseabrook.com).

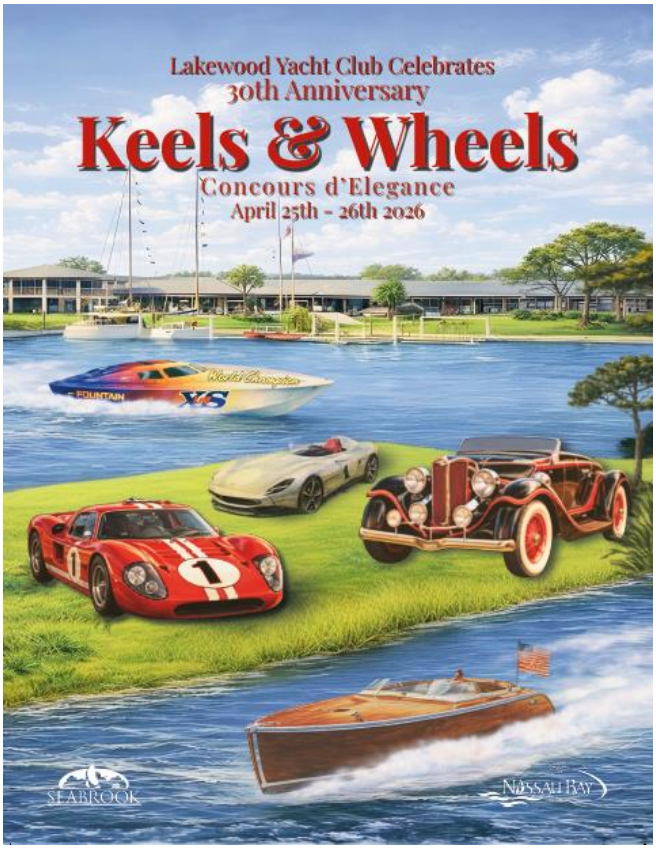
Keels & Wheels Event Program

Keels & Wheels published a 72 page program that contained sponsors, exhibitors, sponsor ads, and other show information. Keels & Wheels printed 750 programs that were directly distributed to exhibitors, sponsors, judges, and special guests. Others were sold at the Keels & Wheels Merchandising Booth. The Marketing Team kept two cases for 2027 sales.

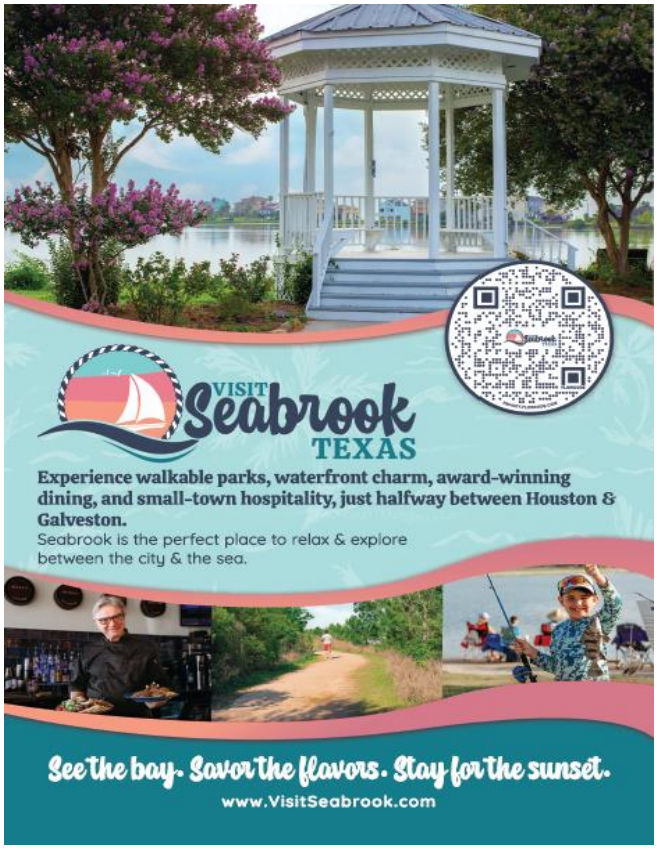
The City of Seabrook logo was featured on the cover. The City of Seabrook ad was on the inside front cover. Additional Seabrook contributions are displayed and indexed below.

Copies of the Keels & Wheels Program are available when requested.

Program Cover



City of Seabrook Ad, Inside Front



Sponsor Listing Pages

SPONSORS

HOST CITY & EVENT PARTNER

City of Seabrook

DIAMOND SPONSOR

Brady Family & AutoFame

PLATINUM SPONSORS

City of Nassau Bay
John Burkland & TASC
Richard Levy
Texas Mattress Makers

GOLD SPONSORS

Big Star Cadillac
Houston Methodist Clear Lake
Nassau Bay Resorts LLC
Shelby American

SILVER SPONSORS

Garage Ultimate
Marine Max Yachts
Saltwater-Recon
The Yard

SPONSORS

BRONZE SPONSORS

Big Mahi Marine Transport
Chris Peters State Farm
DC Powersports
Dockside Development & Construction
DriverSource
Faramano
Galati Yachts
Hagerty Drivers Club, LLC
Houston Jet Direct
K Constructors
La Alteñita
Leaf Home Water Solutions
Nautique Boats
Northwest Construction
RCR3 Designs
Ron Hoover Marine
Texas Elite Auto Showcase
Texas Financial Advisors
The Baldwin Group
Tuxedo Wood
Weekend Drive Garage
Y.E.S. Yacht Equipment Services

SUPPORTERS

Lakeside Yachting Center, Inc.
Stellar Bank

Seabrook Mayor Jim Sweeney Welcome Letter, p. 15

SEABROOK



a note from

JIM SWEENEY

MAYOR OF SEABROOK

what would become the Keels & Wheels Concours d'Elegance. Through their leadership and commitment, a simple idea grew into an extraordinary tradition that continues to bring together automotive and road time enthusiasts from around the world.

Having served on the Keels & Wheels Board of Directors for 17 years, I had the privilege of witnessing firsthand the dedication, teamwork, and volunteer spirit that make this event possible. The members of Lakewood Yacht Club, the Board of Directors, sponsors, and the many volunteers who contribute their time and energy each year are the true engine behind the success of Keels & Wheels.

Over the past three decades, this event has become far more than a showcase of beautifully restored automobiles and historic wooden boats. It has become a celebration of craftsmanship, history, and community. It also reflects the spirit of Seabrook — a community that values tradition, hospitality, and the power of people working together toward a shared goal.

As we celebrate this milestone anniversary, we honor the vision of those who founded Keels & Wheels and the countless volunteers and supporters who have helped it grow into the world-class event it is today. On behalf of the City of Seabrook, congratulations to everyone who has helped make the first 30 years of Keels & Wheels such a success. We are proud to host this prestigious event and grateful to be part of a tradition that continues to inspire enthusiasts and visitors year after year.

Enjoy the weekend, the incredible automobiles and vintage boats on display, and the warm hospitality of Seabrook. Welcome to Keels & Wheels.

Welcome to the 30th Anniversary of the Keels & Wheels Concours d'Elegance, and for those of you visiting from near and far, welcome to Seabrook. Each spring, the beautiful grounds of Lakewood Yacht Club become the gathering place for one of the most unique and respected classic automobile and wooden boat events anywhere in the country. What began three decades ago as a shared passion among a small group of enthusiasts has grown into a nationally recognized concours that attracts collectors, exhibitors, and visitors from across the United States.

Events like Keels & Wheels also showcase the rich waterfront heritage that makes Seabrook such a special place to live and visit. This year's event also gives us an opportunity to reflect on the vision of one of the event's founders, Bob Fuller, who passed away in September 2025. Bob, along with Paul Merryman and many dedicated volunteers, helped launch

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SPONSOR INDEX

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Media/Social Media/Internet/Other Coverage

Keels & Wheels purchased advertising in these periodicals:

- Antique Automobile Club of America (AACA) Central Division Fall Nationals Program ad
- *The Brass Bell,* Chris Craft Antique Boat Club's magazine ad and article
- *Life is Good* ad
- *Mahogany & Chrome* Heartland ACBS Magazine ad and article
- *The Rudder*, Antique & Classic Boat Society (ACBS) Magazine ad
- *Sports Car Market Amelia Island Concours Guide* ad
- *Sports Car Market Insider's Guide to Concours d'Elegance* ad and article
- *Sports Car Market Insider's Guide to Spring Auctions & Events* ad

Keels & Wheels was featured on these online sites:

- *AutoFame.com* website (exhibitor registration site)
- *CarShowFOMO @carshowfomo* – YouTube
- *The Classic Motorsports Concours Guide for 2026*, classicmotorsports.com
- *Classic Car Shows in America*, americancollectors.com
- *DCIROCK23* (@DCIROCK23 – YouTube
- *Etix* – Keels & Wheels Ticket Service
- *The Flash List Entertainment Guide*, theflashlist.com
- *Just'NTexas Widows Travels* -YouTube, @elisacarey9197
- *My Classic Car with Lou* YouTube/Facebook/TikTok channel (Lou Costabile)
- *Old Ride,* oldride.com
- Saltwater-Recon 24 Hour show livestream and award ceremonies
- *Top 100 Concours d'Elegance*, carcollectorsclub.com
- *Tour Texas*, tourtexas.com

Events

- American Automobile Club of America Central Division Fall Nationals, Galveston
- Garage Ultimate Kick-off Keels & Wheels Coffee & Cars, Friendswood location
- Keels & Wheels Uncorked, Lone Star Flight Museum
- Porsche Club Show, Kemah Boardwalk
- Space City Mustang Club Show, Kemah Boardwalk
- Texas Elite Auto Showcase, NRG Center

Keels & Wheels Ticket Donations

- Clear Lake & League City Chambers of Commerce
- Ed White Elementary School
- Elks Lodge
- Epicurean Evening, Chamber Fundraiser
- Men Who Cook, Seabrook Rotary Club Fundraiser
- Second Chance Pets
- Windsong Elementary

Other Promotions

- ACBS Social Media
- Big Mahi Marine Social Media
- Big Star Cadillac Social Media
- City of Seabrook Official Website Calendar
- Clear Lake Chamber of Commerce eBlast
- DC Powersports Social Media
- Galati Yachts Social Media
- Garage Ultimate Social Media
- Keels & Wheels Constant Contact
- NASA Parkway Banner
- Nassau Bay Resorts LLC Constant Contact



SECTION 5: CITY ISSUED PERMIT

2026 / Permit #2

SEABROOK

KEELS & WHEELS CONCOURS d'ÉLÉGANCE

Special Event Year 2026, License #1

City of Seabrook
State of Texas

SPECIAL EVENT PERMIT

This is to certify that

LYC CONCOURS CORPORATION

211 W. Myrtle St.
Seabrook, Texas 77586

Having complied with requirements and governing ordinances of the City of Seabrook and by reviewing and agreeing to all terms of the Special Event Permit as outlined and discussed, is hereby authorized to conduct the

KEELS & WHEELS CONCOURS D'ÉLÉGANCE

On **Saturday, April 25 – Sunday, April 26, 2026**
From **10 a.m.** to **4 p.m.**

Approved by Seabrook's Special Events Committee on February 13, 2026

Issued on February 17, 2026

THIS LICENSE WILL EXPIRE ON APRIL 26, 2026, AT 4 P.M.

Amanda Alvarado, Director of Public Affairs

SECTION 6: SPONSORS

Keels & Wheels Sponsors 2026 are listed below. The amounts for each level represent the base contribution. Additional options were available such as increased tent size or more than one car or boat displayed, all for an extra cost. An in-kind contribution indicates that the organization provided goods or services at an equivalent amount to the sponsorship cash contribution. Club Concours Memberships are packages of passes and benefits at the VIP Tent. Advertisers are those running ads only in the show program.

Keels & Wheels also offered free sponsor tents to area charities and non-profits. This was a $15,000 equivalent contribution.

KEELS & WHEELS SPONSORS 2026	
HOST CITY & EVENT PARTNER	City of Seabrook
DIAMOND - $50,000	Kevin Brady Family & AutoFame
PLATINUM - $25,000	City of Nassau Bay
	John Burkland & TASC, $15,000 In-kind, $10,000 donation
	Richard Levy
	Texas Mattress Makers
GOLD - $10,000	Big Star Cadillac
	Houston Methodist Clear Lake, In-kind
	Shelby American, In-kind
GOLD CLUB CONCOURS MEMBER - $10,000	Jon & Jacqueline Hodges Charitable Organization
	Nassau Bay Resorts LLC
SILVER - $5,000	Garage Ultimate
	Marine Max Yachts
	Saltwater-Recon, In-kind
	The Yard, In-kind
BRONZE - $2,500	Big Mahi Marine Transport
	Chris Peters State Farm
	DC Powersports
	Dockside Development
	Doug & Marie McKeige Family Trust
	DriverSource
	Faramano
	Galati Yachts
	Hagerty Drivers Club, LLC
	Houston Jet Direct
	Leaf Home Water Solutions
	Martha Turner Sotheby's
	Nautique Boats

KEELS & WHEELS SPONSORS 2026 (continued)	
BRONZE - $2,500 (continued)	Northwest Construction
	RCR3 Designs
	Ron Hoover Marine
	Texas Elite Auto Showcase- In-kind
	Texas Financial Advisors
	The Baldwin Group
	Tuxedo Wood
	Weekend Drive Garage
	Y.E.S. Yacht Equipment Services
BRONZE CLUB CONCOURS MEMBER - $10,000	Capital Bank
	K Constructors
	Maudlin & Sons
	Results Xtreme
	Titanium Tequila
SUPPORTERS - $1,000	Lakeside Yachting Center, Inc.
	Stellar Bank
ADVERTISERS - $1000	Portfolio Advisory Council
	Seabrook Marina
CHARITY/NONPROFITS – NO CHARGE	Bay Area Pet Adoption
	Houston Regional Veteran's Chamber of Commerce
	Power Squadron
	Sea Scouts
	US Coast Guard Auxiliary
	Yachty Gras

TOTAL SPONSOR CONTRIBUTIONS 2026	
CASH CONTRIBUTIONS	**$291,340**
IN-KIND	**$ 40,000**
T O T A L	**$331,340**

Keels & Wheels Sponsorship Packages 2026

Corporate & Individual Sponsorships

Keels & Wheels Concours D'Elegance Sponsorship Benefits 2026

	TITLE $100,000	TITANIUM $75,000	DIAMOND $50,000	PLATINUM $25,000	GOLD $10,000	SILVER $5,000	BRONZE $2,500	SUPPORTER $1,000
PROMOTIONAL - BEFORE EVENT								
Logo/Hyperlink on Website	●	●	●	●	●	●	●	●
Social Media/eBlast	●	●	●	●	●	●	●	
Press Release	●	●	●	●				
TV	●							
PROMOTIONAL - AT EVENT								
Company Name on Signs	●	●	●	●	●	●	●	●
Tented Booth	●	●	●	●	●	●	●	
COLLATERAL PERKS								
Gate Tickets	50	40	30	20	10	6	4	2
Parking Passes	4 VIP	2 VIP	1 VIP, 1 Reg	2	1	1	1	
Friday Night Cocktail Party	20	16	10	6	4	2	2	2
Saturday Night Dinner	10	6	4	2				
CLUB CONCOURS								
Club Concours 1-Day Pass	30	22	16	8				
Club Concours 2-Day Pass	10	8	4	2				
EVENT PROGRAM								
Sponsor Page Listing	●	●	●	●	●	●	●	●
Logo on Cover	●							
Double Truck Ad	●							
Full Page Ad		●	●	●	●			
Half Page Ad						●		
Quarter Page Ad							●	
Business Card Ad								●

Corporate & Individual Memberships

Keels & Wheels Concours D'Elegance Club Concours 2026

	DIAMOND SPONSOR $50,000	PLATINUM SPONSOR $25,000	GOLD MEMBERSHIP $10,000	SILVER MEMBERSHIP $5,000	BRONZE MEMBERSHIP $2,500	INDIVIDUAL MEMBERSHIP - 2 DAY PASS	INDIVIDUAL MEMBERSHIP - 1 DAY PASS
PROMO - BEFORE EVENT							
Name on Website	●	●	●	●	●	●	●
Social Media/eBlast	●	●					
Press Release	●	●					
PROMO - AT EVENT							
Company Name on Signs	●	●	●	●	●	●	●
COLLATERAL PERKS							
Welcome Bags	●	●					
Gate Tickets	80	60	40	20	10		
Parking Passes	2 VIP	1 VIP	1 VIP	1			
Friday Night Cocktail Party	20	10	6	4	2	●	●
Sponsor Shirts	2	2					
CLUB CONCOURS							
1 Day Passes	80	80	60	30	15		1
2 Day Passes	20	10	8	4	2	1	
EVENT PROGRAM							
Sponsor Page Listing	●	●	●	●	●		
Full Page Ad (Available)	●	●	●				
Half Page Ad (Available)				●			
Quarter Page Ad (Available)					●		
Business Card Ad (Available)							

SECTION 6: ABOUT LYC CONCOURS CORPORATION

LYC Concours Corporation is a 501(c)(3) nonprofit organization with the dba of Keels & Wheels Concours d'Elegance. Keels & Wheels began in 1996 and is dedicated to the preservation and recognition of antique, classic, vintage, collectable, and prestigious automobiles, boats, and other vehicles. Keels & Wheels is held at the Lakewood Yacht Club in Seabrook, Texas.

In addition to Keels & Wheels, LYC Concours Corporation sponsors another event each year, Keels & Wheels Uncorked, a fundraising gala that primarily raises money for the corporation. LYC Concours Corporation is location at 2511 NASA Parkway, Suite 104, Seabrook, TX 77586. Contact LYC Concours Corporation at 713-521-0105 or visit us at the website www.keels-wheels.com or on Facebook.





Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	David
Primary Contact's Last Name	Tilley
Organization/Group Name	Bay Access Sailing Foundation
Street Address	97 Bayou Ln

City	Kemah
State	Texas
Zip Code	77565
Phone Number	2819232126
Email Address	david@tilley.net
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	No
Has your event/program received a HOT sponsorship in the past?	NO - My event/program has never received HOT funds.

Event/Program Information

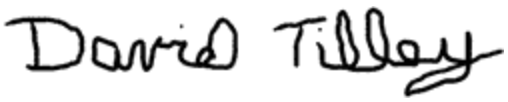
Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Safety at Sea
Funding Requested	$3,115.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	This Course is for Crew members of offshore sailing races, long-distance cruisers, and any sailor wanting to improve his/her sailing skills. This course is also the first step for crew members of long-distance and international offshore races, long-distance cruisers, or persons requiring the International Offshore certificate that complies with World Sailing guidelines for Personal Safety. A 2-day seminar in Seabrook with 100 participants, including more than 37 attendees traveling from out of town, would create a meaningful short-term economic benefit for the local area through hotel stays, restaurants, fuel purchases, retail shopping, and tourism-related spending. Based on typical Texas tourism and conference spending patterns, an event of this size could reasonably generate an estimated $35,000–$75,000 in direct local spending over the two-day period, depending on hotel rates, dining choices, and the number of accompanying family members. Out-of-town attendees would likely require overnight accommodations and spend money on meals, entertainment, transportation, snacks, and local attractions in the Bay Area Houston region. The seminar would particularly benefit local hotels, restaurants, convenience stores, and small businesses in and around Seabrook, while also generating additional sales and hotel occupancy tax revenue for the city and surrounding communities. Events that attract visitors from outside the area are especially valuable because they bring “new dollars” into the local economy that would not otherwise be spent locally. Texas tourism studies consistently show that visitor spending supports local jobs, tax revenues, and hospitality businesses throughout the state.
Event Location(s)	• City of Seabrook
Event Start Date	09/18/2027
Event End Date	09/19/2027

1 day(s)

Expected Attendance	170
Event/Program Budget	5-25 Safety at Sea budget.xlsx
Marketing Plan	Publicity Safety at Sea Event 2027.docx
Hotel Impact Plan	Hotels US Sailing.docx
Hotel Impact Report	Past event.docx
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	At registration check in volunteers will assist out of town participants in filling out an information survey detailing their "stay plan" for the event. Data will be shared with US Sailing and other entities upon request.

Please identify the amount of funds anticipated to be received from other organizations.

Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	05/28/2026

Safety At Sea Offshore Sailing Education Event

Event Type	Offshore Sailing Education & Certification
Certification Class Participants (2-Day)	37
Refresher Class Participants (1-Day)	27
Out-of-Town Participants	37
Event Duration	2 Days
Dates	Sep 18-Sep 19, 2027
Location	Lakewood Yacht Club
Lead Organizer	Jay Johnston
Emergency Contact	Kelly Holst
Notes	

Safety At Sea Offshore Sailing Education Event

Expense Budget

Expense Category	Description	Projected Cost	Actual Cost	Variance	Ask?
Venue & Marina Fees	Facility Fees, classroom space	**$**	**3,324**	-3324	$ 1,662
Boat Rental & Fuel	Training vessels, fuel costs			0	
Instructor Fees	Certified sailing instructors	$	3,845	-3844.5625	
	Transportation	**$**	**1,000**		$ 1,000
	Meals, etc	$	1,625		
Safety Equipment	Life jackets, emergency gear			0	
Training Materials	Manuals, handouts, certification packet:	$	1,120	-1120	
Audio/Visual Equipment	Projectors, microphones			0	
Participant Meals & Refreshments	Lunches, snacks, beverages	$	2,300	-2300	
Hotel Accommodations Assistance	Support for out-of-town guests			0	
Transportation	Van rental, shuttle services			0	
Insurance	Event and liability insurance			0	
Marketing & Promotion	Advertising, outreach materials		**450**	-450	450
Volunteer & Staff Support	Meals, shirts, stipends			0	
Awards & Certifications	Certificates, plaques	$	2,450	-2450	
Administrative Costs	Registration software, printing	$	200	-200	
TOTAL			16314	0 -16313.5625	
Contingency Fund	Misc @15%expenses	$	2,447	-2447.0344	
Donations to Outside Agencies	Seabrook FD, Storm Trysail		2000		**$ 3,112**

Safety At Sea Offshore Sailing Education Event

Revenue Source	Projected Income	Actual Income	Notes
2-Day Certification Registration Fees	$ 14,245.00		
1-Day Refresher Registration Fees	$ 2,295.00		
Corporate Sponsorships	0		
Maritime Industry Sponsors	0		
Community Donations	0		
Grant Funding	0		
Merchandise Sales	0		
TOTAL	16540	0	

Safety At Sea Event

The Safety At Sea event will be publicized nationally via US Sailing website

Website:

US Sailing ,The national governing body of the sport of sailing is responsible for the Safety at Sea Seminar sponsored by the Bay Access Sailing Foundation and hosted by Lakewood Yacht Club of Seabrook, Texas. US Sailing Foundation representatives are aware that securing hotel room blocks is critical to economy of Seabrook and the success of the conference. They have informed Lakewood Yacht Club that they fully intend to coordinate and secure the appropriate hotel room block reservations at the proper time in support of the seminar and its participants.

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- the commercial center of the city
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- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

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Sponsorship Allocation

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Application Process

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- Marketing Plan
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- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
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The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

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Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Lucy
Primary Contact's Last Name	Newman
Organization/Group Name	South Coast Sailing School
Street Address	913 N. Meyer Ave

City	Seabrook
State	Texas
Zip Code	77586
Phone Number	(281) 334-4606
Email Address	southcoast@southcoastsailing.com
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	No
Has your event/program received a HOT sponsorship in the past?	NO - My event/program has never received HOT funds.

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	South Coast Sailing School
Funding Requested	$15,420.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Our sailing school program will serve as a unique tourism driver for Seabrook. With increased funding for marketing our highly rated and nationally recognized sailing school, more people will enroll to learn how to sail and to earn their sailing certifications between 2026 and 2027. New and seasoned sailors visit Seabrook from across Texas, throughout the United States, and from countries around the world. Many of our visitors will extend their stay to enjoy the area's waterfront attractions, restaurants, and local businesses. Our programs will generate significant overnight hotel stays and contribute to the local hospitality and tourism economy bringing visitors to the region, supporting hotels, restaurants, retail establishments, and other tourism-related businesses in Seabrook. A broad reach in marketing South Coast Sailing's School program will represent Seabrook as a prime destination for sailing education and recreational sailing and impacts the city, bringing in hundreds of travelers each year.
Event Location(s)	• City of Seabrook • City of Kemah
Event Start Date	10/01/2026
Event End Date	09/29/2027
363 day(s)	
Expected Attendance	400
Event/Program Budget	1. South Coast Sailing Adventures Grant Budget.docx

Marketing Plan	2. South Coast Sailing Marketing Plan 1.docx
Hotel Impact Plan	SCSA School P&L 2025 .xlsx SCSA School P&L 2025 .xlsx
Hotel Impact Report	4. Hotel Impact Report. International Tourists.docx 4. Copy of Student Home Addess 10.1.24 - 09.30.25.xlsx 4. Student Hotel Stay Log March 21 2026 - May 23 2026.xlsx
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	We will ask every customer that comes through our school, what overnight accommodations they will be using during their stay. We have a spreadsheet in place that will track overnight accommodations used for our out of city, state and country students and charterers.

Please identify the amount of funds anticipated to be received from other organizations.

City of Kemah	$0.00
City of League City	$0.00
City of La Porte	$0.00
City of Nassau Bay	$0.00
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/12/2026

South Coast Sailing Hot Funds Award Marketing Plan

Marketing Plan and Tourism Impact

South Coast Sailing Adventures offers quality sailing education and charter services. We are an affiliate of the American Sailing Association, an international organization. Every weekend, people from all around the globe visit us to complete their sailing certifications during two-day and other multi-day sailing courses. We are one of over three hundred schools that are certified to teach these courses and the only school in the city of Seabrook. South Coast Sailing has the potential to market sailing education and charter services and grab the attention of people from all over the state, and national and global audiences.

Our reputation for delivering high-quality instruction, exceptional customer service, competitive pricing, and developing personalized curriculum for each of our students, establishes us as a destination sailing school within the Gulf Coast Region and draws consumers into Seabrook. We are one of four schools in the Seabrook and Kemah area and the only sailing school located in Seabrook.

This marketing promotes tourist activity that directly benefits the Seabrook community. Our marketing strategy will promote tourists who rely on local lodging, dining, transportation, and entertainment during their stay. Every weekend South Coast Sailing holds a two-day course, which requires overnight accommodations from visitors traveling from outlying cities, states, and countries to spend their weekend in Seabrook.

Our website is a tool that serves as the main driver of customer attainment. Through a rewarding collection of customer reviews, we have the potential to attract students and charter guests from across Texas, the United States, and globally. When asked, customers let us know they have chosen our services and decide to travel to Seabrook, based on these reviews. Having the ability to attract more people through advertising and adding information to our website about the City of Seabrook, including a visitor guide and a page dedicated to hotel lodging, is a part of our action plan.

Word-of-mouth referrals are also one of our most effective marketing channels. Our commitment to exceptional customer experiences generates recommendations from former students and charter guests, to become members of the sailing community and attract frequent new and repeat tourism to Seabrook.

Competitively priced certification courses attract visitors who travel specifically to attend our training programs. We embrace students from far outside the Houston-Galveston region, including international visitors. Recently, we trained students from South Korea and Hungary, demonstrating the potential for global reach of our programs. These students have not only come for their course, but have also returned to the area to continue their education. These visitors stay in Seabrook hotels, dine at local restaurants, and utilize a far reach of Seabrook businesses throughout their training experiences.

Using a subscription-based email marketing platform, South Coast can consistently promote upcoming events in Seabrook and Kemah. Constant Contact reaches a database of more than 2,500 current and former customers, prospective students, charter guests, and boating enthusiasts. This highly engaged audience has demonstrated interest in sailing education, charters, and boating-related services, providing significant opportunities for repeat visitation and referrals that reach past the local audience. With more funding for Constant Contact, we have the opportunity to reach more people.

In addition to direct marketing efforts, we will uphold listings on major online boating and charter marketplaces, including GetMyBoat, Boatsetter, and Sailo. These platforms can expand South Coast's visibility to travelers searching online for sailing sessions and private charters. These channels introduce new visitors to Seabrook who may not otherwise discover the area.

In order to maintain an active presence on social media platforms, including Facebook and Instagram, we plan to promote classes, events, charters, and local sailing experiences. To expand our reach further into key Texas markets, we need to invest in a targeted digital advertising campaign designed to increase awareness and attract visitors from throughout the state, country, and the world.

Through these combined marketing efforts, South Coast Sailing Adventures plans to increase our visibility attracting visitors, supporting local hotels, restaurants, retail establishments, marinas, and tourism-related industries. Our programs greatly contribute to Seabrook and Kemah's reputation as a prime Gulf Coast destination for recreational boating, sailing education, and waterfront tourism.

The purpose of this marketing initiative is to increase awareness of Seabrook as a premier sailing and waterfront tourism destination while generating additional hotel stays through expanded enrollment in multi-day certification programs. Promotional material highlighting Seabrook beyond the sailing community will encourage visitors to extend their stay and explore more of the city.

South Coast Sailing Adventures Hot Funds Award Marketing Budget

South Coast Sailing is dedicated to promoting Seabrook as a prime tourist destination for consecutive day sailing classes that require overnight accommodations and provisions. Costs associated with developing email marketing campaigns to a database of more than 2,500 customers and prospective visitors, managing social media outreach, updating website content, coordinating promotional partnerships with local tourism stakeholders, and marketing sailing courses, charters, and special events that attract overnight visitors will exceed the budget requested. These efforts support increased visitation, hotel occupancy, and tourism-related spending within the local community.

Marketing Budget for One Year:

Website: $700

Website hosting, maintenance, search and visibility optimization, and direct online booking promotion. Revise promotional site to include City of Seabrook destinations and logo. Adding our classes to the Department of Public Affairs website.

Print & Promotional Materials: $500

School Brochures, HP printing subscription, visitor information, club membership, hotel partnership materials and tracking, certificates, upcoming class cards and coupons to initiate repeat customers. Revise and print promotional materials to include additional tourist attractions in the City of Seabrook and the Seabrook logo. Create a visitor guide.

Marketing staff and labor: $1,560

10 hours/month at $13/hour for creating email campaigns, managing social media, monitoring reviews, website management, exhibition marketing, customer retention, and promoting tourism. Modifying advertising materials to include local attractions in the City of Seabrook and adding links to local lodging facilities for our students who plan to take advantage of overnight hotel stays.

Digital Marketing: $2,550

Social media boosted ads targeting outlying Texas cities, states, and outside of the United States, reaching over 1,500 new consumers per week. With funding of $5/day for boosted ads, we plan to create videos to promote Seabrook’s character and encourage returning visitors from our sailing school. Funding would also be used to create a banner on the American Sailing website

for $250/month for 3 consecutive months, directing international students to our school in Seabrook and promoting overnight lodging.

Email Marketing: $1,300

Constant Contact yearly subscription for email marketing to more than 2,500 prospective customers.

Event Promotion: $1,500

Advertising Seabrook sailing events, hosting event booths, gaining participants in local regattas, Seabrook holiday event cruises, and sailing education programs.

Free Sailing Sessions: $2,100

Incentive for in-the-market customers to choose the only school in Seabrook, South Coast Sailing, for their education.

Groupon Introduction to Sailing Price Cut: $1,500

58% discount on Introduction to Sailing Lessons, sparksing interest in new outlying customers and creates an affordable entry into the sailing industry, supporting local business in Seabrook and turning new customers into weekend tourists.

Total Budget: $11,710

South Coast Sailing Adventures Sailing School Profit and Losss 2025

Ordinary Income/Expense		
Income		
01 · SCHOOL		$189,433.00
11 · SCHOOL DIRECT EXP		$91,337.00
Gross Profit		$98,096.00
Expense		
Advertising		$1,435.00
Maintenance		$95.00
Small Tools		$179.00
Supplies		$202.00
Uniforms		$77.00
6110 · Automobile Expense		$3,388.00
6120 · Bank Service Charges		$120.00
6160 · Dues and Subscriptions		$580.00
6230 · Licenses and Permits		$362.00
6290 · Rent	1	$12,740.00
6340 · Telephone / Internet		$4,249.00
6380 · Travel - Other		$383.00
6400 · Utilities		$3,560.00
6510 · Salary & Wages		$47,363.00
6530 · Payroll Expenses		$4,343.00
6550.1 · Office Supplies 1		$4,588.00
Total Expense		$83,664.00
Net Ordinary Income		$14,432.00

South Coast Sailing Adventures: Hotel Impact Plan

Submitted are two forms of documents. The first is a yearly report of our students place of residence. In the report provided, we have demonstrated the potential for a profound reach in our marketing campaigns. Funding for marketing campaigns will attract many students enrolled in multiple consecutive day classes. Every weekend we hold a two-day class which encourages overnight stays. The attached spreadsheet shows students who have enrolled in our programs and their place of residence, which generate significant hotel occupants.

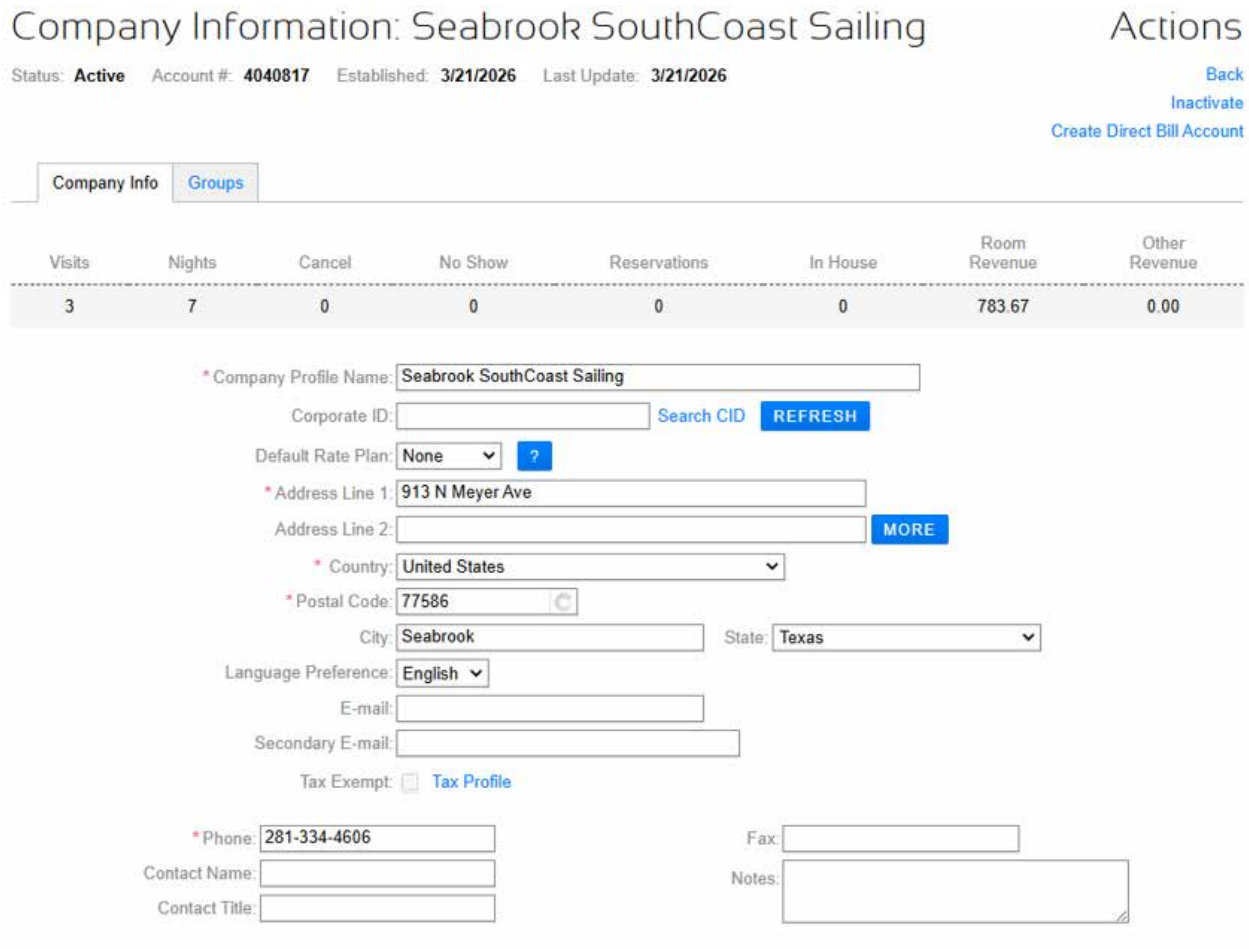
50% of our students come from outlying cities (Katy, Spring, The Woodlands, and other states and countries) For those that are not local, over 50%, which are coming from outlying areas, other states and countries require overnight accommodations.

South Coast Sailing Adventures began formally tracking visitor and tourism direct hotel stays on March 21, 2026, after learning of potential funding opportunities through the HOT (Hotel Occupancy Tax) program. The attached documentation is a snapshot of the impact we have on hotel stays from the small period of time between March 21, 2026 and May 23, 2026. As a sailing school and charter operation that steadily attracts participants from outside the local area, we recognized the importance of documenting the tourism impact generated by our activities and are looking forward to having an even more extensive record that measures the influence we generate throughout Seabrook and surrounding area hotels.

New students from across Texas, throughout the United States, and internationally contribute to the local economy by utilizing Seabrook hotels, restaurants, fuel stations, retail, and tourism attractions. This includes but is not limited to nearby destinations such as the Kemah Boardwalk and Space Center Houston. The attached documentation reflects the visitor data collected since March 21, 2026, and the massive outreach we have to bring in visitors from all over the world. Our documentation provides a representative snapshot of the significant tourism impact our organization generates for the Seabrook community.

The Quality Inn in Seabrook is one of our partnerships. We hold an account that was created after date of March 21, 2026, which is reflective of a small portion of hotel stays generated by our business.

A reflection of a promotional partnership with the Seabrook Quality Inn is shown below:



Our plan is to reach out to more hotels in the area to gain partnerships which have the ability to reflect the impact our marketing has had on overnight stays in Seabrook.

Hotel South Coast Sailing Guest Log

Date	Guest	Place of Residence	Nights Stayed	Number of Guests
3/21/2026	Bruce Cairns	Houston, TX	1	1
4/7/2026	Erica Sari	Austin, TX	2	3
4/14/2025	Mike Lewelyn	Mountain View, AR	5	1
4/24/2026	Dwight Hill	Dallas, TX	2	1
4/25/2025	Jason Lee	Korea	4	2
5/23/2026	Nicholas Thomas	Shawnee, KS	4	1
5/23/2026	Jordan Pastorek	Frisco, TX	3	2
5/23/2026	Chris McCormack	Georgetown, TX	3	2
5/23/2026	Matthew McGregor	San Antonio, TX	2	2
6/12/2026	Erica Sari	Austin, TX	2	3

Class	Hotel	otel Location
CON	Qality Inn	Seabrook
BKB	Holiday Inn	Seabrook
SSB	Holiday Inn	Seabrook
BKB	Quality Inn	Seabrook
BKB	Quality Inn	Seabrook
BKB	Springhill Suites	Seabrook
BKB	Galveston	Galveston
BKB	Comfort Inn	Seabrook
BKB	Springhill Suites	Seabrook
SSB	Holiday Inn	Seabrook

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STUDENTS HOME ADDRESS October 1, 2024 through September 30, 2025CLASSES

Date	Num	Name	Name City	Name State
04/05/2025	127515	Baldridge, Jared	Jacksonville	AR
08/30/2025	127826	Lewellyn, Michael	Scott	AR
11/30/2024	127259	O'Hara, Bill	Berthoud	CO
11/30/2024	127235	O'Nan, Charles	Durango	CO
03/15/2025	127458	Henderson, Emily	Salida	CO
08/02/2025	127792	Miles, Tony	Cox's Creek	KY
07/12/2025	127739	Griffin, Robert	Robeline	LA
01/11/2025	127282	Pilugin, Noah	Minneapolis	MN
08/09/2025	127816	Sones, Robert	Elephant Butte	NM
09/13/2025	127925	Sieber, Mike	St. Helens	OR
05/10/2025	127679	Chance, Sam	Anderson	SC
11/30/2024	127232	Tullos, Regionald	Greenbriar	TN
06/14/2025	127665	Cooley, Elizabeth	Knoxville	TN
11/11/2024	127119	Williams, Dallas	1024 Decker Dr.	TX
04/05/2025	127518	Perna, Ryan	107 7th st league city	TX
02/01/2025	127292	Lopez, Jose	4116 Sleepy Hollow Ln	TX
09/20/2025	127933	Rivera, Jose	Austin	TX
06/07/2025	127660	Lee-Archibald, Teia	Baycliff	TX
08/16/2025	127828	Sansom, Randall	Canyon Lake	TX
06/07/2025	127655	Foster, Nathan	College Station	TX
07/19/2025	127761	Etzel, Ethan	Cypress	TX
09/20/2025	127934	Schultze, Mark & Niki	Friendswood	TX
05/10/2025	127567	Blackwood, Justin	Fulshear	TX
11/30/2024	127233	Hawley, Doug	Galveston	TX
07/26/2025	127771	Wampler, Tim	Galveston	TX
08/09/2025	127801	Richardson, Brandon	Hockley	TX
09/06/2025	127855	Wallin, Lael	Hockley	TX
09/06/2025	127856	Gupta, Anil	Hou.	TX
10/12/2024	127117	Skeete, Bryan	Houston	TX
10/12/2024	127118	Triplett, Rodney	Houston	TX
02/01/2025	127284	Bolta, Daniel	Houston	TX
03/14/2025	127364	Webb, Timothy	Houston	TX
03/14/2025	127365	Webb, Timothy	Houston	TX
03/15/2025	127440	Cappozzo, Carly	Houston	TX
03/15/2025	127441	Halliburton, Jon	Houston	TX
03/22/2025	127456	Bergeron, John	Houston	TX
03/22/2025	127461	Pottharst, James	Houston	TX
03/22/2025	127462	Christenson, Amy	Houston	TX
04/05/2025	127449	Darce, Matthew	Houston	TX
04/12/2025	127520	Nelson, Ray	Houston	TX
04/12/2025	127522	Nelson, Ray	Houston	TX

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04/12/2025	127528	Kate, Tanmay C.	Houston	TX
04/19/2025	127533	Dowell, Alicia:Casey	Houston	TX
04/26/2025	127539	Kaboudvand, Bahman (Nick)	Houston	TX
05/24/2025	127582	Taussig, Edward (Ed)	Houston	TX
05/28/2025	127566	Hornung, Rachel	Houston	TX
05/30/2025	127579	Myers, Amber	Houston	TX
06/07/2025	127654	Moreira, Juliana	Houston	TX
06/07/2025	127657	Rodriguez, Christian	Houston	TX
06/14/2025	127637	Lundy, Ian	Houston	TX
06/14/2025	127666	Wall, Jonathan	Houston	TX
06/14/2025	127668	Pitchon, Lucas	Houston	TX
06/28/2025	127686	Walker, James	Houston	TX
06/28/2025	127740	Sanchez, Heine	Houston	TX
07/11/2025	127807	Myers, Amber	Houston	TX
07/19/2025	127759	McCoy, Michael	Houston	TX
07/23/2025	127738	Quick, Jacob	Houston	TX
07/26/2025	127741	Chandler, Jonathan	Houston	TX
07/26/2025	127765	Ghisolfi, Caroline	Houston	TX
07/26/2025	127772	Fesehatsion, Selam	Houston	TX
08/02/2025	127793	Robinson, Cynthia	Houston	TX
08/09/2025	127794	Noack, Alexander	Houston	TX
08/09/2025	127817	Rueff, Dylan	Houston	TX
08/30/2025	127824	Velez, Miguel	Houston	TX
09/06/2025	127853	Broussard, Ryan	Houston	TX
09/13/2025	127921	Ghisolfi, Caroline	Houston	TX
09/27/2025	127984	Engstrom, Christian " Drew"	Houston	TX
06/28/2025	127692	Dilworth, Rachel	Katy	TX
07/26/2025	127770	Tagny, Patrick	Katy	TX
08/30/2025	127823	Bayramov, Timur	Katy	TX
08/09/2025	127808	Windward SeaVenture	Kemah	TX
05/05/2025	127517	Bezsmertny, Dimitry	Kingwood	TX
05/24/2025	127580	Crall, Chad	Kingwood	TX
08/02/2025	127791	Vigueras, Maurice	Kingwood	TX
04/26/2025	127538	Rahlouni, Azeddine	League City	TX
09/27/2025	127963	Bertram, Matthew	Magnolia	TX
08/16/2025	127827	Ross, Warren merge	Montgomery	TX
04/29/2025	127541	Kerry, Cindy	Orange	TX
07/12/2025	127736	Wilds, Amanda	Palmer	TX
04/12/2025	127527	Hoang, Son B. (Jack)	Pearland	TX
07/07/2025	127661	Killinger, Kaitlyn	Pflugerville	TX
07/19/2025	127762	Gill, Neha	Richmond	TX
03/15/2025	127459	Smith, Stephen Tyler	Salado	TX
01/04/2025	127265	Wehmeyer, Katy	San Antonio	TX
05/24/2025	127581	Woodbury, Christian	San Antonio.	TX

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11/09/2024	127151	Neeley, Jack	Seabrook	TX
04/05/2025	127516	Guerini Rocco, Andrea	Seabrook	TX
04/19/2025	127535	Wilson, Brian:Brock	Seabrook	TX
04/19/2025	127536	Wilson, Brian	Seabrook	TX
07/12/2025	127737	Nelson, Erik & Jennifer	Seabrook	TX
04/05/2025	127519	Jain, Prayank	Spring	TX
06/28/2025	127687	Guinn, Travis	Spring	TX
09/13/2025	127924	Lee, Allen:Amanda	Spring	TX
06/07/2025	127662	Harris, James (JIm)	Stafford	TX
04/26/2025	127540	Greig, Malcolm	Sugarland	TX
03/08/2025	127355	Willis, Haley	Sunnyvale	TX
02/01/2025	127285	Damin, Penny	Tomball	TX
10/12/2024	127120	Cobos, Carlos	Woodlands	TX
02/01/2025	127291	Campos, Dre	3815 Pecan Cir.	
06/07/2025	127601	Rager, Travis	Casper	
04/19/2025	127534	Mathus, Martin	Spring Tx	
02/01/2025	127289	Helsley, Kevin		
02/06/2025	127290	Helsley, Kevin		
04/19/2025	127537	McKinney, Jacob		
03/05/2025	127423	Rouse, Mickey	Beaumont	TX
03/08/2025	127354	Ball, Hector	Conroe	TX
04/05/2025	127529	Ward, Ross	New Ulm	TX
04/05/2025	127530	Lee, Allen	Spring	TX
04/05/2025	127531	Kruppa, Elliott	Houston	TX
07/05/2025	127667	Wall, Jonathan	Houston	TX
07/05/2025	127669	Pitchon, Lucas	Houston	TX
08/02/2025	127819	Kate, Tanmay C.	Houston	TX
08/02/2025	127820	Harris, James (JIm)	Stafford	TX
08/02/2025	127962	Ansari, Saba	Houston	TX
09/13/2025	127947	Crall, Chad	Kingwood	TX
09/13/2025	127948	Chandler, Jonathan	Houston	TX
09/13/2025	127949	Knape, Noel	Katy	TX
11/07/2024	127150	Wittekind, Dennis	Pflugerville	TX
12/05/2024	127236	O'Nan, Charles	Durango	CO
12/05/2024	127238	Kinard, Terrah	Lonegrove	OK
12/10/2024	127239	Jablonski, Michael	Norman	OK
01/17/2025	127283	Pilugin, Noah	Minneapolis	MN
02/01/2025	127286	Sierra, Tristan	Houtson	TX
02/01/2025	127288	Valero, Sebastian	Houston	TX
03/15/2025	127458	Henderson, Emily	Salida	CO
03/18/2025	127460	Smith, Stephen Tyler	Salado	TX
05/23/2025	127578	Guerini Rocco, Andrea	Seabrook	TX
06/02/2025	628397	Windward SeaVenture	Kemah	TX
06/07/2025	127601	Rager, Travis	Casper	

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06/12/2025	127656	Cantrell, Christopher	Luling	LA
02/14/2025	127344	Sabins, Jeffrey	Austin	TX
02/14/2025	127345	Sabins, Jeffrey	Austin	TX
03/05/2025	127423	Rouse, Mickey	Beaumont	TX
08/01/2025	127883	Pitchon, Lucas	Houston	TX
08/01/2025	127884	Wall, Jonathan	Houston	TX
11/09/2024	127142	Offill, Taylor	Seagovill	TX
03/22/2025	127406	Cagle, Harry	Tomball	TX
03/22/2025	127407	Lowell, Chris	Humble	TX
05/31/2025	127598	Signorelli, Riccardo	Spring	TX
05/31/2025	127599	Gentry, Ernest 'Les'	Streetman	TX
06/07/2025	127600	Graves, Michael 'Merlin'	Neederland	TX
10/16/2024	127225	Warren, LeRoy	Abilene	TX
10/16/2024	127444	Hayes, John	Katy	TX
10/16/2024	127226	Howard, Olen	Houston	TX
12/05/2024	127229	Furst, Joseph	Sapphire	NC
03/08/2025	127356	Offill, Taylor	Seagovill	TX
06/07/2025	127601	Rager, Travis	Casper	
07/19/2025	127763	Crager, Bradley	Porter	TX
08/09/2025	127795	Miguel, Frederick	Houston	TX
08/30/2025	127826	Lewellyn, Michael	Scott	AR
11/16/2024	127263	James, Fleming	College Park	GA
11/23/2024	127224	Lewellyn, Michael	Scott	AR
12/05/2024	127229	Furst, Joseph	Sapphire	NC
02/15/2025	127342	Cuthbertson, Jeff	Kalispell	MT
02/15/2025	127343	Kennedy, John	Montgomery	TX
08/24/2025	127843	Woodward, Raymond	Whitehouse	TX
08/24/2025	127845	Thomas, Darrell		
08/24/2025	127847	Brown, Wayne	Spring	TX
12/05/2024	127229	Furst, Joseph	Sapphire	NC
03/18/2025	127460	Smith, Stephen Tyler	Salado	TX
03/22/2025	127405	Kramer, Andrew	Seabrook	TX
03/22/2025	127464	Kramer, Chelsie	Seabrook	TX
05/02/2025	127542	Carter, Steven	Houston	TX
05/02/2025	127543	Cameron, Chris	Katy	TX
05/02/2025	127544	Schwarz, Greg	Houston	TX
05/24/2025	127589	Gochnour, Matt	Houston	TX
05/24/2025	127614	Signorelli, Riccardo	Spring	TX
08/16/2025	127849	Davis, Cathy & Barron	Houston	TX
08/16/2025	127850	Gentry, Ernest 'Les'	Streetman	TX
08/16/2025	127851	Graves, Michael 'Merlin'	Neederland	TX

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11/11/2024	127119	Williams, Dallas	1024 Decker Dr.	TX
11/16/2024	127263	James, Fleming	College Park	GA
01/11/2025	127282	Pilugin, Noah	Minneapolis	MN
01/17/2025	127283	Pilugin, Noah	Minneapolis	MN
03/05/2025	127423	Rouse, Mickey	Beaumont	TX
05/18/2025	127557	De Lavante, Gustavo		DE
11/09/2024	127151	Neeley, Jack	Seabrook	TX
12/21/2024	127251	Blackwood, Justin	Fulshear	TX
12/21/2024	127252	Palmberg, Karl		
01/04/2025	127265	Wehmeyer, Katy	San Antonio	TX
01/29/2025	188319	Sierra, Tristan	Houtson	TX
01/30/2025	188320	Valero, Sebastian	Houston	TX
02/14/2025	127344	Sabins, Jeffrey	Austin	TX
02/14/2025	127345	Sabins, Jeffrey	Austin	TX
03/26/2025	127584	Liddle, Kendal	Lumberton	TX
05/10/2025	127568	Osborn, Scott	League City	TX
06/13/2025	127645	Hardi, Bryan		
08/22/2025	1663174	Capuchino, Robert		
01/28/2025	127287	Sierra, Tristan	Houtson	TX
03/18/2025	127403	Henderson, Emily	Salida	CO
03/18/2025	127404	Smith, Stephen Tyler	Salado	TX
04/19/2025	127493	Guerini Rocco, Andrea	Seabrook	TX
04/26/2025	186723	Guerini Rocco, Andrea	Seabrook	TX
04/26/2025	127492	Kate, Tanmay C.	Houston	TX
04/27/2025	127501	Kate, Tanmay C.	Houston	TX
05/17/2025	628370	Hoang, Son B. (Jack)	Pearland	TX
06/07/2025	127660	Lee-Archibald, Teia	Baycliff	TX
06/29/2025	127658	Rodriguez, Christian	Houston	TX
06/29/2025	127659	Moreira, Juliana	Houston	TX
07/19/2025	127708	Harris, James (JIm)	Stafford	TX
07/26/2025	127743	Harris, James (JIm)	Stafford	TX
08/16/2025	1658550	Chandler, Jonathan	Houston	TX
08/30/2025	127811	Chandler, Jonathan	Houston	TX
09/13/2025	127985	Bayramov, Timur	Katy	TX
10/05/2024	0079649	Alves, Steven		
10/20/2024	0866628	Amsler, Francis X	Houston	TX
11/16/2024	086694	Triplett, Rodney	Houston	TX
11/16/2024	127147	Triplett, Rodney	Houston	TX
11/30/2024	127234	Rigby, Sean	Houston	TX
01/28/2025	127287	Sierra, Tristan	Houtson	TX
04/07/2025	127466	Baldridge, Jared	Jacksonville	AR
04/26/2025	127494	Bezsmertny, Dimitry	Kingwood	TX

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04/26/2025	127496	Halliburton, Jon	Houston	TX
05/21/2025	127560	Jain, Prayank	Spring	TX
07/13/2025	1658969	Nelson, Ray	Houston	TX
08/03/2025	127769	Foster, Nathan	College Station	TX
09/28/2025	127923	Schultze, Mark & Niki	Friendswood	TX
11/10/2024	127141	Tropp, Andrew	Houston	TX
12/03/2024	088268	O'Nan, Charles	Durango	CO
05/10/2025	127558	Hoang, Son B. (Jack)	Pearland	TX
05/17/2025	628370	Hoang, Son B. (Jack)	Pearland	TX
06/10/2025	127602	Rager, Travis	Casper	
07/24/2025	127742	Nelson, Erik & Jennifer	Seabrook	TX
09/17/2025	1663394	Iglesias, Andrew	Hockley	TX
09/20/2025	127956	Richardson, Brandon	Hockley	TX
12/05/2024	088269	Jablonski, Michael	Norman	OK
12/05/2024	088270	Jablonski, Michael	Norman	OK
12/27/2024	127254	Jablonski, Michael	Norman	OK
12/27/2024	127254	Jablonski, Michael	Norman	OK

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Memo	Qty
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00
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Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00

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Basic Keelboat Class	-3.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-3.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-3.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-3.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-4.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-3.00

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Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-2.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	-1.00
Basic Keelboat Class	0.00
Basic Keelboat Class	-1.00
Basic Coastal Cruising Class CHALLENGE	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-2.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Basic Coastal Cruising Class	-1.00
Combo (less materials)	-3.00
Combo (less materials)	-2.00
Combo (less materials)	-1.00
Combo (less materials)	-3.00
Combo (less materials)	-2.00
Combo (less materials)	-1.00
Combo (less materials)	-1.00
Combo (less materials)	-2.00
Combo (less materials)	-1.00
Combo (less materials)	-1.00
Combo (less materials)	-1.00
Combo (less materials) 1 SR111 for BCC-103	-2.00

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Combo (less materials)	-2.00
Bareboat Chartering Class	-2.00
Bareboat Chartering Class	0.00
Bareboat Chartering Class	-1.00
Bareboat Chartering Class	-1.00
Bareboat Chartering Class	-1.00
Coastal Navigation	-1.00
Coastal Navigation	-1.00
Coastal Navigation	-1.00
Coastal Navigation	-1.00
Coastal Navigation	-1.00
Coastal Navigation	-1.00
Advanced Coastal Cruising Class	-1.00
Advanced Coastal Cruising Class	-1.00
Sailing Review ACC	-1.00
Sailing Review BBC 104	-1.00
Sailing Review 103	-1.00
Sailing Review 101 BKB	-1.00
Sailing Review BKB	-1.00
Sailing Review BKB	-1.00
Sailing Review BKB CLUB RATE	-1.00
ASA Cruising Catamaran Class	-1.00
ASA Cruising Catamaran Class	-3.00
ASA Cruising Catamaran Class	-1.00
ASA Cruising Catamaran Class	-1.00
ASA Cruising Catamaran Class	-1.00
ASA Cruising Catamaran Class	-1.00
ASA Cruising Catamaran Class	-1.00
ASA Cruising Catamaran Class	-1.00
Dinghy & Outboard Motor Endorsement	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-2.00
Docking Endorsement Certification	-2.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00
Docking Endorsement Certification	-1.00

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PRIVATE LESSON	-1.00
PRIVATE LESSON CAT	-1.00
PRIVATE LESSON BKB	-1.00
PRIVATE LESSON	-1.00
PRIVATE LESSON BBC 104	-1.00
PRIVATE LESSON	-1.00
Semi-private lessons with upgrade to Moonlight	-1.00
Semi-private lessons	-0.50
Semi-private lessons	-0.50
Semi-private lessons BKB	-1.00
Semi-private lessons COMBO	-1.00
Semi-private lessons - COMBO	-1.00
Semi-private lessons	-2.00
Semi-private lessons	0.00
Semi-private lessons	-1.00
Semi-private lessons INTRO	-1.00
Semi-private lessons	-1.00
Semi-private lessons	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-2.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-2.00
Skipper Skill Building Additional Session see 74	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Skipper Skill Building Additional Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00

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Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Private Skipper Skill Building Session	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Skipper Skill - Semi-private	-1.00
Jason Turo	-1.00
James La Due	-1.00
	1.00
	1.00

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	William
Primary Contact's Last Name	Fermo
Organization/Group Name	3 Bros Running Company
Street Address	11635 Beaver Brook St

City	LUMBERTON
State	Texas
Zip Code	77657
Phone Number	4093442576
Email Address	williamjfermo@gmail.com
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	Yes
Please upload your FY25/26 post event report	2026 Seabrook Lucky Trails Presentation Final.pdf
How did your event capture the impact of overnight stays in Seabrook?	• Registration fee discounts
Approximately how many Seabrook room nights were a direct result of your event/program?	26 - 75 room nights

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Seabrook Lucky Trail Races
Funding Requested	$37,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	The Seabrook Lucky Trails is a three-day running festival based out of Rex Meador Park. Over the course of Friday, Saturday, and Sunday, we host 7 different race options. This includes a Kids 1K and a 5K on Friday night; the Full Marathon and a Half Marathon on Saturday morning; and another Half Marathon, Quarter Marathon, and 5K on Sunday morning. Every day has an amazing post race party with city of Seabrook Branded swag hats, socks, shirt, and entertainment making it weekend event people will travel and stay for. Because of how we structure our schedule, this race serves as a reliable weekend economic driver for Seabrook hotels. We intentionally design our events to pull in multi-night stays through two primary strategies: Our Multi-Day Challenges: A huge portion of our out-of-town registrations comes from runners tackling the Pelican Challenge (back-to-back Half Marathons on Saturday and Sunday) or the Trail Challenge (the Saturday Full Marathon followed by the Sunday Half Marathon). Because these athletes have to be at the starting line early two mornings in a row, commuting isn't a realistic option for them. They almost exclusively book multi-night hotel stays right here in Seabrook. Early Starts and Travel Demographics: Our primary long-distance races on Saturday and Sunday start sharp at 7:15 AM. Because we draw thousands of regional runners

	and their families from well outside a 100-mile radius, these early start times push out-of-town participants to arrive on Friday afternoon. They check into Seabrook hotels, eat at local restaurants, and stay through the weekend to avoid the stress of a race-day morning commute. Why we are requesting $37,000 (up from $35,000): To build on this momentum and bring even more overnight visitors to Seabrook, we are requesting an increase to $37,000. Recent global tariffs have significantly increased our costs. Specifically, these funds will go directly toward producing high-quality promotional video content and expanded race-weekend signage that explicitly highlights the City of Seabrook's local attractions, restaurants, and hotel partners. By upgrading our visual marketing and media assets, we will more effectively promote Seabrook as a premier weekend destination to out-of-region running clubs across the USA and globally, ensuring a direct and measurable return on investment for local lodging properties.
Event Location(s)	• City of Seabrook
Event Start Date	03/12/2027
Event End Date	03/14/2027
2 day(s)	
Expected Attendance	1600
Event/Program Budget	2026 Lucky Trails Budget and Profit Loss Statement.pdf
Marketing Plan	Seabrook Lucky Trails Marketing Plan 2027.pdf
Hotel Impact Plan	Seabrook Lucky Trails Hotel Impact Plan 2027.pdf
Hotel Impact Report	Seabrook Lucky Trails Hotel Impact Report 2026.pdf
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	We track and verify overnight stays through our 3 Bros Cash Back Offer. We incentivize runners by offering a $10 refund per night for staying overnight in Seabrook anytime between Monday, March 8 and Sunday, March 14, 2027. To ensure strict compliance and accurate reporting for the City, we use a receipt-backed verification process: The Rule: Accommodations must be located strictly within Seabrook city limits. The Verification: Runners must email us a copy of their final hotel invoice after their stay to claim the credit, which is refunded directly back to their race registration. The Deadline: All claims must be submitted by April 15, 2027. This process gives us 100% verified data on exactly which Seabrook properties were used, how many rooms were booked, and the precise length of each stay.

We promote this offer heavily through Instagram, Facebook, high-frequency email marketing, our website, and our digital runner guide. For this upcoming cycle, we are expanding our outreach by producing dedicated video content to heavily push this cash-back offer and highlight Seabrook's lodging options. All verified data will be compiled into our final post-race impact report to prove the exact number of heads in beds generated for the City."

Please identify the amount of funds anticipated to be received from other organizations.

Additional Sponsorships	2,500
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/12/2026

Seabrook Lucky Trails 2026 - Budget

Seabrook Lucky Trails is a three-day destination event that requires significant investment in staffing, planning, equipment, and marketing to successfully execute at a level that attracts visitors to the City of Seabrook.

For the 2026 event, continued emphasis was placed on tourism-driven marketing and participant experience. Resources were allocated toward expanded digital advertising, destination-focused content creation, signage, and outreach at races, expos, and industry events to promote Seabrook as a premier running and tourism destination. These efforts intentionally highlight local hotels, restaurants, and businesses to encourage overnight stays and visitor spending within the community.

Participant experience and marketing remain the two largest drivers of event investment, as these areas directly influence tourism impact and long-term growth of the event. Despite rising production costs, we continue to reinvest in improvements each year to enhance visibility, strengthen participation, and expand Seabrook's reach as a destination race on the Gulf Coast.

Accommodations & Travel $8,475.82

- **Mileage: $6,055.45**
- **Hotel Stay: $1,726.72**
- **Travel Transportation Expenses: $693.65**

Event Operations – $13,004.43

- **Clear Creek ISD Parking: $242**
- **CPA Texas Tax: $192.56**
- **Event Equipment storage: $210**
- **Health and Safety Supplies: $230**
- **Market Research & Competitive Analysis: $209.92**
- **Offsite Storage Unit for Race: $368.73**
- **Permits and Licensing: $714.86**
- **Portable Onsite Storage Unit: $399.67**

- **Portable Toilets: $3,723.48**
- **Race Equipment: $2,527.06**
- **Race Insurance: $306.90**
- **Race Operations & Logistic Management: $2000**
- **Rental Chairs and Tables: $833.52**
- **Software: $265.58**
- **Staff Meals: $739.87**
- **Storage of Trailers: $32.48**
- **Watermill Express(Extra Water): $7.80**

Marketing & Promotion – $27,014.61

- **Digital Advertising (FB, Google, Meta): $2,588.89**
- **Ambassador Program: $742.93**
- **Design of Medals and Shirts: $1200.00**
- **Destination Marketing Content Creation: $169.46**
- **Promotional Event Entries: $1,545**
- **Event Asset Design: $900.00**
- **Flyers and Posters: $1368.13**
- **Licensed Music for Tourism Promotional Videos: $66.99**
- **Participant Incentive Program: $210.00**

- **Signs: $1603.22**
- **Software: $119.99**
- **Video/Youtube Content Creation: $10,000**
- **Website and Email Marketing: $6,500**

Participant Amenities – $24,058.13

- **Finisher Medals: $5,188**
- **Branded Hats: $2,925**
- **Overall Awards: $2,030.03**
- **Race Bibs: $1583.64**
- **Shipping of Virtual Race Items: $27.98**
- **Branded Socks: $2,635.00**
- **Participant T-Shirts: $9,688.48**

Post-Race Party – $8,357.82

- **Beverages: $2,924.59**
- **Ice: $1,146.21**
- **Food: $2,875.02**
- **Ice Cream Popsicles: $612.00**
- **Live Music: $800**

Staffing & Volunteer Support – $16,493.70

- **Food Prep Labor: $800**
- **DJ: $1000**
- **Medical Staff(Seabrook EMT Services): $2,240.00**
- **Police/Security: $5,150**
- **Race Announcer: $500**
- **Race Timing Services: $2,434.00**
- **Volunteer Meals: $769.70**

- **Essential Contract Race Day Labor: $1,600**

- **Water Stop Staffing: $2,000**

Community Impact

- **Donation to The Bridge Over Troubled Waters: $4,000.00**

Final Event Total: $101,404.51

Seabrook Lucky Trails 2025 - Profit & Loss Statement

Event Date: March 14-16, 2025
Prepared By: 3 Bros Running Company
For Period Ending: March 20, 2025

This reflects the actual funds owed to the race and accounts for pre-tax registration totals after deducting RunSignup processing fees, remitted sales tax, refunds, and standard holdbacks.

Category	Amount (USD)

INCOME

Race Registrations	**$108,061.83**
Sponsorships	**$2,025**
Total Income	**$118,719.35**

EXPENSES

Accommodations & Travel	$8,475.82
Event Operations	$13,004.43
Marketing & Promotion	$27,014.61
Participant Amenities	$24,058.00
Post-Race Party	$8,357.82
Staffing	$16,493.70
Community Donation	$4,000.00
Total Expenses	$101,404.70

NET PROFIT / LOSS +**$8,682.32**

Marketing Plan

Seabrook Lucky Trails 2027

INTRODUCTION

The 2027 race cycle marks our 3rd year for 3 bros running company to host the Seabrook Lucky Trails Marathon. The number 3 is very significant for 3 Bros Running Company and will serve as a central theme throughout the 2027 event experience. Our vision focuses on highlighting the incredible natural beauty of Seabrook and its extensive trail system.

Seabrook Lucky Trails is unlike any other race we have encountered. The beauty of Seabrook is a high factor of why people do it, including the amazing post-race party with food, music, and more, and the great swag which includes a custom hat, sock, and shirt. This is not a road race; it is an intimate experience, and we will do our best to keep the experience great while maximizing attendance. Our strategy centers heavily on bringing back the human element of the race to get people excited, curating stories over the people who have done it for many years while introducing new runners to the race.

OBJECTIVES

- Celebrate our significant 3-year ownership milestone with unique campaign elements.
- Grow overall registration, aiming to maximize capacity and sell out every race distance.
- Expand our geographic growth, aggressively drawing more people outside of Texas to do this race.
- Promote the city of Seabrook as a premier destination through innovative digital platforms and media.

TARGET AUDIENCE

- Runners of all experience levels across the U.S. and internationally.
- Out-of-state athletes and nationwide running club networks.
- Keep Legacy Runners Happy while attracting new and younger runners.
- Fitness enthusiasts, traveling spectators, and families.

MARKETING CHANNELS

Website (Event Hub: SeabrookLuckyTrails.com)

- Complete 2027 Redesign: Brand-new layout optimizing metadata and Google search visibility to maximize national discovery.
- Searchable Legacy Page: Highlights multi-year streak veterans (5, 10, and 20+ years) with easily shareable personal achievement badges that link back to our registration hub.
- Integrated AI Chatbot ("Lucky"): Provides 24/7 answers to race logistics and drives local tourism by actively recommending Seabrook lodging, dining, and attractions.

Mobile-Friendly Digital Runner Guide

- Interactive Engagement: Sent pre-race to deeply engage participants with live race maps, schedules, bib info, and direct booking links.
- Economic Routing: Features dynamic local recommendations to explicitly steer traveling groups into Seabrook-based hotels and businesses.

Social Media & Content Strategy

- Human-Element Video: Capitalizing on our previous hyper-viral last-finisher video to celebrate inspirational stories and build community connection.
- Professional Drone Showcases: Retained our dedicated drone operator to capture high-impact aerial footage showcasing the coastal beauty of Seabrook.
- Organic Multi-Platform Reach: Delivering real-time, highly visual updates across YouTube, Facebook, Instagram, and TikTok.

Email Marketing

- Targeted Retargeting: Direct campaigns sent to extensive past-participant databases, newsletter subscribers, and regional lists.
- Key Conversions: Timely distributions highlighting registration price-jumps, hotel blocks, medal reveals, and runner spotlights.

Online Ads

- Search & Social: Geo-targeted Google and Meta campaigns optimized for travel-minded runners.
- Niche Placement: YouTube pre-roll teaser videos paired with banner ads on major national race calendar sites.

The 50-State Promo Blueprint

- National Outreach: Modeled after the successful national expansion of the Salina Crossroads Marathon in Kansas to draw heavy attendance from outside of Texas.
- Club Partnerships: Gifting promotional entries directly to established running clubs in every single state across the USA to secure a nationwide travel footprint.

Optimized Ambassador Program

- Scaled Network: Expanded our structured team from 10 to 16 elite brand ambassadors for 2026, with room for ongoing growth. Based on recent success may expand to 20 ambassadors.
- Coordinated Content: Focused entirely on creating organic video and social content that actively spotlights the race and promotes the city of Seabrook.

Community Engagement

- Hospitality Partnerships: Direct collaborations with Seabrook hotels, restaurants, and local attractions to build a full weekend destination experience.
- Regional Athletics: On-the-ground outreach to local Texas running clubs, gyms, and fitness networks.

CONTENT MARKETING

- **3rd-Anniversary Milestone Campaign:** Push our milestone 3rd-anniversary narrative across all platforms, using the significance of our 3 years with 3 Bros Running Company to build massive event excitement.
- **Aerial Drone Showcases:** Utilize professional drone videography to capture Seabrook's scenic trail beauty and coastal charm.
- **The Human Element:** Leverage inspiring storytelling built around our viral last-finisher themes and multi-year veteran features to celebrate our runners.
- **Behind-the-Scenes Race Journey:** Take participants behind the scenes of race production and event management, sharing what it takes to produce this intimate event and build excitement for race weekend.

MARKETING TIMELINE

6–8 Months Before

- National Grassroots Outreach: Begin national outreach to running clubs across all 50 states and distribute promotional entries to drive out-of-state travel.
- Registration & Lodging Pipelines: Open registration pipelines and initialize early-access hotel booking blocks for traveling participants.
- Tech Optimization: Run ongoing SEO, metadata, and search optimization updates on the newly launched 2027 website, searchable legacy page, and integrated AI chatbot.

3–4 Months Before

- Medal Reveal: Launch the official 3rd-anniversary medal reveal across all digital and email channels to spike mid-cycle registrations.
- Paid Media & Drone Showcases: Increase digital search ad budgets and publish professional drone trail showcases to social media.
- Ambassador Activation: Coordinate with our 16 brand ambassadors to launch organic, local content campaigns highlighting the city and the race.

1–2 Months Before

- Shirt & Swag Reveal: Unveil the official 2027 custom shirts, socks, and premium gear layouts to build maximum weekend excitement.
- Legacy Campaign Marketing: Push targeted marketing campaigns around the searchable Legacy Page assets to drive peer-to-peer social sharing.
- Human-Element Storytelling: Release curated video features celebrating our 5, 10, and 20+ year streak runners alongside behind-the-scenes content.

2 Weeks Before

- Digital Guide Distribution: Distribute interactive, mobile-friendly digital runner guides to all registered field athletes to deeply engage participants.

Race Week

- On-Site Media Capture: Video content directly from packet pickup, course, and the finish lines.
- Post-Race Celebration Footage: Capture real-time footage from our amazing post-race party featuring the food, live music, and community celebrations.

KEY MESSAGES

- An intimate, nature-rich experience on a beautiful course unlike any other.
- Celebrating our 3rd year for 3 Bros Running Company to host this race with unique milestone features.
- High-quality custom swag: a premium hat, technical socks, and custom race shirts.
- An amazing post-race celebration complete with food, music, and an exceptional community feel.

PERFORMANCE METRICS

- **Registration Growth Goal:** Increase total race weekend registrations to 1,600 to 1,700 participants for next year.
- **Geographic Expansion:** Target an increased footprint of diverse states and countries traveling to the race, utilizing custom promo codes to explicitly track which out-of-state clubs and regions are converting.
- **Website Analytics:** Follow incoming web traffic to pinpoint specific demographic growth areas using Google Analytics, Google Search Console, and RunSignup analytics.
- **Ad Performance:** Strictly track ad conversions, click-through rates (CTR), and overall ad reach to measure paid media efficiency.
- **Social Growth:** Continually measure audience engagement metrics, shares, and overall follower counts across all platforms.
- **Hotel Metrics:** Heavily push participants to stay in local accommodations and increase total collected hotel invoices to verify overnight tourism impact.

LOOKING AHEAD - 2026

Our third year hosting the Seabrook Lucky Trails Marathon represents a significant milestone for 3 Bros Running Company. 3 Bros Running Company is not satisfied with keeping things the same; we want to constantly update and evolve to make this race better and do our most for the city of Seabrook.

By continuing to optimize SEO, finding new channels to increase growth, and introducing cutting-edge tools like our brand-new 2027 website redesign, searchable Legacy Page, and integrated AI chatbot, we are making it easier than ever for athletes across the country to discover Seabrook. We are fully committed to keeping the runner experience great, celebrating our multi-year veterans, and bringing a massive wave of new out-of-state tourism revenue directly into the Seabrook community. We appreciate the faith in us to continue this race and we will not let you down.

HOTEL IMPACT PLAN IN ACTION

Seabrook Lucky Trails 2027

SUMMARY

Most participants travel to attend the event, which is why we are heavily pushing participants to stay in Seabrook hotels. We plan to create dedicated content highlighting the direct importance of staying in a Seabrook hotel and the massive positive impact this race has on the local community. Our 3-day running event encourages participants to stay locally in Seabrook to collect our exclusive, custom-made swag, tackle our 3 days of racing, and enjoy our premium post-race party complete with food, live music, and more.

HOTELS FEATURED ON WEBSITE

- We created a dedicated lodging section on SeabrookLuckyTrails.com to make booking easy and to promote Seabrook-based hotels. This section includes:
  - 3 Bros Running Company reinforces this message by creating video content featuring our stays at Seabrook hotels.
  - Exclusive discount offers for race participants
  - Direct Google Map links for navigation
  - Hotel phone numbers for quick reservations
  - Website links for online booking

MULTI - CHANNEL PLAN

We don't only feature hotels on our website. We also have multiple channels where we push staying local, including our **Website, IG, FB, YouTube channel, Mobile Runner's Guide, and email marketing.** Additionally, this year we are introducing an **AI chatbot** integrated into the site to encourage participants to stay in Seabrook hotels

SPECIAL INCENTIVE PROGRAM

To encourage local lodging, we implemented a Hotel Cash Incentive Program:

- Runners who stayed in Seabrook hotels between March 8–14 received **$10 per night**
- A valid hotel invoice was required for reimbursement
- Claims are accepted through April 15, with a 2-week processing period

This program not **only rewarded local hotel stays** but also allowed us to verify lodging data directly from participants

FUTURE HOTEL IMPACT STRATEGIES

To further support Seabrook hotels and enhance data collection for our 3rd-anniversary milestone, we plan to:

- Direct Hotel Manager Connections: Build direct relationships with local hotel managers to highlight their properties even more, just like we did with the Quality Inn. Since we stay at multiple Seabrook hotels during the event, these personal connections will help us help them more.
- Custom Website Upgrades: Update our website with custom images, specific specials, and unique details for each hotel listing to give them better visibility.
- Physical Incentives: Offer a limited-edition Seabrook pin to participants who stay in designated Seabrook hotels and provide proof of stay.
- Expanded Multi-Channel Promotion: Continue pushing local stays through featured web listings, Google Map integrations, direct booking links, and hotel discount instructions.
- Firsthand YouTube Showcases: Continue creating YouTube videos of our actual stays at different Seabrook hotels to build excitement and grow our global footprint.

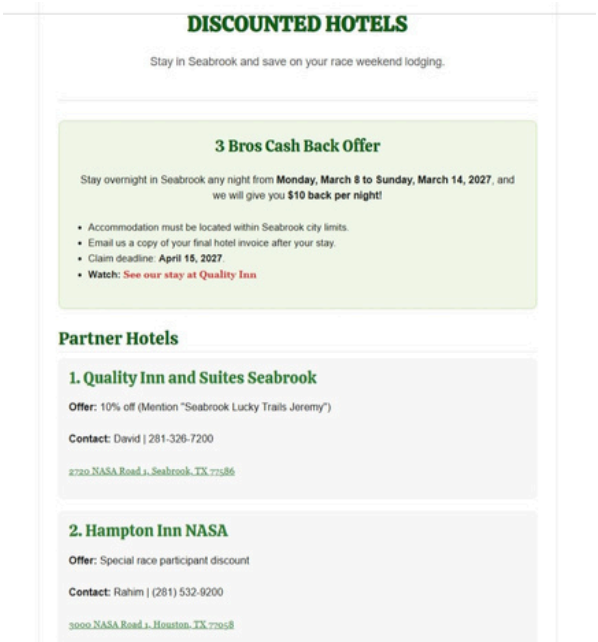
HOTEL IMPACT PLAN IN ACTION

Seabrook Lucky Trails 2027

EXAMPLES



Youtube Content with Seabrook Hotel Management



DISCOUNTED HOTELS

Stay in Seabrook and save on your race weekend lodging.

3 Bros Cash Back Offer

Stay overnight in Seabrook any night from **Monday, March 8 to Sunday, March 14, 2027**, and we will give you **$10 back per night!**

- Accommodation must be located within Seabrook city limits.
- Email us a copy of your final hotel invoice after your stay.
- Claim deadline: **April 15, 2027**.
- **Watch:** See our stay at Quality Inn

Partner Hotels

1. Quality Inn and Suites Seabrook

Offer: 10% off (Mention "Seabrook Lucky Trails Jeremy")

Contact: David | 281-326-7200

2720 NASA Road 1, Seabrook, TX 77586

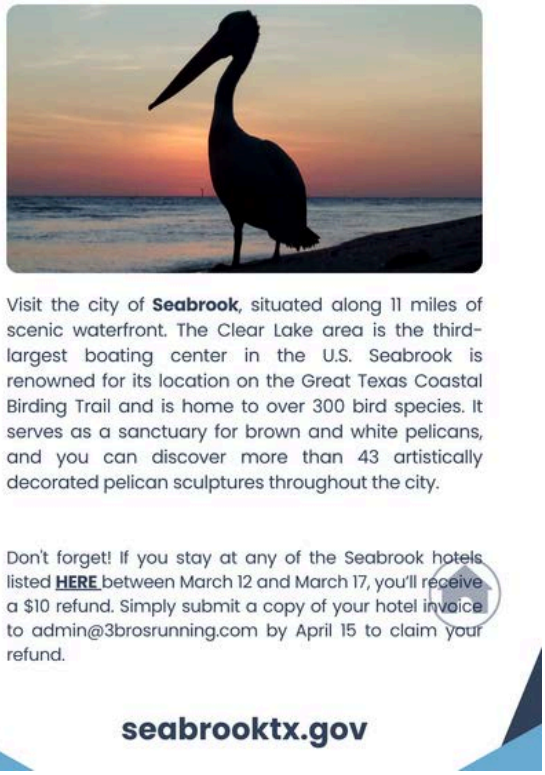
2. Hampton Inn NASA

Offer: Special race participant discount

Contact: Rahim | (281) 532-9200

3000 NASA Road 1, Houston, TX 77058

New Hotel Page Can be easily updated

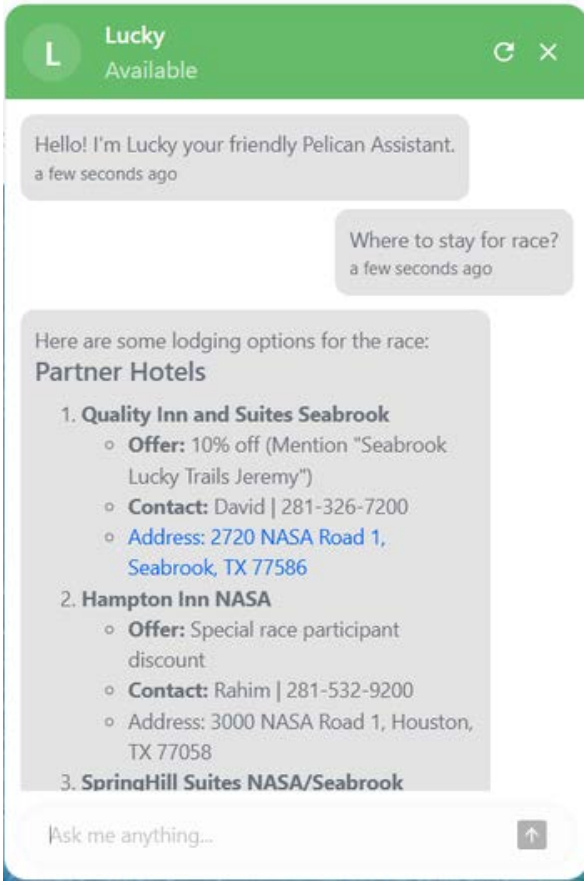


Visit the city of **Seabrook**, situated along 11 miles of scenic waterfront. The Clear Lake area is the third-largest boating center in the U.S. Seabrook is renowned for its location on the Great Texas Coastal Birding Trail and is home to over 300 bird species. It serves as a sanctuary for brown and white pelicans, and you can discover more than 43 artistically decorated pelican sculptures throughout the city.

Don't forget! If you stay at any of the Seabrook hotels listed **HERE** between March 12 and March 17, you'll receive a $10 refund. Simply submit a copy of your hotel invoice to admin@3brosrunning.com by April 15 to claim your refund.

seabrooktx.gov

Mobile Runners Guide Reinforcement



AI Chatbot only recommending Seabrook Hotels

Seabrookluckytrails.com

HOTEL IMPACT REPORT

Seabrook Lucky Trails 2026

SUMMARY

Our internal tracking metrics reveal that 87.7% of all race participants traveled from outside the Seabrook area to attend this 3-day event. Because runners frequently tackle multiple race distances across consecutive days, they require multi-night stays and travel with family networks and support crews who spend money exclusively inside the community. Verified data patterns indicate that primary partner hotels reached peak capacity and experienced dramatic surge-pricing optimization due to the direct competitive pressure of race-weekend room demand.

We offered a cash rebate incentive program to gather data, and while not everyone choice to submit receipts we have verified invoices from those that did to show effectiveness of race.

LODGING HIGHLIGHTS

- Total Documented Stays: 34 total room nights from invoices.
- Average Length of Stay: Standard stay duration ranged from 1 to 4 nights, with a verage 2 nights.
- Average Cost per Night: Traveling participants paid an average of $158.87 per night with a high of $234 and low of $76

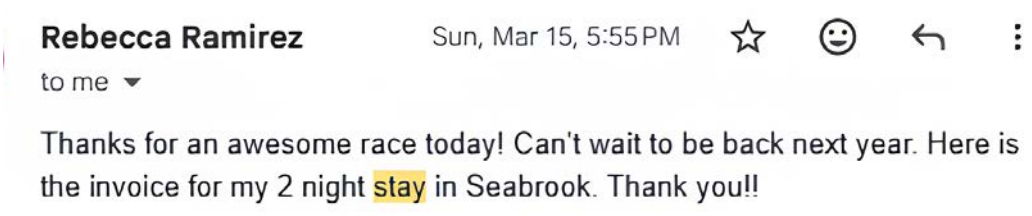
ROOM RATES INCREASES(RACEWEEKEND)

- SpringHill Suites: $103 → $234 **(127% increase)**
- Hampton Inn: $83 → $167 **(101% increase)**

DEMAND OBSERVATIONS

Our post-race lodging audit clearly demonstrates how a multi-day sports event shifts local market dynamics. With 87.7% of our tracked participants traveling into Seabrook from outside the area, proximity to the race course was the primary driver for hotel selection. Endurance athletes require immediate access to the start and finish lines for multi-race logistics, mandatory pre-race preparation, and post-race recovery.

This concentrated weekend demand allowed local properties to maximize occupancy and implement significant surge-pricing models across core tracking locations. Because these traveling runners brought family members and friends to watch them compete over the 3-day weekend, this capacity compression translated directly into premium, non-bleed commercial revenue for Seabrook's restaurants, gas stations, and retail businesses.



Rebecca Ramirez Sun, Mar 15, 5:55 PM

to me

Thanks for an awesome race today! Can't wait to be back next year. Here is the invoice for my 2 night stay in Seabrook. Thank you!!

ACTUAL PARTICIPANT EMAIL

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Melissa
Primary Contact's Last Name	Everett
Organization/Group Name	Seabrook Saltwater Derby
Street Address	PO BOX 1107

City	Seabrook
State	Texas
Zip Code	77586
Phone Number	281-635-4550
Email Address	meverett@hometown.bank
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	Yes
Please upload your FY25/26 post event report	2026 sswd presentation to council.pdf
How did your event capture the impact of overnight stays in Seabrook?	• Hotel room blocks
Approximately how many Seabrook room nights were a direct result of your event/program?	76 - 125 room nights

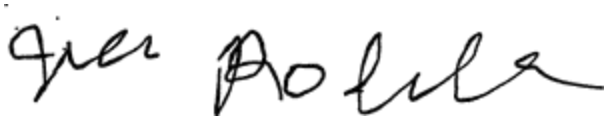
Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Seabrook Saltwater Derby
Funding Requested	$10,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	The Seabrook Saltwater Derby is an annual charity fishing tournament that attracts anglers and their families from across Texas and throughout the United States. Participants travel to Seabrook for a weekend of competitive fishing while supporting the Seabrook Association Scholarship Fund and Shriners Hospitals for Children. The event generates direct economic impact for the city by brining visitors who stay in local hotels, dine at local restaurants, purchase fuel and supplies and support area businesses throughout the tournament weekend. .
Event Location(s)	• City of Seabrook
Event Start Date	09/25/2027
Event End Date	09/25/2027
0 day(s)	
Expected Attendance	300

Event/Program Budget	Deposits-Expenses 2025.pdf Derby Budget 2025.pdf
Marketing Plan	2026 sswd presentation to council.pdf
Hotel Impact Plan	Hotel Impact Report for 26 HOT.docx
Hotel Impact Report	Hotel Impact Report for 26 HOT.docx
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	We will track it on an excel sheet.

Please identify the amount of funds anticipated to be received from other organizations.

Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/04/2026

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Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Tony
Primary Contact's Last Name	Bell
Organization/Group Name	Bell Empire Media & Events
Street Address	PO BOX 1072

Mailing Address	1433 Kipp Ave
City	Kemah
State	Texas
Zip Code	77565
Phone Number	713.355.9255
Email Address	info@bellempire.media
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	No
Has your event/program received a HOT sponsorship in the past?	NO - My event/program has never received HOT funds.

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Seabrook Seafood Festival
Funding Requested	$85,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	The Seabrook Seafood Festival is a proposed two-day destination event scheduled for April 3–4, 2027, strategically timed to coincide with the peak of Gulf Coast crawfish season and the height of spring tourism along the Texas coast. The festival is designed to attract visitors from throughout the Greater Houston region, Galveston County, Beaumont, Austin, and other Texas markets by combining live entertainment, Gulf Coast seafood, culinary competitions, family attractions, and waterfront experiences in a unique festival environment located along Seabrook's scenic waterfront adjacent to Sam's Sunset Kitchen. The festival will feature nationally recognized Texas Country and Americana music artists, award-winning chefs, seafood competitions, artisan vendors, local businesses, family entertainment, and multiple stages throughout the event grounds. Culinary programming will include competitions for Best Crawfish, Best Shrimp Dish, and Best Crab Dish. Approximately 100 vendors, exhibitors, restaurants, and local businesses are expected to participate. Attendance is projected between 5,000 and 8,000 visitors during the inaugural year, with a long-term growth strategy designed to establish the festival as an annual signature tourism event for the City of Seabrook. The event is specifically designed to capture a portion of the substantial spring tourism traffic already visiting the Kemah and Clear Lake area while encouraging visitors to stay longer, explore Seabrook businesses, and utilize local lodging accommodations. Hotel occupancy impact is a primary objective of the festival. Based on projected attendance and tourism data, we anticipate that between 40% and 55% of attendees will travel from outside the Clear Lake area. Conservative estimates project between 500 and 800 hotel room nights generated during the inaugural festival weekend, producing approximately $75,000 to $120,000 in direct hotel revenue for Seabrook-

area lodging properties. These overnight stays are projected to generate between $5,250 and $8,400 in Hotel Occupancy Tax revenue during the first year alone.

To maximize hotel utilization, the festival will establish formal partnerships with area hotels including South Shore Harbour Resort, SpringHill Suites by Marriott Clear Lake, Hampton Inn Houston/Clear Lake-NASA, Holiday Inn Express & Suites Clear Lake, and Best Western Plus Clear Lake. Partner hotels will receive exclusive promotional opportunities through the festival website, social media channels, email campaigns, and event marketing materials. Visitors will be encouraged to book overnight stays through discounted festival lodging packages and exclusive hotel promotional codes.

The festival will implement a comprehensive hotel tracking program to measure tourism impact. Participating hotels will receive unique booking codes that allow room reservations directly attributable to the festival to be tracked and reported. Additional measurement tools will include attendee zip-code analysis, post-event visitor surveys, ticketing data, and digital entry tracking systems. These methods will provide verifiable documentation of overnight stays and hotel utilization, allowing the City of Seabrook to clearly measure the return on its investment.

In addition to direct hotel revenue, the festival is expected to generate significant secondary economic activity throughout Seabrook. Visitors staying overnight are projected to spend additional dollars at local restaurants, retail establishments, convenience stores, marinas, and entertainment venues. Conservative estimates indicate the festival could generate between $160,000 and $320,000 in off-site spending at local businesses, creating a total direct economic impact ranging from approximately $395,000 to more than $760,000 during the inaugural year.

The Seabrook Seafood Festival is intended to become a recurring annual tourism asset for the City of Seabrook. Through targeted regional marketing, hotel partnerships, and destination-focused programming, the event will showcase Seabrook as a premier waterfront destination while creating measurable hotel occupancy growth, increased tourism spending, and long-term economic benefits for the community. Marketing efforts will specifically target out-of-town visitors and are designed to generate 300–500 hotel room nights, reach more than 500,000 potential attendees throughout the Houston metropolitan area, and establish Seabrook as a recognized destination for culinary and entertainment tourism.

Event Location(s)	• City of Seabrook
Event Start Date	04/03/2027
Event End Date	04/04/2027
1 day(s)	
Expected Attendance	8000
Event/Program Budget	SSF Business Plan & Proposal.pdf SSF Event Operations & Safety Plan.pdf SSF Event & Program Budget.pdf

Marketing Plan	SSF Marketing Plan.pdf
Hotel Impact Plan	SSF Hotel Impact Plan.pdf
Hotel Impact Report	SSF Hotel Impact Report.pdf
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	In addition to utilizing hotel-specific promotional codes and room blocks, the Seabrook Seafood Festival will implement a comprehensive tourism tracking and reporting program designed to accurately measure and document overnight stays generated by the event. Our tracking methodology includes four independent data collection methods: 1. Hotel Partner Reporting: Participating hotels will receive unique festival booking codes and will provide post-event reports detailing the number of rooms booked directly through festival promotions. Hotels will also have the opportunity to offer special festival lodging packages that can be tracked separately. 2. Attendee Zip Code Analysis: All online ticket purchasers will be required to provide their zip code during registration. This data will allow us to identify attendees traveling from outside the Clear Lake and Seabrook areas and estimate the percentage of visitors likely requiring overnight accommodations. 3. Post-Event Visitor Surveys: Within one week of the festival, attendees will receive a follow-up survey asking whether they stayed overnight, where they stayed, how many nights they stayed, and whether the festival influenced their lodging decision. Survey participants will be incentivized through prize drawings and future ticket discounts to maximize response rates. 4. Ticketing and Digital Entry Analytics: Weekend pass holders, VIP ticket holders, and multi-day attendees will be tracked through our digital ticketing platform and entry scanning systems. This information will provide additional insight into visitor travel patterns and overnight stay behavior. Following the event, a comprehensive Tourism Impact Report will be prepared and provided to the City of Seabrook. The report will include hotel booking data, room-night estimates, attendee geographic analysis, overnight stay survey results, estimated Hotel Occupancy Tax (HOT) revenue generated, and overall visitor spending impact. This reporting process will provide measurable and verifiable documentation of the direct tourism and lodging benefits created by the Seabrook Seafood Festival and will help establish a baseline for future annual growth and economic impact measurement.

Please identify the amount of funds anticipated to be received from other organizations.

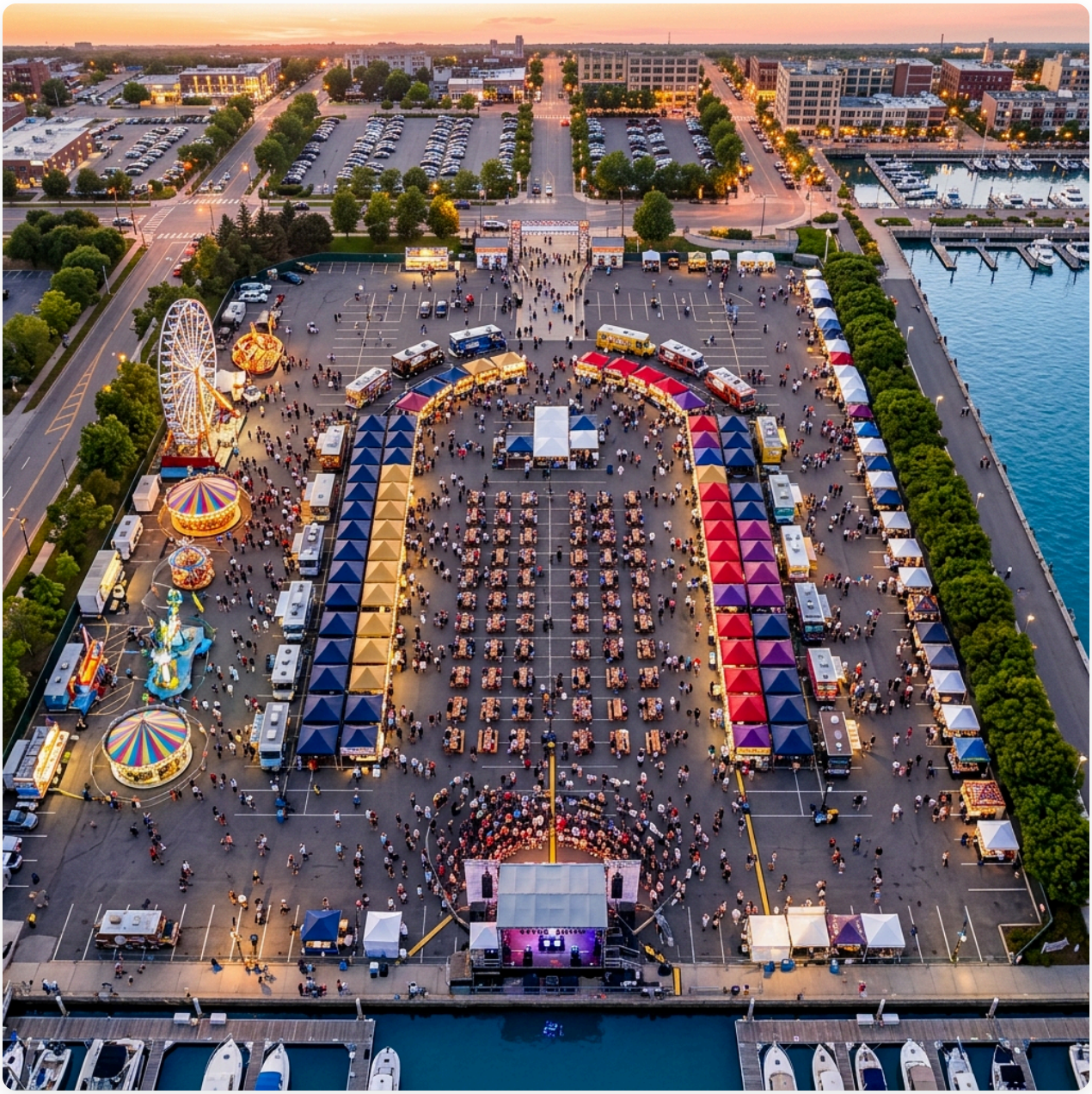
City of Kemah	$0.00
City of League City	$0.00
City of La Porte	$0.00

City of Nassau Bay	$0.00
Other Municipality	N/A
Additional Sponsorships	N/A
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/10/2026

Official Business Plan & Proposal

A Comprehensive Guide to the 2027 Seabrook Seafood Festival

1. EXECUTIVE SUMMARY: WHAT ARE WE BUILDING?



The Seabrook Seafood Festival is a massive, two-day weekend event that will bring the very best of Gulf Coast seafood, live music, and family entertainment to the beautiful waterfront of Seabrook, Texas.

Right now, the nearby Kemah Boardwalk attracts over 20,000 visitors per day on spring weekends. We are building this festival to capture that massive

crowd. By hosting a major weekend event right on the water, we expect to draw between **5,000 and 8,000 attendees** in our first year alone. This event is designed to be a highly profitable business that also brings huge economic benefits to the local Seabrook community.

2. THE LOCATION & EVENT LOGISTICS

A great festival needs a great location. We have secured the perfect waterfront property in Seabrook, directly on the water and easily accessible from major roads.



Official Festival Map: The main festival grounds (blue) sit right on the waterfront next to Sam's Sunset Kitchen. Official parking zones (orange) are located just across E NASA Parkway.

As shown in the map above, the festival is highly organized:

- **The Main Event Space (Blue Area):** This large, open waterfront land next to Sam's Sunset Kitchen will hold our massive live music stage, the food truck pavilion, the VIP lounge, and all the artisan vendor booths.
- **Dedicated Parking Zones (Orange Areas):** To ensure traffic flows smoothly, we have designated several large lots (including Natchez Landing and the land across E NASA Parkway) exclusively for festival parking. This keeps the roads clear and the city happy.

3. FUNDING STRATEGY

The Seabrook Seafood Festival has a **total operating budget of $200,000**. This covers everything — marketing, entertainment, infrastructure, safety, operations, and contingency. Every dollar is accounted for in our detailed line-item budget.

To fully comply with Texas state law regarding the allowable uses of Hotel Occupancy Tax (HOT) funds, our funding strategy is strictly split between the City of Seabrook and private investment.

> **The Ask:** We are formally requesting exactly **$85,000** from the City of Seabrook's HOT fund. This grant is strictly allocated toward eligible tourism drivers: **Advertising & Promotion** and **Promotion of the Arts**. The remaining **$115,000** of operational costs is entirely funded by private investment.

City HOT Grant Allocation ($85,000)

- **Marketing & Tourism Promotion ($40,000):** Digital advertising, Houston radio campaigns, highway billboards on I-45 and Hwy 146, influencer partnerships, hotel cross-promotions, and PR outreach targeting out-of-town visitors.
- **Promotion of the Arts ($45,000):** Live music, talent booking, professional stage, sound systems, and lighting production that serve as the primary tourism attraction.

Private Investor Allocation ($115,000)

- **Infrastructure & Rentals ($30,000):** Heavy-duty tents, generators, tables, fencing, barricades, portable restrooms, and sanitation.

- **Safety & Security ($25,000):** Off-duty police, private security, EMT teams, and comprehensive event insurance.
- **Operations ($32,000):** Permits, event-day staffing, food & beverage infrastructure, TABC licensing, parking operations, and branding materials.
- **Contingency & Working Capital ($28,000):** A safety net for weather delays, last-minute changes, vendor payouts, and unexpected costs.

Financial Firewall: HOT grant funds will be used exclusively for eligible marketing and arts expenses. Private investment funds cover all remaining operations. These funds will never be co-mingled. Private investors are repaid from festival revenue (ticket/alcohol sales) with a 20% return. The city's grant is never repaid; the city's return is the massive economic and tourism impact.

4. HOW WE MAKE MONEY (REVENUE PROJECTIONS)



Even if we use highly conservative estimates (meaning we assume only 5,000 people show up all weekend instead of our 8,000 target), the festival still generates massive revenue.

Our total projected revenue for Year 1 is between **$304,000 (Conservative) and $504,000 (Optimistic)**. Here is exactly where that money comes from:

- **Ticket Sales ($186K–$300K):** This is our biggest money-maker. General Admission tickets will average $30, and VIP passes (which include a private lounge) will sell for $150.
- **Alcohol Sales ($45K–$72K):** Selling beer, wine, and liquor has a very high profit margin. We expect to make significant net profits from our TABC-permitted bars.
- **Corporate Sponsorships ($25K–$50K):** Local and national businesses will pay big money to put their names on the main stage, the VIP area, and festival banners.
- **Vendor Fees ($23K–$32K):** Every food truck and local artist who wants to sell their goods at the festival must pay a flat booth fee to be there.
- **Parking & Merchandise ($15K–$25K):** Charging for premium parking spots and selling festival t-shirts and hats.

5. KEEPING EVERYONE SAFE (SECURITY & INSURANCE)



Safety is our number one priority. We know that the City of Seabrook and our investors need to be 100% confident that this event will be secure and liability-free.

- **Police & Medical:** We have budgeted $17,000 to hire off-duty local police officers, private security, and licensed medical EMTs to be stationed on the

grounds at all times.

- **Fencing & Bag Checks:** The entire festival area will be enclosed with professional temporary fencing. Every guest will pass through a security checkpoint with bag searches before entering.
- **Comprehensive Insurance:** We have budgeted $8,000 for comprehensive event liability insurance. This protects the festival, any investors, and the city from any unforeseen accidents or weather issues.

6. FORMAL HOT GRANT REQUEST — CITY OF SEABROOK

This section is addressed directly to the City of Seabrook. We are formally requesting an **$85,000 Hotel Occupancy Tax (HOT) grant** strictly to fund the **Marketing/Advertising** and **Promotion of the Arts** components of the Seabrook Seafood Festival.

By limiting our request to these two specific categories, our application is 100% compliant with the allowable uses of HOT funds under Texas law. The remaining $115,000 of operational costs are guaranteed by private investment and sponsorships.

Projected Economic Impact to Seabrook

- **Hotel Room Nights:** We conservatively estimate 500–800 hotel room nights booked by out-of-town attendees. At an average rate of $150/night, that is **$75,000–$120,000 in direct hotel revenue** for Seabrook-area hotels.
- **HOT Tax Revenue Back to the City:** At the standard 7% HOT rate, those hotel bookings generate an estimated **$5,250–$8,400 in HOT tax revenue** flowing directly back into the city's coffers — from a single weekend.
- **Restaurant & Retail Spending:** Festival visitors typically spend $40–$80 per person at local businesses. With 4,000+ out-of-town visitors, that is an additional **$160,000–$320,000** flowing into the local economy.
- **Sales Tax Revenue:** The city will collect sales tax on all of this local spending — restaurants, gas stations, retail shops, and the festival itself.
- **Multi-Year Growth:** Year 1 is just the beginning. As the festival becomes an annual tradition, these numbers grow every year, making the city's $85,000 grant one of the highest-ROI tourism investments available.

How We Prove It: Tourism Tracking Plan

We understand the city needs hard data. We will provide a comprehensive post-event tourism impact report using these three proven methods:

- **Special Hotel Promo Codes:** We will partner with local hotels (South Shore Harbour Resort, SpringHill Suites, Hampton Inn, and others on the Clear Lake corridor) to offer a "Seafood Festival Discount" booking code. Hotels report the exact room count booked through our event.
- **Zip Code Tracking on Ticket Sales:** Every online ticket purchase requires a zip code. We will generate a geographic report showing exactly how many attendees traveled from 50+ miles away.
- **Post-Event Guest Surveys:** Within 48 hours of the festival, every ticket holder will receive an email survey asking: "Did you stay in a Seabrook-area hotel?" Respondents are entered to win free VIP tickets for next year.

> **Bottom Line for the City:** An $85,000 HOT grant investment is projected to generate **$395,000–$760,000+ in direct local economic activity** from a single weekend. That is an enormous return on the city's investment in Year 1 alone, plus ongoing annual returns as the festival grows. By Year 3, this event could generate over $1 million in annual economic impact for Seabrook.

7. CONCLUSION

The 2027 Seabrook Seafood Festival is a carefully planned, highly profitable business venture. By combining a beautiful waterfront location with great food, live music, and strict financial planning, we are creating an event that will reward our investors, thrill our guests, and become a beloved annual tradition for the City of Seabrook.



Marketing Plan

MARKETING & TOURISM STRATEGY · $40,000 ALLOCATION

1. MARKETING OBJECTIVES

The marketing budget of $40,000 — funded from the HOT grant or overall festival budget — is laser-focused on one goal: **bringing out-of-town visitors to Seabrook who will book hotel rooms and spend money at local businesses.**

- **Primary Goal:** Drive 5,000–8,000 total attendees to the festival, with at least 40% coming from outside the Clear Lake area.
- **Hotel Goal:** Generate 300–500 hotel room nights at Seabrook-area hotels.
- **Awareness Goal:** Reach 500,000+ people in the greater Houston metro area through paid and organic channels.

2. TARGET AUDIENCE SEGMENTS

Primary: Families Within a 60-Mile Radius

Families in Houston, Galveston, Pearland, League City, Sugar Land, and Katy. These are the people most likely to make a day trip or book a hotel for the weekend. They are looking for affordable, family-friendly outdoor activities.

Secondary: Foodies & Music Lovers (Ages 21–45)

Young adults and couples who actively seek out food festivals, live music events, and craft beer experiences. They discover events through Instagram, TikTok, and food blogs. They are the highest spenders on alcohol and VIP tickets.

Tertiary: Corporate Groups & Sponsors

Local businesses looking for team-building outings and corporations seeking brand visibility through event sponsorship. These groups purchase bulk tickets and premium experiences.

3. CAMPAIGN TIMELINE & BUDGET

Phase 1: Brand Awareness (January–February 2027) — $8,000

- Launch official festival website with SEO optimization for "seafood festival Texas," "Seabrook events," and "Gulf Coast festivals"
- Create and launch Instagram, Facebook, and TikTok accounts with branded content
- Press release distribution to Houston Chronicle, Galveston Daily News, Bay Area Houston Magazine, and local TV stations
- Design and print 5,000 promotional flyers for distribution at local businesses

Phase 2: Ticket Sales Push (February–March 2027) — $22,000

- **Radio Advertising ($10,000):** 30-second spots on 93.7 The Arrow, 104.1 KRBE, and 94.5 The Buzz targeting Houston commuters during morning and evening drive times
- **Billboard & Highway Signage ($8,000):** Digital billboards on I-45 South (between Houston and Galveston) and Highway 146 (Clear Lake corridor)
- **Facebook & Instagram Ads ($4,000):** Targeted campaigns to users within 60 miles of Seabrook who have shown interest in food festivals, live music, seafood restaurants, and outdoor events

Phase 3: Final Push (March–April 2027) — $12,000

- **Retargeting Ads ($3,000):** Show ads to people who visited our website but didn't buy tickets yet
- **Influencer Partnerships ($4,000):** Partner with 5–8 Houston food bloggers and Instagram influencers to create content and promote the event to their followers

- **Hotel Cross-Promotions ($2,000):** Create "Festival Weekend Packages" with partner hotels, including discounted room + ticket bundles
- **Email Blasts ($1,000):** Targeted email campaigns to our growing subscriber list and partner hotel guest lists
- **Final Week Surge ($2,000):** Boost social media posts, last-chance ticket pricing, and day-of promotion

Phase 4: Post-Event Reporting (April 2027) — $5,000

- Deploy post-event email survey to all ticket holders
- Compile zip code analysis and hotel booking data
- Produce comprehensive Tourism Impact Report for the City of Seabrook
- Archive all media and analytics for Year 2 planning

Contingency — $3,000

Reserved for unexpected opportunities (e.g., a last-minute TV interview, a viral social media moment that needs boosting, or additional print materials).

> **Total Marketing Budget:** $12,000 + $14,000 + $6,000 + $5,000 + $3,000 = **$40,000**

4. HOTEL CROSS-PROMOTION STRATEGY

A cornerstone of our marketing plan is direct partnership with Seabrook-area hotels. This accomplishes two things: it drives hotel bookings (which justifies the HOT grant) and it gives us a proven way to track tourism impact.

- **Unique Promo Codes:** Each partner hotel receives a unique booking code (e.g., SEAFEST27). Guests who use the code get 10–15% off their stay.
- **Festival Website Integration:** A dedicated "Book Your Stay" page on our website links directly to partner hotels with the promo code pre-filled.
- **Lobby Displays:** Partner hotels will display festival posters and flyers in their lobbies, attracting guests who are already in the area.
- **Bundle Packages:** We will create "Festival Weekend" bundles — a hotel room + 2 festival tickets at a discounted price — sold directly through hotel reservation systems.

5. SOCIAL MEDIA STRATEGY

- **Instagram:** 3–5 posts per week starting January. Behind-the-scenes content, vendor spotlights, countdown posts, ticket giveaways. Target: 5,000+ followers by event day.
- **Facebook:** Event page, community engagement, paid advertising. Primary platform for reaching families 35+.
- **TikTok:** Short-form video content — cooking demos, artist announcements, venue reveals. Primary platform for reaching the 21–35 foodie audience.
- **Content Calendar:** All content planned and scheduled 30 days in advance using a professional social media management tool.

6. SUCCESS METRICS (KPIS)

We will track these key performance indicators and report them to the city after the event:

KPI	Target
Total Ticket Sales	**5,000 – 8,000**
Out-of-Area Attendees (by zip code)	**40%+ of total**
Hotel Promo Code Redemptions	**300 – 500 rooms**
Social Media Reach	**500,000+ impressions**
Website Unique Visitors	**50,000+**
Email Subscriber List	**3,000+**
Post-Event Survey Response Rate	**25%+**

Event/Program Budget

DETAILED LINE-ITEM BUDGET · $200,000

1. BUDGET OVERVIEW

The Seabrook Seafood Festival has a **total operating budget of $200,000**. This document provides a transparent, line-by-line breakdown of exactly where every dollar goes, ensuring strict compliance with Texas law regarding the allowable uses of Hotel Occupancy Tax (HOT) funds.

> **Dual Funding Strategy:** We are formally requesting exactly **$85,000** from the City of Seabrook's HOT fund to cover 100% of eligible Marketing and Arts/Entertainment costs. The remaining **$115,000** needed for infrastructure, safety, and operations is completely covered by private investment.

2. DETAILED LINE-ITEM BREAKDOWN

Marketing & Tourism Promotion

Marketing Line Items	Amount
Digital Marketing & Social Media	$12,000
Radio Advertising (Houston Market)	$8,000
Billboard & Highway Signage	$6,000
Print, PR & Influencer Partnerships	$6,000
Hotel Partnerships & Promo Codes	$5,000
Tourism Tracking & Surveys	$3,000
SUBTOTAL	**$40,000**

Entertainment & Production

Entertainment Line Items	Amount
Live Music & Talent Booking	$25,000
Stage, Sound & Lighting Production	$20,000
SUBTOTAL	**$45,000**

Infrastructure & Rentals

Infrastructure Line Items	Amount
Tents, Canopies & Generators	$15,000

Infrastructure Line Items	Amount
Tables, Chairs & Décor	$5,000
Fencing & Barricades	$5,000
Portable Restrooms & Sanitation	$5,000
SUBTOTAL	**$30,000**

Safety & Security

Safety Line Items	Amount
Off-Duty Police & Private Security	$12,000
Medical / EMT Staffing	$5,000
Event Insurance (All Policies)	$8,000
SUBTOTAL	**$25,000**

Operations

Operations Line Items	Amount
Permits & Licenses	$3,000
Event-Day Staffing (Setup, Ops, Teardown)	$12,000
F&B Infrastructure & TABC Licensing	$8,000
Parking & Shuttle Operations	$5,000
Merchandise & Branding Materials	$4,000

Operations Line Items	Amount
SUBTOTAL	**$32,000**

Contingency & Working Capital

Reserve Items	Amount
Contingency (weather, emergencies, misc)	**$15,000**
Working Capital (vendor payouts, cash reserve)	**$13,000**
SUBTOTAL	**$28,000**

GRAND TOTAL	**$200,000**

3. FUNDING SOURCES

In strict compliance with Texas law regarding the allowable uses of Hotel Occupancy Tax (HOT) funds, the festival's $200,000 budget is strategically split between the City of Seabrook and private investment.

HOT Grant Request: Advertising & Arts ($85,000)

These funds are used exclusively for eligible tourism-driving activities. No HOT funds will be used for general operations, infrastructure, or administration.

Eligible HOT Grant Expenditures	Amount
Digital Marketing & Social Media	**$12,000**
Radio Advertising (Houston Market)	**$8,000**
Billboard & Highway Signage	**$6,000**
Print, PR & Influencer Partnerships	**$6,000**
Hotel Partnerships & Promo Codes	**$5,000**
Tourism Tracking & Surveys	**$3,000**
Live Music & Talent Booking	**$25,000**
Stage, Sound & Lighting Production	**$20,000**
SUBTOTAL	**$85,000**

Private Investment: Operations & Infra ($115,000)

Private investors cover all revenue-generating and operational costs that the city cannot legally fund. These funds are never co-mingled with HOT grant money.

Private Investor Expenditures	Amount
Tents, Canopies & Generators	**$15,000**
Tables, Chairs & Décor	**$5,000**
Fencing & Barricades	**$5,000**
Portable Restrooms & Sanitation	**$5,000**
Off-Duty Police & Private Security	**$12,000**
Medical / EMT Staffing	**$5,000**
Event Insurance (All Policies)	**$8,000**
Permits & Licenses	**$3,000**
Event-Day Staffing (Setup, Ops, Teardown)	**$12,000**
F&B Infrastructure & TABC Licensing	**$8,000**
Parking & Shuttle Operations	**$5,000**
Merchandise & Branding Materials	**$4,000**
Contingency & Working Capital	**$28,000**
SUBTOTAL	**$115,000**

4. REVENUE VS. COST ANALYSIS

Even at conservative estimates, the festival generates strong positive returns on the $200,000 total budget.

Scenario	Gross Revenue	Total Costs	Net Profit
Conservative (5K attendees)	**$304,000**	**$200,000**	**$104,000**
Optimistic (8K attendees)	**$504,000**	**$200,000**	**$304,000**

> **Investor ROI:** The private investor provides $115,000 in seed capital. At conservative projections, the festival nets $104,000 in overall profit. The investor is fully repaid their $115,000 principal plus a 20% return ($23,000 profit) directly from festival revenue (ticket sales, alcohol, vendors).

5. FINANCIAL ACCOUNTABILITY

Bell Empire Media & Events commits to the following financial controls:

- **Separate Bank Accounts:** If both funding tracks are used, HOT grant funds and private investment will be held in separate, dedicated bank accounts. No co-mingling of funds.
- **Receipts for Every Dollar:** Every expenditure will be documented with receipts and invoices. A complete financial report will be available to both the city and the investor within 60 days of the event.
- **Quarterly Updates:** In the months leading up to the event, all funding partners will receive quarterly financial updates showing exactly how funds have been spent.
- **Independent Review:** Upon request, Bell Empire will make all financial records available for independent review or audit by a CPA.

Hotel Impact Report

PROJECTED TOURISM & HOTEL BOOKINGS FOR THE CITY OF SEABROOK

1. INAUGURAL EVENT HOTEL PROJECTIONS

Note on Prior Event Impact: Because the Seabrook Seafood Festival is an inaugural (first-year) event, there is no historical data from a "prior event" to report. However, this document serves as our official Hotel Impact Report, detailing the projected, data-backed impact our inaugural festival will have on Seabrook's hotel ecosystem.

The Seabrook Seafood Festival is projected to generate between **$395,000 and $760,000+ in direct local economic activity** from a single weekend. A significant portion of this flows directly into Seabrook hotels. For the city, the festival represents one of the highest-return tourism investments available.

> **Bottom Line:** An $85,000 HOT grant investment is projected to generate 4x–9x its value in direct local economic activity from a single weekend, heavily driven by overnight hotel stays.

2. DIRECT HOTEL IMPACT

The single biggest economic driver for Seabrook is hotel bookings. Out-of-town visitors who attend the festival will need a place to stay — especially those traveling from Houston, Galveston, Beaumont, and Austin. Our conservative projections:

Metric	Conservative	Optimistic
Total Attendees	5,000	8,000
% from Outside Clear Lake Area	40%	55%
Out-of-Town Visitors	2,000	4,400
% Needing Overnight Stay	15%	20%
Hotel Room Nights Booked	500	800+
Average Nightly Rate	$150	$150
Direct Hotel Revenue	$75,000	$120,000+
HOT Tax at 7%	$5,250	$8,400+

These estimates are deliberately conservative. We assume only 15–20% of out-of-town visitors book a hotel, when comparable coastal festivals in Texas report 25–35% overnight stay rates.

3. RESTAURANT & RETAIL SPENDING

Festival visitors don't just attend the event — they explore the town. Research from the Texas Comptroller's Office shows that event visitors typically spend **$40–$80 per person** at local businesses outside the event itself. For Seabrook, that means:

- **Restaurant Spending:** With 3,000+ out-of-town visitors, local restaurants along NASA Parkway and the Kemah corridor can expect **$90,000–$180,000** in additional revenue over the festival weekend.
- **Gas Stations & Convenience Stores:** Visitors driving from Houston and beyond will fuel up locally. Estimated impact: **$15,000–$25,000**.
- **Retail & Souvenirs:** Local shops, bait & tackle stores, and marina businesses will see increased foot traffic. Estimated impact: **$15,000–$35,000**.

Total Local Spending (Outside the Festival): $160,000–$320,000 flowing directly into Seabrook-area businesses from a single weekend.

4. EMPLOYMENT IMPACT

The festival creates **150–200 temporary jobs** over the event weekend and the weeks leading up to it:

- **Security & Police:** 25–35 positions (off-duty officers, private guards, bag check staff)
- **Event Staff:** 40–60 positions (stage crew, ticket scanners, parking attendants, shuttle drivers)
- **Food & Beverage:** 50–70 positions (bartenders, servers, food prep — many hired from the local community)
- **Medical & Support:** 10–15 positions (EMTs, cleanup crew, waste management)
- **Setup & Teardown:** 20–30 positions in the days before and after the event

We will prioritize hiring from the Seabrook and Clear Lake communities, keeping those wages circulating in the local economy.

5. COMPARABLE EVENT ANALYSIS

Our projections are grounded in real data from similar Texas coastal festivals. Here is how they compare:

Event	Attendance	Year Started
Fulton Oysterfest (Rockport, TX)	~20,000	1979
Texas Crawfish & Music Festival (Old Town Spring)	~30,000	2003
Galveston Island Shrimp Festival	~10,000	2016
Kemah Boardwalk (spring weekends)	20,000+/day	2001
Seabrook Seafood Festival (Year 1 projection)	**5,000–8,000**	**2027**

Our Year 1 target of 5,000–8,000 attendees is **highly conservative** compared to established Texas seafood festivals. The nearby Kemah Boardwalk alone draws 20,000+ visitors on a regular spring weekend — we only need to capture a fraction of that existing traffic.

6. MULTI-YEAR GROWTH PROJECTION

Year 1 is just the beginning. As the festival builds brand recognition and word-of-mouth, the economic impact to Seabrook grows significantly every year:

Year	Projected Attendance	Local Economic Impact	HOT Tax Generated
Year 1 (2027)	5,000–8,000	$395K–$760K	$5,250–$8,400
Year 2 (2028)	8,000–12,000	$550K–$900K	$8,400–$12,600
Year 3 (2029)	12,000–18,000	$750K–$1.2M	$12,600–$20,000
Year 5 (2031)	20,000+	$1.2M+	$20,000+

> **For the City:** The $85,000 HOT grant is an investment that generates recurring annual returns. By Year 3, the festival could be generating over $20,000/year in HOT tax revenue alone — a massive 20%+ annual return on the city's original investment, every single year.

Hotel Impact Plan

PROVING TOURISM IMPACT FOR THE CITY OF SEABROOK

1. PURPOSE

The City of Seabrook needs proof that the Seafood Festival actually brings tourists to local hotels. This document outlines exactly how we will partner with hotels, track bookings, and deliver hard data to the city proving the tourism impact of every single festival weekend.

2. TARGET HOTEL PARTNERS

We will approach the following real hotels near Seabrook to become official festival partners:

Hotel	Distance	Avg. Rate
South Shore Harbour Resort	2.5 mi	**$159/night**
SpringHill Suites by Marriott – Clear Lake	3.1 mi	**$139/night**
Hampton Inn Houston/Clear Lake-NASA	3.8 mi	**$129/night**
Holiday Inn Express & Suites – Clear Lake	4.2 mi	**$119/night**
Best Western Plus – Clear Lake	4.5 mi	**$109/night**

3. PARTNERSHIP STRUCTURE

- **Unique Promo Codes:** Each partner hotel receives a unique booking code (e.g., SEAFEST27). When guests use this code at check-in or online booking, the hotel records it — giving us an exact count of rooms filled by our event.
- **10–15% Festival Discount:** Hotels offer a special rate for festival attendees, incentivizing bookings through our tracked system rather than generic travel sites.
- **Reporting Agreement:** Each hotel partner signs a simple agreement to report the number of rooms booked using the promo code within 7 days after the event.
- **Festival Website Integration:** Our website will feature a dedicated "Book Your Stay" section with direct links to each partner hotel, pre-loaded with the promo code.
- **Cross-Promotion:** Partner hotels display festival posters and flyers in their lobbies. We feature hotel logos on our website and social media.

4. FOUR-METHOD TRACKING SYSTEM

Method 1: Hotel Promo Code Redemption

The most direct and reliable method. Hotels report the exact number of rooms booked using our promo code. This gives us a hard, verifiable number with hotel management confirmation.

Method 2: Ticket Sale Zip Code Analysis

Every online ticket purchase requires a zip code. We generate a geographic heat map showing exactly how many attendees traveled from 50+ miles away — people who almost certainly need overnight accommodation. This data is automatically collected through our ticketing platform.

Method 3: Post-Event Guest Survey

Within 48 hours of the festival, every ticket holder receives an email survey asking three key questions:

- "Did you stay overnight in the Seabrook/Clear Lake area?"
- "Which hotel did you stay at?"
- "How many nights did you stay?"

To drive a high response rate, all survey respondents are automatically entered to win **2 free VIP tickets** to next year's festival. We target a 25%+ response rate.

Method 4: Wristband & Entry Scanning

VIP and Weekend Pass holders are scanned at entry with digital wristbands linked to their ticket purchase (and therefore their zip code). This gives us real-time data on which attendees are from out of town.

5. REPORTING TIMELINE

Milestone	Date
Pre-Event: Share hotel promo code booking numbers	**March 2027**
Event Weekend: Collect on-site scan data	**April 3–4, 2027**
Post-Event Week 1: Launch survey, compile zip codes	**April 7–11**
Post-Event Week 3: Deliver Tourism Impact Report	**April 21–25**
Post-Event Month 2: Final reconciled report with hotel confirmations	**June 2027**

6. PROJECTED RESULTS (CONSERVATIVE)

- **500-800 hotel room nights** booked by festival attendees
- **$75,000-$120,000** in direct hotel revenue for Seabrook-area hotels
- **$5,250-$8,400** in HOT tax revenue flowing back to the city
- **3,000+ out-of-town visitors** documented through zip code analysis

These numbers are deliberately conservative. Comparable Texas coastal festivals report significantly higher overnight stay rates. As the Seabrook Seafood Festival grows into Years 2 and 3, these numbers will scale proportionally — delivering increasing returns to the city every single year.



Event Operations & Safety Plan

PREPARED FOR THE CITY OF SEABROOK · APRIL 3–4, 2027

1. EVENT OVERVIEW

The Seabrook Seafood Festival is a two-day outdoor event taking place on **Saturday, April 3 and Sunday, April 4, 2027** at the Endeavour Marina waterfront lot in Seabrook, Texas. We expect between **5,000 and 8,000 total attendees** across both days.

This document outlines every safety measure, security protocol, and emergency plan we have in place to protect our guests, staff, and the Seabrook community. Our goal is simple: every single person at this festival goes home safe.

- **Saturday Hours:** 11:00 AM – 11:00 PM
- **Sunday Hours:** 11:00 AM – 8:00 PM
- **Maximum Capacity:** 5,000 guests on-site at any given time
- **Venue Size:** Approximately 8 acres of usable event space

2. SECURITY STAFFING PLAN

We take security extremely seriously. Our plan uses a layered approach combining local law enforcement with professional private security to cover every inch of the festival grounds.

- **Off-Duty Seabrook Police Officers (8–12 per day):** These officers know the community, the streets, and the area better than anyone. They will be stationed at entry points, the main stage area, and parking zones. They have full arrest authority if needed.
- **Private Security Guards (15–20 per day):** Professional, licensed guards will handle perimeter control, crowd management near the stage, and VIP area access. All guards will wear clearly marked uniforms.
- **Security Briefing:** All security personnel (police and private) will attend a mandatory briefing **48 hours before the event**. This briefing covers the site map, emergency exits, radio channels, chain of command, and specific threat response protocols.
- **Bag Check Stations:** Every single guest must pass through a bag check before entering the festival. We will have **4 staffed bag check lanes** at the main gate to keep lines moving quickly. Prohibited items include weapons, outside alcohol, glass containers, and large backpacks.

> **Budget Allocated:** $15,000–$25,000 for police and private security staffing across both days.

3. MEDICAL & EMERGENCY RESPONSE

With thousands of people gathered outdoors in April on the Texas Gulf Coast, we are fully prepared for medical situations ranging from minor cuts to heat exhaustion to more serious emergencies.

- **On-Site EMT Teams (2 teams per day):** Two licensed Emergency Medical Technician teams will be stationed at clearly marked first aid tents — one near the main stage and one near the food vendor area. They will be equipped with AEDs, stretchers, and full first aid kits.
- **Emergency Vehicle Access:** We will maintain a clear, unobstructed vehicle lane from E NASA Parkway directly to the center of the festival grounds at all times. This lane is reserved exclusively for ambulances and fire trucks.
- **Hospital Coordination:** We will notify **HCA Houston Healthcare Clear Lake** (located just 4 miles away) and the **Seabrook Fire Department** of our event dates and expected attendance so they can staff accordingly.
- **Heat Exhaustion Prevention:** Texas in April can be warm. We will provide **free water refill stations** throughout the grounds, shaded rest areas with fans, and misting stations near the main walkways. Our medical team will proactively monitor crowds for signs of heat-related illness.

> **Budget Allocated:** $5,000–$8,000 for EMT staffing, medical supplies, and hospital coordination.

4. TRAFFIC MANAGEMENT & PARKING

One of the biggest concerns for any large event is traffic. We have designed a comprehensive parking and traffic plan to keep NASA Parkway flowing and prevent congestion in the surrounding neighborhoods.

- **3 Designated Parking Zones:**
  - **Natchez Landing (VIP & Vendor Parking):** Reserved for VIP ticket holders, food vendors, and staff. Direct walking access to the main gate without crossing any roads.
  - **Apollo Palms Lot (General Admission):** The large lot across E NASA Parkway. Staffed with parking attendants and connected to the festival via a free shuttle loop.
  - **Village Overflow Lot:** Overflow parking near Village Pizza for peak hours. Attendees walk down the scenic waterfront path to the grounds.
- **Free Shuttle Service:** A continuous shuttle loop will run every **10 minutes** between the Apollo Palms lot and the main gate. This keeps pedestrians off NASA Parkway.
- **Traffic Control Officers:** We will station **2–4 traffic control officers** at the NASA Parkway intersections near the festival to direct traffic and ensure pedestrian safety during peak arrival and departure times (10:30 AM and 8:00–10:00 PM).
- **Rideshare Drop-Off Zone:** A dedicated Uber/Lyft drop-off and pickup area at the main gate entrance, clearly marked with signage and separated from pedestrian traffic.

5. ALCOHOL MANAGEMENT

Alcohol sales are a significant revenue stream for the festival, but we take responsible service extremely seriously. Every aspect of our alcohol program is designed to comply with Texas law and keep our guests safe.

- **TABC Permit:** All alcohol will be sold under a valid Texas Alcoholic Beverage Commission (TABC) temporary event permit. No alcohol will be served without this permit in hand.
- **21+ Wristband System:** At entry, guests who are 21 or older will show a valid government-issued ID and receive a color-coded wristband. Bartenders will not serve anyone without the correct wristband — no exceptions.
- **TABC-Certified Servers:** Every single person pouring or selling alcohol will hold a current TABC certification. We will verify certifications before the event and maintain records.
- **No Outside Alcohol:** Bag checks at entry will ensure no outside alcohol enters the grounds. This keeps the environment controlled and revenue secure.
- **Cutoff Policy:** All alcohol sales will stop **30 minutes before the event ends** each day to allow guests to sober up before driving.

6. WEATHER CONTINGENCY PLAN

April weather on the Texas Gulf Coast is generally warm and sunny, but we are fully prepared for any weather scenario.

- **72-Hour Monitoring:** Our event director will begin monitoring weather forecasts **72 hours before the event** using the National Weather Service and commercial weather radar systems.
- **Light Rain Policy:** The festival is a **rain-or-shine event** for light weather. All main stages and food areas are covered by heavy-duty tents. Guests will be advised to bring rain gear.
- **Severe Weather Protocol:** In the event of a severe thunderstorm warning, tornado warning, or lightning within 10 miles, we will immediately pause all performances and direct guests to designated shelter areas (nearby permanent structures and covered parking garages).
- **Cancellation Policy:** If conditions are deemed dangerous by the event director in consultation with local emergency management, the festival will be postponed or cancelled. Ticket holders will receive a **full refund** for any cancelled day.

7. INSURANCE COVERAGE

We carry comprehensive insurance to protect the festival, our investors, and the City of Seabrook from any liability.

- **General Liability Insurance:** A minimum of **$2,000,000 in general liability coverage** for the event. This covers bodily injury, property damage, and personal injury claims.
- **Workers' Compensation:** Full workers' comp coverage for all paid staff and contractors working the event.
- **Event Cancellation Insurance:** Coverage for weather-related cancellations that protects our investment and allows us to issue refunds without financial devastation.
- **City Named as Additional Insured:** The **City of Seabrook will be named as an additional insured** on our general liability policy at no cost to the city. This means the city is fully protected against any claims arising from the festival.

Insurance Budget: $10,000–$20,000 has been allocated for comprehensive event insurance. All certificates of insurance will be provided to the City of Seabrook a minimum of 30 days before the event.

8. COMMUNICATION & COMMAND STRUCTURE

Clear communication is the backbone of safe event operations. Here is how our team stays connected throughout the festival:

- **On-Site PA System:** A professional public address system will cover the entire festival grounds. This allows us to make emergency announcements, weather alerts, and general information updates to all guests simultaneously.
- **Two-Way Radios:** All security personnel, medical staff, event directors, and parking managers will carry two-way radios on a dedicated channel. This ensures instant communication across the entire site.
- **Command Post:** A centralized command post near the main gate will serve as the coordination hub for all security, medical, and operational decisions. The event director, head of security, and lead EMT will be stationed here.
- **Emergency Contact Signage:** Every entrance and every stage area will display a sign with the on-site emergency number, the command post location, and basic safety instructions.

9. SUMMARY OF SAFETY BUDGET

Category	Budget Range
Off-Duty Police Officers	**$12,000 – $20,000**
Private Security Guards	**$3,000 – $5,000**
EMT / Medical Teams	**$5,000 – $8,000**
Traffic Control Officers	**$2,000 – $4,000**
Event Insurance (All Policies)	**$10,000 – $20,000**
Fencing, Barricades & Bag Check	**$5,000 – $8,000**
Free Water Stations & Shade	**$2,000 – $3,000**
Two-Way Radios & PA System	**$1,500 – $3,000**
TOTAL SAFETY BUDGET	**$40,500 – $71,000**

Safety is not where we cut corners. This budget ensures that every guest, every vendor, and every member of the Seabrook community is protected throughout the entire festival weekend.

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	David
Primary Contact's Last Name	Tilley
Organization/Group Name	Bay Access Sailing Foundation
Street Address	2232 Lakewod Yacht Club Dr

City	Seebrook
State	Texas
Zip Code	77586
Phone Number	2819232126
Email Address	david@tilley.net
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	No
Has your event/program received a HOT sponsorship in the past?	NO - My event/program has never received HOT funds.

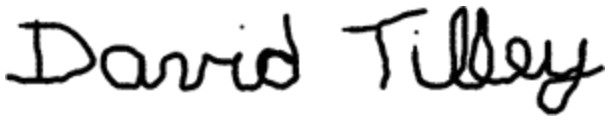
Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Spectrum Sailing
Funding Requested	$900.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Spectrum Sailing empowers autistic individuals by building water skills, social skills and confidence through free sailing camps. Spectrum Sailing provides maritime education, programming, and outreach for autistic individuals. The camps provide opportunities for skill development, social interaction, and confidence building. Sailing is our platform to positively impact the physical, mental, and social health of our participants. Spectrum Sailing has developed the first autism-specific training program focused on sailing and water safety. Designed to educate and support instructors, volunteers, and partners. This training equips individuals with the knowledge and tools to create safe, inclusive, and empowering experiences for autistic sailors. This event involving an estimated 40-50 Total participants, chaperons and local volunteer workers, including 10 attendees traveling from out of town accompanied by one to chaperones each, would generate a meaningful economic benefit for local hotels. With an estimated 20–30 overnight guests requiring accommodations, hotels would likely see increased room bookings, along with additional spending on dining, parking, and other guest services. This influx of visitors will help boost occupancy rates, while also contributing to the broader local economy through increased tourism-related spending. Spending on meals at local restaurants, fuel purchases, snacks, retail shopping, and other tourist-related services would circulate money throughout the area economy. Even a small group of overnight visitors can generate several thousand dollars in combined direct spending over the course of a weekend event, supporting local businesses and increasing sales tax and tourism-related revenue for the city
Event Location(s)	• City of Seabrook
Event Start Date	04/09/2027
Event End Date	04/11/2027

2 day(s)	
Expected Attendance	50
Event/Program Budget	5-25 Budget Spectrum Sailing Event.xlsx
Marketing Plan	Publicity Spectrum Sailing Sea Camp 2026.docx
Hotel Impact Plan	TheHotels National Spectrum Sailing.docx
Hotel Impact Report	Past event.docx
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	At registration check in of out of town participants we will have a Hotel survey form and trained volunteers to help them fill out the form. We will share the data with all interested parties.

Please identify the amount of funds anticipated to be received from other organizations.

Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	05/28/2026

Spectrum Sailing Event Overview

Event Name	Spectrum Sailing
Location	Lakewood Yacht Club
Event Dates	Apr 9-Apr 11, 2027
Expected Participants	50
Out-of-Town Participants	10
Lead Organizer	Marie Wise
Emergency Contact	Kelly Holst
Notes	Charity Event

Spectrum Sailing Event Budget

Category	Description	Projected Cost	Actual Cost	Variance
Venue & Marina Fees	Classroom, Marina Fees	**780**		-780
Boat Rental & Fuel	Sailing vessels, fuel	450		-450
Safety Equipment	Life jackets etc	0		0
Adaptive Equipment	Sensory supports, adaptive gear	150		-150
Staff & Volunteers	Training, Registration	75		-75
Participant Meals	Snacks, lunches, beverages	1200		-1200
Lodging Assistance	Hotel subsidies	0		0
Transportation	Bus, van rental, fuel	0		0
Insurance	Event liability coverage	0		0
Marketing & Outreach	Flyers, social media, Web promotic	**150**		-150
Activity Supplies	Name tags, Event materials	100		-100
Entertainment & Awards	Trophies, activities	0		0
Contingency Fund	Misc expenses @ 15%	**435.75**		-435.75
TOTAL		3340.75	0	-3340.75

Revenue & Sponsorship Tracking

Revenue Source	Projected Income	Actual Income	Notes
Participant Registration Fees		0	
Corporate Sponsorships		0	
Community Donations		0	
Grants		0	
Merchandise Sales		0	
Fundraising Activities		0	
TOTAL		0	0

Spectrum Sailing Sea Camp 2026

The Spectrum Sailing Sea Camp will be publicized nationally via the Spectrum Sailing

Website: https://Spectrumsailing.org

Locally the event will be publicized via Lakewood Yacht Clubs Social media web sites. Web page and internal club communications

And, via the Bay Access Sailing Foundation Website: https://www.bay-access.org/

The National Spectrum Sailing office understands that hotel occupancy timing is critical for the success of the event and for maximizing the economic benefit to the Seabrook community. As part of the event coordination process, the organization will be responsible for arranging hotel accommodations for all out-of-town participants and accompanying guests. National Spectrum Sailing is fully aware of the importance of securing lodging within local Seabrook hotels well in advance of the event and fully intends to reserve the appropriate number of hotel rooms at participating Seabrook properties prior to the event dates

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- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

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- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

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Timeline for 2026/2027 Fiscal Year

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- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

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To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

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If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Paul
Primary Contact's Last Name	Robinson
Organization/Group Name	Offshore Thunder Productions LLC
Street Address	4600 Country Club Dr

City	Dickinson
State	Texas
Zip Code	77539
Phone Number	2817028744
Email Address	rtechperformance@verizon.net
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	No
Has your event/program received a HOT sponsorship in the past?	YES - My event/program has received HOT funds in the past.
If your event/program has received HOT funds in a prior year, please indicate why you did not receive funds in FY25/26	The event did receive funds for FY25/26 however the event was cancelled and the funds were refunded back to the City.

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Texas Outlaw Challenge
Funding Requested	$50,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Performance boating event in its 19th year in Clear Lake. National and International participation featuring our local marine businesses and amenities. Onshore and offshore boating activities, boat races and party events. Local charity funding goals.
Event Location(s)	• City of Seabrook • City of Nassau Bay • City of Kemah
Event Start Date	06/23/2027
Event End Date	06/26/2027
3 day(s)	
Expected Attendance	2000
Event/Program Budget	2027Event Cost Estimate.docx 2027Event Cost Estimate.docx

Marketing Plan	2025-2027 TOC Marketing Summary.docx
Hotel Impact Plan	Promo Code Letter 2027.docx
Hotel Impact Report	2008-2027 Summary Estimate.docx
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	Registration forms request that hotel name and number of room-nights be entered.

Please identify the amount of funds anticipated to be received from other organizations.

City of Kemah	$15,000.00
City of League City	$2,500.00
City of Nassau Bay	$15,000.00
Other Municipality	n/a
Additional Sponsorships	Local business sponsors: $5000
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/10/2026

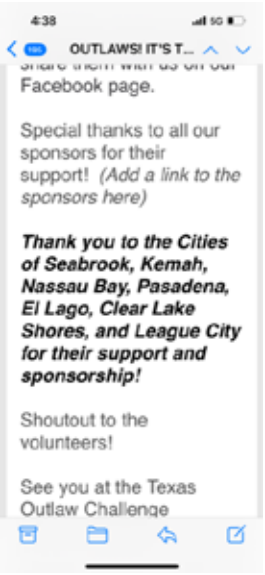
TEXAS OUTLAW CHALLENGE
2027 Marketing TARGETS
&
2025 Promotions RESULTS

2026 Marketing and Promotions for the Texas Outlaw Challenge and the Texas Outlaw Fishing Tournament.
Exposure and Audience Reach for the event and all City and Industry Advertisers was via: Traditional Marketing, Social Media, Digital, Broadcasting, Internet, Website, Radio, Sponsor co-promotions, direct mail, e-blast, retail promotions, banners, marketing and public relations campaign to name a few. Note this is an overview of the Marketing and PR Campaign and does not include all marketing as some items have expired or some items via Broadcasting were live mentions and were not recorded. The Facebook Page, Website, Post Event follow-ups and updates for The Outlaw Challenge are constantly being updated with new updates and posts - reach/views are constantly expanding.
The Texas Outlaw Fishing Tournament expanded the reach via follower through joining over 25 fishing groups for expanded exposure.

Social media is expansive, this marketing overview shows a few examples of various FB pages, Instagram, Twitter, Snapchat YouTube; however, cannot encompass all the posts, reposts and organic social media that is supplement via Texas Outlaw Challenge sponsors, advertisers, supports, and followers.

Media / Marketing Outlet	Marketing Type	Distribution	Impressions / Reach / Views Visitors / Likes / Circulation
National/International Industry Publications (Print and Digital)	***Major National Industry Magazines*** ***SpeedBoat Magazine****: Full Page Color Ads, Cover Story in 1st Quarter, Pre-& Post Event Coverage and Event Coverage; Video and Links, FB Posts. Eblast and full event coverage in August issue. On-site coverage and article. Social Media coverage on the full 5-day event Helicopter coverage* ***August 2022 issue to be released with full event coverage.*** ***Speed on The Water****: Event highlights full page ads and calendar of events. Social Media promotions* ***Offshore Only.com****: Promotions, add and articles. On-line supplemental promotions* ***Powerboating*** *in Paradise – Add it to the monthly Magazine and mentions on the calendar. Distribution of Magazine at various events.*	**National and International**	**1,878,450**

	Onsite coverage *by Speedboat, Poker Runs America and Circus Media*		
Broadcast – Radio	Online event Calendar Listing an FB - Clear Channel Media Group: KBME - Sports radio, KODA-FM - Adult contemporary music, KPRC - Talk radio, KQBT - Classic Rock, KTBZ-FM - Alternative rock, KTRH-AM - News Talk radio- *Reach via full broadcasting numbers* Online Event Calendar inclusion. Additional Pod Cast for the event 	**Local**	**482,300 Reach**
Broadcasting- Television	Mentions on Website- Listing on Community Calendar of Events for Local TV (**ABC, NBC, CBS & CW)** Texas Outlaw Challenge Promotional Video was sent to each station with an invite to attend. **VHF 69** Radio Broadcast of the Shootout Races on Friday - 2 Hours. Face Book live via Texas Outlaw Challenge FB for 3 hours.	**Local**	**551,460 Impressions**
Event Advertisers / Manufacturers **Cross Promotion – Local Area Merchants, Hotels, Charities**	Over 60 sponsors - this is a small sampling of promotional & co-promotions with sponsors via their websites, social media, E-blasts, postcard distribution and promotions Manufacturers/Dealers promotions via websites and FB.	**Local, Regional with some national organic distribution**	**392,540 Reach**

 	Recognition and thanks to the cities, mayor and council of Seabrook, Kemah and Nassau Bay for their support. This most significant performance boating event in Texas that supports a number of local Texas cities - Clear Lake, Nassau Bay, Kemah, El Lago, Pasadena, Seabrook, Baytown League City, San Leon, and Galveston! **Location Sponsors:** Beacon Hill Guest House Bed & Breakfast, Best Western, Boardwalk Inn, Comfort Inn & Suites, Holiday Inn Kemah, The Hampton Inn Houston NASA, Clipper House Inn, Palm Lodge and Breakfast, Hilton Houston, Quality Inn Yacht Basin, Springhill Suites , La Quinta, Palm Lodge Bed and Breakfast, Old Parsonage Guest Houses Bed and Breakfast, Courtyard by Marriott Houston NASA		
Face to Face Promotions	**Events Regional/National:** The following are a few of the major events: Desert Storm Poker Run & Shootout, 1000 Island Poker Run, Lake Travis Power Boat Club, Tic Faw 200 Poker Run, World Finals Offshore Boat Races – Key West, Florida, Miami Boat Show, Lake of the Ozarks, TOPPS, TOPPS – Conroe, Texoma Powerboat Association, Possum Kingdom Muscle Boat Association , Orange Beach Flora Bama Run, Florida, Dallas, Texas Regional NHRA, Belle Rosa, LA NHRA; Tulsa, Ok NHRA to name a few On-site promotions and distribution of invitations; full page ads, banners, exhibits, public relations, social media & website promotions. 	**Local, Regional & National**  	**65,290 Reach**

Face to Face Promotions continued with For the Texas Outlaw Fishing Tournament	Participated in over a dozen- attending various fishing tournaments, support with booth and entry fees in each. Distribution of promotional material for event: , 1st Annual Fishing Tournament Jackie's Brickhouse, Got Fish Expo, First Responders Fishing Tournament, Galveston Fishing Charters, Houston Fishing Show - GRBCC, The Boaters Club Clear Lake Member Meeting, Pat Doyle 20th Annual Fishing Tournament, and Sisters Helping Sisters Fishing, 27th annual AADE Saltwater Fishing Tournament to name a few. Also, hand distribution of invitations to over 40 businesses	 	
Magazines – Print & Digital (Local)	**Support from local area magazine** Post show overview of the event promotions via Social Media and on site. promotions: event coverage via FB live, Promotions. Calendar listings in Culture Map, Texas Mariner, Bay Area Houston, Gulf coast Mariner and to name a few in addition to the fishing magazines for the Texas Outlaw Fishing Tournament and all supplemented with social media.	**Local/ Regional**	**153.240 Circulation**
Newspaper Print & Digital	**Houston Chronicle, Houston Community Newspapers** 26 Regional Papers; **Culture Map, Galveston Daily News** - includes calendar listing on the website and FB. Listing via website for Houston 365 – Top Things to do in Houston *Circulation number reflects the entire circulation of the media.* 	**Local/ Regional**	**969,735 Circulation**

Promotional Material / Public Relations 	A comprehensive assortment of Promotional material and Public Relations was used for the event. Included by not limited to Invitations, Flyers, Banners, Postcards, Tents, Banners, Maps, Tents, Newsletter, Poker Run Punch Card, Advertiser Promotions, Public Admission, Press Releases, E-blasts Promotions (National/Regional/Local) Sponsors were included in the Public Relations Campaigns and on-site signage. 	**Local/ Regional /National**  	**65,980 Reach**  
Social Media General 	This is an <u>exceedingly small</u> ***sampling*** of the general FB, Twitter, Instagram, Social Media, You Tube – General / Organic was supplanted with Event expanding to Twitter, Instagram and Snapchat. Included Texas Outlaw Fishing Tournament and Videos. Note, a majority of the social media information will be found in the Official FB Social media section. This is only a sampling 	**Organic**	**852,490 Views/Followers**

Official FB Pages / Social Media Follow us on Instagram twitter Find us on: facebook	Daily Postings, Pre-Posting, reposting, Shares, Likes and Paid Promotions; Heavy Social Media Coverage, Video Posting and Outreach, Media Postings, Features. Two FB Pages Community and 2 Group and the addition of the Texas Outlaw Fishing Tournament FB Page. Over 600 Posts since in 2023 in addition to the reposts and shares. Coverage various social media, video, YouTube, Reels and Facebook Live. ***This includes joining 40 fishing groups and informing members of the new event.*** This does not include an organic reach. 	**Local/Regional /National/ Organic**	**1512314 Reach Views 13825 - Followers**
www.Texasoutlawchallenge.com OUTLAW CHALLENGE SHOOTOUT	**Official Website for both events** - Key information and promotion vehicle. Six months of promotions – with the maximum promotion the last two months prior to the event. 	**Local/Regional /National/ Organic**	**49345 Page Views**

2027 TEXAS OUTLAW CHALLENGE: EVENT BUDGET ESTIMATE

Event Dates: June 23-26, 2027

Attendance: 150+ Boat Teams & 1700 Guests + 1250+ Spectators

EVENT COSTS: (2027 Estimates)

2025 Advertising: (Plus 5%)

- Local Banner/Signage Services
- Local Advertising Purchases
- Advertising Shirt Design and Production
- Advertising Printing and packaging
- National Magazine Ads
- Marine Clubs and Newsletter Production
- Local and National Mailing
- Website Production and Advertising Management
- Media Relations Management and Support
- Advertising Exposure and Outreach Campaign (Local, State, National, International
- Pre-Event marine function(s) advertising articles
  2027 TOTAL Estimate: $112,350

2025 Transportation: (Pus 5%)

- Event Shuttles
- VIP Support
- Helicopter (x3) Support
  2027 TOTAL Estimate = $11,655

2025 Food & Beverage: (Plus 5%)

- Wednesday Volunteers
- Wednesday Welcome
- Thursday Registration
- Friday Breakfast
- Friday Lunch
- Friday Dinner
- Saturday Breakfast
- Saturday Lunch Event
- Saturday Dinner Event
- Sunday Lunch
- **2027 TOTAL Estimate = $80,325**

2025 Safety & Security: (Plus 5%)

- Ambulance Services (x2)
- Safety Dive Team
- Emergency Response Watercraft
- Helicopter Standby Service
- GPS Speed Limit Devices
- Safety Flags and Buoys
- Security
- **2027 TOTAL Estimate = $16,380**

2025 Local Equipment and Infrastructure Rentals and Contracting: (Plus 5%)

- Sanitation = $4800
- Tenting = $5500
- Dockage and Site Reservation(s) Contracting = $5000
- Dock Preparations (Additional Safety) = $2500
- **2027 TOTAL Estimate = $18,690**

2025 Shipping: (Plus 5%)

- Sponsor/Vendor Support= $5000
- Participant Packages = $2500
- Magazine Ad Distribution = $2500
- **2027 TOTAL Estimate = $10,500**

2025 Accommodations: (Plus 5%)

- Complimentary VIP (3) = $2000
- National Photography Crew = $1000
- Media Crew = $1200
- National Magazine Representatives/Editors = $1000
- **2027 TOTAL Estimate = $5460**

2025 Awards: (Plus 5%)

- Appreciation for Sponsors = $6000
- Event Winners = $10,000
- VIP's = $4000
- **2027 TOTAL Estimate = $21,000**

2027 TOTAL EVENT COST ESTIMATE = $276,360

TEXAS OUTLAW CHALLENGE

20 YEAR HISTORY: Community Impact Performance

Statistics of Event History	Number of Participant Boats/Guests	Total Event Production Costs	Advertising Local & National	Number of Local Volunteers	Summary of Commerce to Local Area Business
2008	25/300	$54K	$12K	12	$98,455.
2009	38/425	$83K	$15K	16	$165,225.
2010	51/600	$94K	$17K	20	$225,340.
2011	83/1000	$104K	$19K	25	$302,999.
2012	127/1500	$130K	$24K	75	$667,805.
2013	165/1800	$170K	$77K	75	$913,498.
2014	200/1700	$180K	$75K	70	$983,250

TEXAS OUTLAW CHALLENGE

20 YEAR HISTORY: Community Impact Performance

Statistics of Event History	Number of Participant Boats/Guests	Total Event Production Costs	Advertising Local & National	Number of Local Volunteers	Summary of Commerce to Local Area Business
2015	225/1800	$198K	$85K	45	$1.M
2016	230/2000	$220K	$87K	50	$1.1M
2017	233/2000	$250K	$90K	47	$1.M
2018	190/1950	$275K	$85K	47	$940,625
2019	175/1875	$290K	$80K	45	$920,400
2020	COVID	n/a	n/a	n/a	n/a
2021 (Estimate)	165/1800	$326K	$78K	46	$913,348

TEXAS OUTLAW CHALLENGE

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2022	160/1800	$300K	$93K	42	$973,200
2023	90/1200	$250K	$87K	46	$743,790
2024	110/1500	$263K	$107K	45	$751,400
2025	110/1700	$267	$112	45	$751,364
2026	Cancelled	n/a	n/a	n/a	n/a
2027 Estimate	150/1800	$280	$120	40	$900,000
2028	TBD	TBD	TBD	TBD	$TBD

Hot Tax Review Board, June 8, 2026

Please accept this letter stating that Texas Outlaw Challenge will provide a three-letter code (TOC) to Quality Inn Suites, Seabrook TX for the purpose of offering a proposed method of reservation data verification during the days of June 23-26, 2027.

This effort will support a due diligence effort to collect event participant reservation data from this location.

Thank you.

Paul Robinson
Event Producer

Moses
General Manager

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

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If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	ROBERT
Primary Contact's Last Name	CAMPBELL
Organization/Group Name	CAPTAIN ROY'S MARINE TRAINING
Street Address	2511B NASA PKWY, ste 103, SEABROOK, TX 77586

Mailing Address	2511B NASA PKWY, ste 103, SEABROOK, TX 77586
City	SEABROOK
State	Texas
Zip Code	77586
Phone Number	713-594-1876
Email Address	INFO@CAPT-ROYS.COM
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	No
Has your event/program received a HOT sponsorship in the past?	NO - My event/program has never received HOT funds.

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	USCG CAPTAIN LICENSE COURSES
Funding Requested	$6,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Capt Roy's Marine Training has been operating in Seabrook since 1994. Each month Capt Roy's Marine Training conducts USCG approved classes so that individuals can obtain the Merchant Marine Credential (capt license) and operate commercially. Our students come from all over Texas, Louisiana, Mississippi, and Alabama. The class is two weeks long and students frequently stay at hotels close by during the class. We have a close working relationship with Mr. David Chen at Quality Inn and this has been our principal recommendation for accommodation. We have classroom seating for 36 students per month max and currently we operate at 70% full capacity or about 300 students per year. Because of the recent surge in the maritime industry, we are getting more out of state students that require hotel accommodations, especially from Louisiana. In the period FEB thru MAY 2026 Quality Inn recorded 36 registrations for a total of 166 nights, resulting in approximately $16,000 in revenue. On an annual basis that could realize approximately 100 registrations for a total of 500 nights. With our current advertising budget we attend and advertise only at local trade shows Houston Boat Show and Houston Fishing Show. With the HOTS fund sponsorship we intend to expand our trade show attendance and advertising to South Texas, North Texas, Louisiana, Mississippi and Alabama. At each trade show we typically speak to 500 people that results 100 interested students/customers. With a sponsorship of $6000 we will be able to add 6 trade shows to our schedule with an expectation of making contact with 600 potential students. We estimate this will result in 120 additional out of state students requiring hotel accommodations of 5 to 8 nights each for a total estimate of 600 to 960 additional nights.
Event Location(s)	• City of Seabrook
Event Start Date	10/01/2026

Event End Date	09/29/2027
363 day(s)	
Expected Attendance	100
Event/Program Budget	2026 2027 TRADE SHOW PLAN.pdf
Marketing Plan	2026 2027 TRADE SHOW PLAN.pdf
Hotel Impact Plan	QUALITY IN 2026 METRICS.pdf
Hotel Impact Report	QUALITY IN 2026 METRICS.pdf
In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels and lodging facilities as a direct impact from your event/program?	We ask cooperating hotels to track metrics for us. In addition at the end of each class we ask students to complete an evaluation form that includes a question did they stay overnight, where, and how many nights. We record these stats in our quarterly metrics.

Please identify the amount of funds anticipated to be received from other organizations.

Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/12/2026

CAPT ROY' MARINE TRAINING

TRADE SHOW MARKETING PLAN (EXPANSION)

- Attend the following additional trade shows in the 2027 season.
- Estimated cost per show $2000 ($1000 trade show registration, $1000 travel expense)
- Estimated number of contacts per show 100
- Total number of contacts 600
- Student conversion rate 20%
- Estimated number of new students 120
- Gross revenue ($895 tuition x 120 new students = $107,400)
- Trade Show Expense ($12,000)
- Operational expense (approx. 50% of gross, $53,700)
- Net profit $41,700

TEXAS

1. Corpus Christi Saltwater Angler Boat Expo March 6-7 2027

LOUISIANA

1. New Orleans Boat Show March 27-29 2027
2. Louisiana Sportsman Show March 16-23 2027

ALABAMA

1. Ultimate Fishing Expo January 16-18
2. Mobile Boat Show late Feb 2027

MISSISSIPPI

1. Biloxi Boat Show early February 2027


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info@capt-roys.com

From: David Chen <chend04@yahoo.com>
Sent: Friday, June 12, 2026 10:33 AM
To: Capt Roys Info
Subject: Hotel Stats for Captain Roy Sailing School

Hi Captain Robert,

I would to first thank you for our stimulating our small Seabrook economy. We definitely need more business like yours's. Since we started tracking hotel stats for you on 2/6/2026, you have brought in 36 outside stays with total of 166 room nights. If you do a multiplier of that for the year, it easily surpass room nights brought in by many city sponsor events. These students not only stay at our hotel, they also eat at local restaurants and shop at our local markets and stores. I believe having extra funding from HOT funds will definitely boost these numbers and be great beneficial to our local economy.

TXE29 - Quality Inn & Suites

Company Information: Cap

Status: **Active** Account #: **4002006** Established: **2/6/**

Company Info | Groups

Visits	Nights	Cancel
36	166	4

* Company Profile

Corpo

Default Ra

* Address

Address

*

* Posta

Language Pre

Secondary

Tax

* Phone: 2814616186

Contact Name:

Contact Title:

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choiceADVANTAGE Build - - 10.271.0 - 102164499 - main

Search

Sincerely,
David Chen
3109627358 Cell
2813267200 Hotel Mainline
Quality Inn Seabrook NASA Kemah
2720 NASA Pkwy, Seabrook Texas 77586

Hotel Occupancy Tax (HOT) Sponsorship/Grant Request Form

Explanation of Hotel Occupancy Tax Sponsorships

The purpose of City of Seabrook HOT Sponsorships is to provide funds to qualifying events and programs that have a direct impact on overnight hotel and motel room nights, thereby increasing tourism activity in Seabrook.

Hotel Occupancy Tax Use Guidelines Under State Law

The use of HOT funds is dictated by State law and defined in the Texas Tax Code (Subtitle D. Local Hotel/Motel Occupancy Taxes; Chapter 351. Municipal Hotel/Motel Occupancy Taxes). Use of the approved HOT funds MUST, by law, directly enhance and promote tourism and the convention and hotel industry, AND fall within one of the statutorily provided categories:

Convention Centers and Visitor Centers

Acquisition of sites for construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities, visitor information centers, or both.

Registration of Convention Delegates

The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.

Advertising, Solicitation, and Promotions

Advertising and conducting solicitations and promotional programs to attract tourists, convention delegates, or registrants to the municipality or its vicinity.

Promotion of the Arts

The encouragement, promotion, improvement, and application of the arts; including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Historical Restoration and Preservation

Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites, museums, or exhibits.

Sporting Event Expense

Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million.

Sporting Facilities

Enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.

Transportation of Tourists

Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- tourist attractions in or near the city
- Directional Signage: signage directing the public to sights and attractions that are frequently visited within the municipality.

Signage

Signage directing tourists to frequently visited sights and attractions in the municipality.

Sponsorship Allocation

The Hotel Occupancy Tax Advisory Board reviews all HOT Sponsorship applications and makes a recommendation to the Seabrook City Council. The Council will then review the recommendations and make a final funding decision. Events/Programs must complete the online application process, execute a sponsorship agreement, abide by fund distribution procedures, complete the Seabrook special event permit application, and provide a detailed post-event report and presentation to the Hotel Occupancy Tax Advisory Board.

Application Process

Events and qualifying programs that wish to receive a HOT Fund Sponsorship must apply by completing this HOT Funding Request application.
The application requires all applicants to submit the following:

- A detailed budget (including profit/loss statement)
- Marketing Plan
- Historical event/program details
- An established hotel promo code to encourage overnight stays for vendors/patrons at one or more of Seabrook's lodging establishments.
- Documented proof that prior events/programs have had a direct impact on Seabrook hotels
- Statement of long-range goals for the event/program to be funded.

Events/programs that do not generate measurable hotel activity may not be eligible to receive HOT funds.

Timeline for 2026/2027 Fiscal Year

April 13, 2026	Application's Open
June 12, 2026	Application Deadline
July 21, 2026	City Council Review and Decision
August 3, 2026	Notification of Council's Decision

Applications will be reviewed by the Hotel Occupancy Tax Advisory Board, which will make funding recommendations to the Seabrook City Council during a regularly scheduled meeting. Applicants will be notified of the meeting and are highly encouraged to attend. The City Council will then review the recommendations and make final funding decisions. Special consideration may be given to first-time events or programs. First-time applicants are encouraged to contact the Department of Public Affairs early in the process for guidance on preparing and submitting an application.
The council's decision on the allocation of Hotel Occupancy Tax (HOT) funding, as determined by the vote held at this meeting, is final and binding. There is no further appeal process available. All parties are expected to comply with this, as adopted by the council.

Sponsorship Agreement

At the beginning of each fiscal year, city staff will prepare an agreement between the city and the awarded applicants. The agreement must be executed before funds are distributed. The amount allocated in the agreement will reflect the Seabrook City Council's decision during the application process. By executing the agreement, the event/program holder agrees to the fund distribution procedure and understands the City of Seabrook may not distribute funds if the reimbursement request does not meet qualifying expenditure criteria or in the event of a force majeure.

Fund Distribution Procedure

Funds will be distributed to applicants on a 75/25 basis. 75% of awarded funds will be distributed after October 1st of the year prior to the event, upon receipt of an invoice from the event holder. The remaining awarded funds will be paid after proof of ALL qualifying expenditures has been provided. Qualifying expenditures include but may not be limited to advertising, marketing, promotional material, signage, promotion of the arts, visitor transportation, and other expenditures that align with state law. All awarded applicants must provide the following documents for ALL awarded funds:

- itemized original vendor invoicing and
- Proof of vendor payment

The final 25% invoice must be accompanied by all required documentation and submitted by email to the Department of Public Affairs. City staff will verify that expenditures align with state law and may contact awarded applicants or vendors for further clarification if needed. Once the expenditures are reviewed, the final event/program invoice will be submitted for processing in accordance with the City of Seabrook Purchasing Policy. All awarded applicants must complete a City of Seabrook Vendor Packet prior to the distribution of funds. Funds will not be distributed to individuals. Funds shall only be distributed in the name of the event/program holder designated as authorized in the executed agreement.

Special Event Permit Application

All awarded applicants must complete a City of Seabrook Special Event Permit Application **45 days in advance of the event/program.** The permit application will review the event/program in its entirety to ensure that public safety is a top priority. Awarded applicants who do not complete the special event permit application according to city procedure may jeopardize the reimbursement/distribution of funds. **Events not held in Seabrook city limits and/or certain programs may receive a waiver if a special event permit is not applicable.*

Event/Program Marketing, Advertising, and Promotional Requirements

To the best of the awarded applicants' ability, all Seabrook lodging facilities should be listed on the event/program website and include current contact information and links to the facility. All Seabrook hoteliers must be aware of the event/program, have access to mailing lists, and have sufficient time to participate in the bidding process for both primary and overflow bookings. Any promotional materials (brochures, website, advertisements, etc.) using HOT funds must include the City of Seabrook logo and link to www.seabrooktx.gov. Any event or program signage must include the City of Seabrook logo. Contact the Department of Public Affairs for the City of Seabrook branding and logo guidelines.

Post-Event Report and Presentation

Awarded applicants must provide a Post-Event Report and present the report to the Hotel Occupancy Tax Advisory Board within 60 days of the event/program completion. Awarded applicants must include documentation of how granted funds were spent and provide proof of payment. The event/program holder must coordinate with the Department of Public Affairs to have the event/program placed on the agenda. Any future consideration of funding from the City of Seabrook is dependent on the awarded applicant providing a report on the use and outcomes of prior City of Seabrook funding.
The outlined HOT Sponsorship Funding Procedures serve as a guide for city staff, applicants, and award applicants. HOT fund revenue is limited to expenditures that directly enhance and promote tourism and Seabrook's convention and hotel industry. Priority will be given to events/programs based on their ability to generate overnight visitors and tourism revenue to Seabrook.
If you have any questions about the application process, please email the Department of Public Affairs.

Does your event qualify for funding?	YES - My event/program results in overnight stays in Seabrook hotels or lodging facilities and meets at least 1 of the criteria listed above.

Please complete the following information about your organization/group.

Primary Contact's First Name	Shanna
Primary Contact's Last Name	Thiem
Organization/Group Name	Yachty Gras Foundation
Street Address	PO Box 905

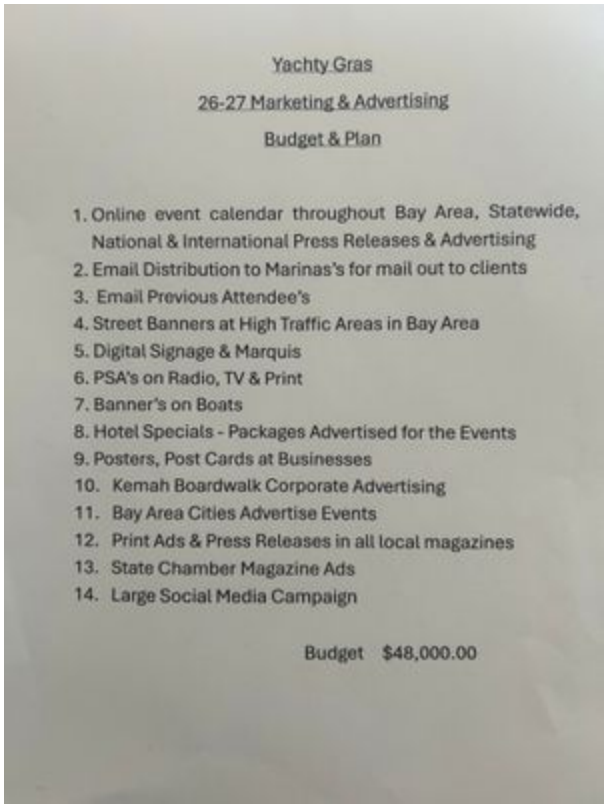
City	Kemah
State	Texas
Zip Code	77565
Phone Number	8327228809
Email Address	yachtygras1@gmail.com
Did your event/program receive a HOT sponsorship for the fiscal year 2025/2026?	Yes
Please upload your FY25/26 post event report	About our events last year.pdf Facebook Pages we Post On.pdf Facebook status.pdf Life Is Good Add.pdf Magazine Add.pdf Posters &.pdf Press Release.pdf Seabreeze New Add.pdf Sponsorship Package.pdf T-shirt Add.pdf
How did your event capture the impact of overnight stays in Seabrook?	• Hotel room blocks • Registration fee discounts
Approximately how many Seabrook room nights were a direct result of your event/program?	26 - 75 room nights

Event/Program Information

Please provide the following information about the event or program you are seeking funds for.

Name of Event/Program	Yachty Gras Grand Night Boat Parade
Funding Requested	$10,000.00
Please describe your event in detail, including the impact your event/program will have on Seabrook hotels.	Yachty Gras season starts with a Kickoff Party in January prior to Mardi Gras. The Grand Night Boat Parade follows the first weekend of Mardi Gras, with a Skipper's Meeting conducted by Law Enforcement & the Coast Guard, for boaters who will be in the parade. All boats are decorated in different themes for Mardi Gras. The V.I.P. Party is held for the judging of the decorated boats in the parade. All of the local Mayors, City Council, State and Federal Congressional people and sponsors are invited for judging of the boats. The following morning is an Awards Breakfast. Over the next six months we do Chamber of Commerce events, boat shows, Rotary Club, and all invited events where we can promote the local cities, to bring tourism for the purpose of staying in the hotels. These events conclude with Keels & Wheels a special car and boat show at Lakewood Yacht Club the first of May. Our summer is spent writing grants for the next year. In the fall we do a Save the Date Party to get excitement going to start the next years events. This year we will be adding a Gumbo Cook-Off/Vendor Market at Barge 295 Seabrook
Event Location(s)	• City of Seabrook • City of Nassau Bay • City of Kemah
Event Start Date	11/07/2026
Event End Date	03/01/2027
114 day(s)	
Expected Attendance	30000
Event/Program Budget	Budget & Marketing Plan Details.pdf

Marketing Plan



Yachty Gras

26-27 Marketing & Advertising

Budget & Plan

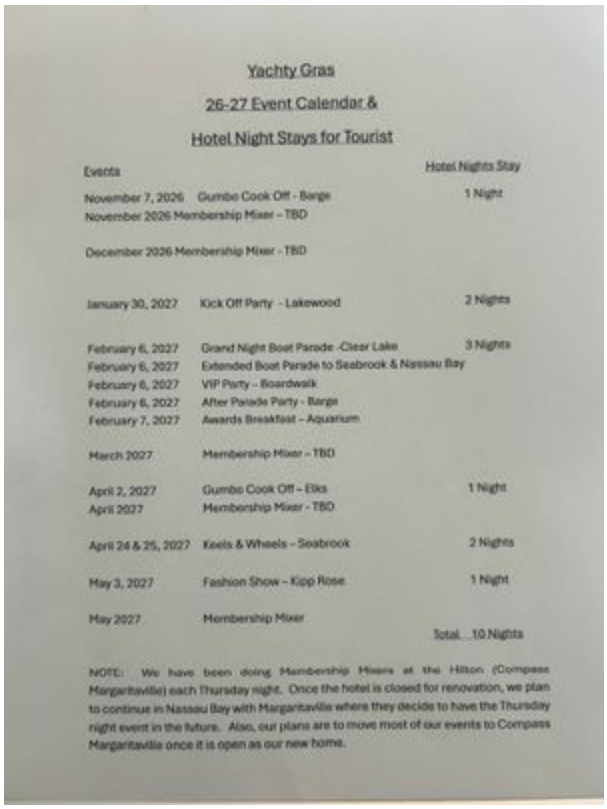
1. Online event calendar throughout Bay Area, Statewide, National & International Press Releases & Advertising
2. Email Distribution to Marinas's for mail out to clients
3. Email Previous Attendee's
4. Street Banners at High Traffic Areas in Bay Area
5. Digital Signage & Marquis
6. PSA's on Radio, TV & Print
7. Banner's on Boats
8. Hotel Specials - Packages Advertised for the Events
9. Posters, Post Cards at Businesses
10. Kemah Boardwalk Corporate Advertising
11. Bay Area Cities Advertise Events
12. Print Ads & Press Releases in all local magazines
13. State Chamber Magazine Ads
14. Large Social Media Campaign

Budget $48,000.00

Hotel Impact Plan

Hotel Stays.pdf

Hotel Impact Report



Yachty Gras

26-27 Event Calendar &

Hotel Night Stays for Tourist

Events		Hotel Nights Stay
November 7, 2026	Gumbo Cook Off - Barge	1 Night
November 2026	Membership Mixer – TBD	
December 2026	Membership Mixer - TBD	
January 30, 2027	Kick Off Party - Lakewood	2 Nights
February 6, 2027	Grand Night Boat Parade -Clear Lake	3 Nights
February 6, 2027	Extended Boat Parade to Seabrook & Nassau Bay	
February 6, 2027	VIP Party – Boardwalk	
February 6, 2027	After Parade Party - Barge	
February 7, 2027	Awards Breakfast – Aquarium	
March 2027	Membership Mixer – TBD	
April 2, 2027	Gumbo Cook Off – Elks	1 Night
April 2027	Membership Mixer - TBD	
April 24 & 25, 2027	Keels & Wheels – Seabrook	2 Nights
May 3, 2027	Fashion Show – Kipp Rose	1 Night
May 2027	Membership Mixer	
		Total 10 Nights

NOTE: We have been doing Membership Mixers at the Hilton (Compass Margaritaville) each Thursday night. Once the hotel is closed for renovation, we plan to continue in Nassau Bay with Margaritaville where they decide to have the Thursday night event in the future. Also, our plans are to move most of our events to Compass Margaritaville once it is open as our new home.

In addition to a hotel promo code or room block, how will you track and report the direct impact of overnight stays in Seabrook hotels

After each event we call each hotel and verify event occupancy. We verify with Manager, can provide the person we spoke to information to the city.

and lodging facilities as a direct impact from your event/program?	

Please identify the amount of funds anticipated to be received from other organizations.

City of Kemah	$7,500.00
Additional Sponsorships	5000
Ackowledgements	• I confirm that the information provided in this application is true and correct. • I understand that funds received from the City of Seabrook's Hotel Occupancy Tax Fund must be used in compliance with Texas State Law as outlined in this application.
Signature	
Today's Date	06/12/2026

Proposed Accounts Payable 2026-2027
Yachty Gras Foundation

Note Owe Paid Monthly	
1. SBA: $21,300.08 $19,305.08 $1995.00 $. 95.00 =	$1140.00
2. Director/Event Insurance:	$808.00
3. Chamber of Commerce Dues :	$500.00
4. TMCA: Dues: 25	$125.00
5. Lunch Meeting:	$1500.00
6. Fuel:	$300.00
7. Home Goods: Mermaids	$100.00
8. Home Depot Supplies -	$400.00
9. Good Will: Auction items Baskets/Supplies	$60.00
10. Jackets/Hats/Misc.	$350.00
11. Texas Art Supply	$50.00
12. US Post Office	$125.00
13. Hobby Lobby/Best Buy/Walmart	$200.00
14.Office Depot Printing/Supplies	$350.00
15. Home Depot Supplies	$100.00
16. Storage: 2 Units 24-25	$ 4000.0
17. 2 Day Post Cards/Posters:	$2500.00
18. Kick Off Party Lakewood YC & Band	$4800.00
19. Awards	$1300.00
20.Ads/Marketing	$8300.00
21. Wrap Party	$500.00
22. Skipper Meeting	$600.00
23. Gumbo Cook Off	$5000.00
24. Miscellaneous small events	$ 600.00
25. 2 Day Event at Barge	$5000.00
26 Added New Events	$9292.00

Total $ 38,708.00

Yachty Gras

26-27 Marketing & Advertising

Budget & Plan

1. Online event calendar throughout Bay Area, Statewide, National & International Press Releases & Advertising
2. Email Distribution to Marinas's for mail out to clients
3. Email Previous Attendee's
4. Street Banners at High Traffic Areas in Bay Area
5. Digital Signage & Marquis
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7. Banner's on Boats
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14. Large Social Media Campaign

Budget $48,000.00

Yachty Gras

26-27 Event Calendar &

Hotel Night Stays for Tourist

Events		Hotel Nights Stay
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Seabrook Heads In Beds 2025.2026

CODE USED: YG1

We will be working in 2026 & 2027 to increase hotel stays. We are looking shuttle service from hotels to local establishments.

Hotel	Percentage of Occupancy	Verified with
Comfort Suites Seabrook	49% occupied	Mr. Patel – Manager/Niki 281-291-9090
Quality Inn	no increase	David Chen / 281-326-7200
Spring Hill	no increase	866-247-4455
Holiday Inn Express	48% occupied	Toni – GM 281-942-5500
Hampton Inn & Suites	not responding	281-532-9200
Melrose At Seabrook Previously Captain Inn & Suites	70 % Occupied	Nick 281-326-3301
Sure Stay -Kemah Edge Water Previously Kemah Edge Water	19% Occupied	Danny – Manager 281-326-7300
Seaside Hotel & RV Park	No increase	888-472-4240
The Galloping Seahorse & RV Park Under New Management	No Increase	713-459-9334

The 2025–2026 Yachty Gras season was a tremendous success, marked by strong community engagement, excellent weather, and exciting growth opportunities for the future. The season kicked off with our Yachty Gras Kick-Off Party held at Lakewood Yacht Club in Seabrook, Texas, where we welcomed 135 attendees for an energetic and well-received start to the festivities.

Parade weekend, held on February 7, 2026, brought beautiful weather and an impressive turnout of 53 registered boats. This year marked a major milestone as we successfully expanded the Yachty Gras Boat Parade into the City of Seabrook for the first time. Powerboats and pontoon boats paraded through the channel, delighting spectators as they tossed beads along key viewing areas including Lakewood Yacht Club, Cabo, and Barge 295.

The viewing party at Barge 295 was a standout success, reaching standing-room-only capacity and creating a lively, festive atmosphere. Both Yachty Gras and Barge 295 effectively utilized social media to promote events and drive attendance, while Yachty Gras also highlighted local hotel accommodations to support visiting guests. According to estimates from the Coast Guard, approximately 25,000 spectators viewed the parade along the channel, with Cabo and Barge 295 both reaching capacity crowds.

Looking ahead to 2027, Yachty Gras is excited to continue building on this momentum. Plans are underway to introduce a shuttle service connecting local hotels to the Barge viewing party, further enhancing accessibility and guest experience. We are also pleased to announce the addition of Sam’s Sunset Kitchen as a participating location for next year’s festivities.

Overall, the 2025–2026 season demonstrated the continued growth, popularity, and community impact of Yachty Gras, setting the stage for an even bigger and better celebration in 2027.

Join Us Aboard

Yachty Gras Grand Night Boat Parade & Events

Mission Statement

Yachty Gras is a positive thinking goal oriented organization formed to bring recognition and tourism to the Bay Area Houston communities. Our events promotes the cities, boating community, businesses & hotels. Each year we give back to other nonprofit organizations.

About the Events

Yachty Gras season starts with a Kickoff Party in January prior to Mardi Gras. The Grand Night Boat Parade follows the first weekend of Mardi Gras, with a Skipper's Meeting conducted by Law Enforcement & the Coast Guard, for boaters who will be in the parade. All boats are decorated in different themes for Mardi Gras. The V.I.P. Party is held for the judging of the decorated boats in the parade. All of the local Mayors, City Council, State and Federal Congressional people and sponsors are invited for judging of the boats. The following morning is an Awards Breakfast. Over the next six months we do Chamber of Commerce events, boat shows, Rotary Club, and all invited events where we can promote the local cities, to bring tourism for the purpose of staying in the hotels. These events conclude with Keels & Wheels a special car and boat show at Lakewood Yacht Club the first of May. Our summer is spent writing grants for the next year. In the fall we do a Save the Date Party to get excitement going to start the next years events.

Sponsorship Opportunities

Admiral: Title Sponsorship $10,000.00 +

Name and logo on all marketing, advertising and prominently displayed during all of the yearly events. Website links for your organization on Yachtygras.com. 10 Plus tickets to the V.I.P. Judges Party and free entrance to all events.

Commodore: Sponsorship $5,000.00 +

Name and logo on selected marketing and advertising promotions during all of the yearly events. Website links for your organization on Yachtygras.com with 8 tickets to the V.I.P. Judges Party and all events.

Captain: Sponsorship $2500.00+

Name and logo on selected marketing and advertising promotions during all of the yearly events. Website links for your organization on Yachtygras.com with 6 tickets to the V.I.P. Judges Party and all events.

Commander: Sponsorship $1000.00+

Name and logo on selected marketing and advertising promotions during all of the yearly events. Website links for your organization on Yachtygras.com with 4 tickets to the V.I.P. Judges Party and all events.

Crew: Sponsorship $500.00+

Name and logo on selected marketing and advertising promotions during all of the yearly events. Website links for your organization on Yachtygras.com with 2 tickets to the V.I.P. Judges Party and all events.

Sponsor Signature:_____Gift:_____

Yachty Gras Representative:_____Date:_____

Press Release

For Immediate Release: 12/14/2025
Contacts:
Shanna Thiem (832-722-8809)
Dr. Maurine Howard (713-882-4040)



Yachty Gras 2026 Annual Events

Mark your calendars for this year's **"Passion of the Sea"** theme as Yachty Gras reveals their plans for a spectacular upcoming evening of fun for the entire family.

On February 7th, at 7:00 pm the 27th annual "America's Largest Mardi Gras Boat Parade" will take place. Our Grand Marshall helping to kick-of lead the parade is Randy Wallace from Fox 26 News. Come out and cheer him on! The parade can be viewed and experienced at many areas and marinas around Clear Lake, Seabrook and the Kemah Boardwalk. Come join in the fun as decorated boats and Krewes throw beads and trinkets to compete for the coveted annual awards. Boats will be judged on Best of Show, 1st, 2nd, and 3rd place in Power and Sail. The VIP party and judges stand will be located at Bubba Gump's Shrimp Company on the Kemah Boardwalk. This year we will have an extended parade "Power and Pontoon" which will begin at approximately 9:00pm boats moving towards Seabrook to pass back by Lakewood Yachty Club, then off to Cabo and Barge 295 for viewing.

This year's annual "Kick Off" party will be held at Lakewood Yacht Club on Saturday evening, January 31st, from 7:00- 11:00 pm. Come join in a fun filled evening of food, and dancing with "Andy and The Dreamsicles" a cash bar will be available. Bid on your favorite silent auction items and dress in your favorite Mardi Gras Bling fashionable fun wear. A portion of the proceeds raised will benefit selected local nonprofit organizations. Tickets are $40.00 per person presale through https://www.yachtygras.com or $45.00 each purchased at the door.

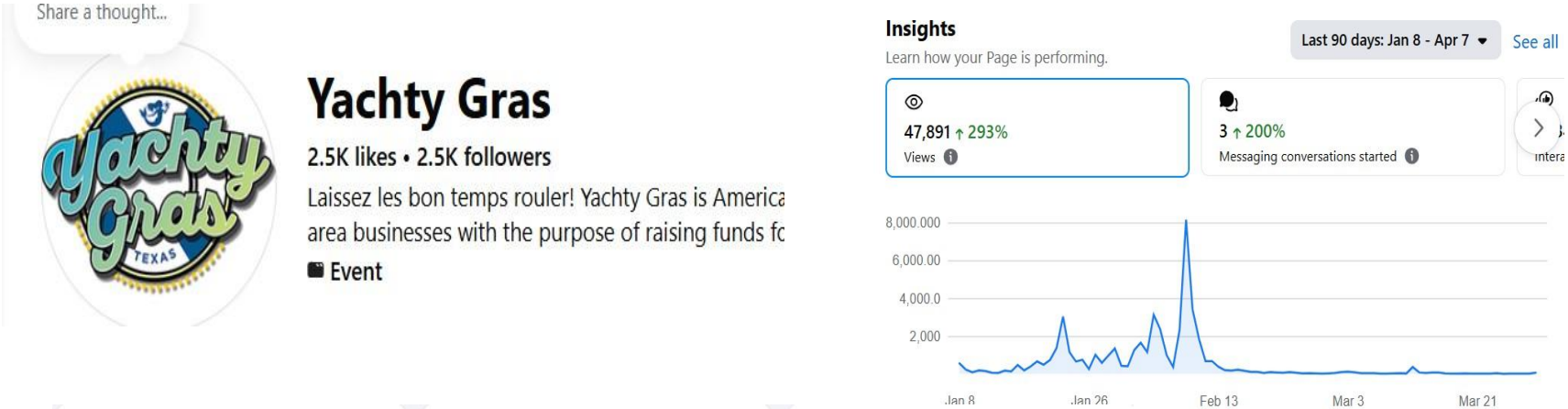
Saturday morning February 7th, the Coast Guard & local Law Enforcement will prepare all skippers with a required safety/briefing meeting to be held at Sundance Grill beginning at 10 AM. This is a mandatory meeting and all participants must attend in order to officially participate in the parade. Boats not attending the meeting will be escorted out into the bay by the Coast Guard until the parade is over due to safety regulations. Boat captains may sign up by going to www.yachtygras.com for entry forms.

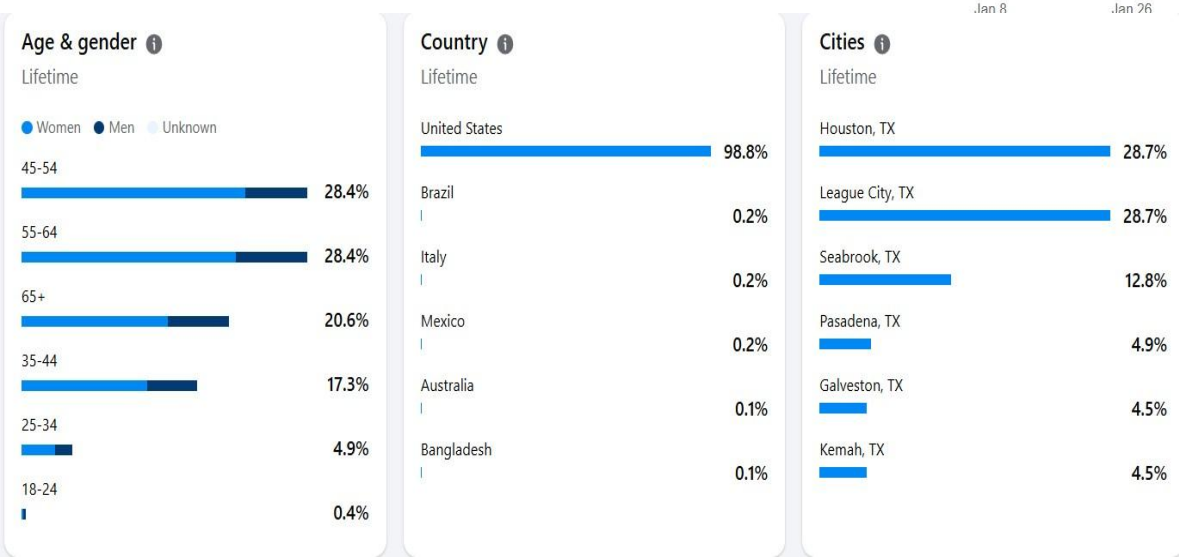
Facebook Reaches Weekly for Advertising Both Local and Texas over 1 MILLION reached weekly

Social Meda Post	When	How Many
Talk of Texas City	Everyday	78.1
Talk of Alvin, Friendswood, Manvel & Pearland	Monday	38.1
Talk of Alvin	Monday & Thursday	63.4
Talk of lil Alvin	Monday & Thursday	18.1
Talk of Kemah	Once A Day	18.6
Talk of Bacliff & San Leon	Once A Day	3.4
Talk of LaMarque uncensored	Once a Day	3.8
Talk of Dickinson	One a week	44.4
Talk of Texas City & La Marque	One per week	6.4
Clear Lake Shores - Island Paradise	One Per Week	1.1
Talk of Galveston	One Per Week	80.8
Clear Lake City, Tx	One Per Week	15.4
Real Talk of Texas City	One Per Week	5.7
Clear Lake Shores	Thursday Only	1.8
Completely Galveston	Tuesday	178.2
Talk of Galveston	Tuesday	41.6
Talk of Webster	Wednesday	8.5
Galveston Talk	Wednesday	167.4
Talk of League City/Friendswood	Wednesday & Saturday	30.9
We ALL Nosy in Seabrook	Wednesday & Saturday	8.3
City of Seabrook		18.4
	TOTAL Post Per Week	832.4
Texas Post		
I grew up in Texas	One per week	182.1
We love Texas	One per week	97.9

Social Media, Status & Locations

Facebook in the last 90 days





Some Media, Magazine & Marketing





26th Anniversary

"Enthusiasm Of The Sea"

Yachty Gras
TEXAS

Kick off Party

February 1, 2025 , 7pm - 11pm

LAKEWOOD YACHT CLUB

ENTRY TICKET $35

Grand Night Boat Parade

February 22, 2025 , 7pm

Clear Lake Channel | Kemah Boardwalk

FREE FAMILY FRIENDLY EVENT

Wrap Party

March 8, 2025 , 2pm - 6pm

Sundance Grill

KEMAH BOARDWALK

SEABROOK

Honoring Our Boating Community



WWW.YACHTYGRAS.COM | 713-882-4040

Press Release

For Immediate Release: 12/14/2025
Contacts:
Shanna Thiem (832-722-8809)
Dr. Maurine Howard (713-882-4040)



Yachty Gras 2026 Annual Events

Mark your calendars for this year's **"Passion of the Sea"** theme as Yachty Gras reveals their plans for a spectacular upcoming evening of fun for the entire family.

On February 7th, at 7:00 pm the 27th annual "America's Largest Mardi Gras Boat Parade" will take place. Our Grand Marshall helping to kick-of lead the parade is Randy Wallace from Fox 26 News. Come out and cheer him on! The parade can be viewed and experienced at many areas and marinas around Clear Lake, Seabrook and the Kemah Boardwalk. Come join in the fun as decorated boats and Krewes throw beads and trinkets to compete for the coveted annual awards. Boats will be judged on Best of Show, 1st, 2nd, and 3rd place in Power and Sail. The VIP party and judges stand will be located at Bubba Gump's Shrimp Company on the Kemah Boardwalk. This year we will have an extended parade "Power and Pontoon" which will begin at approximately 9:00pm boats moving towards Seabrook to pass back by Lakewood Yachty Club, then off to Cabo and Barge 295 for viewing.

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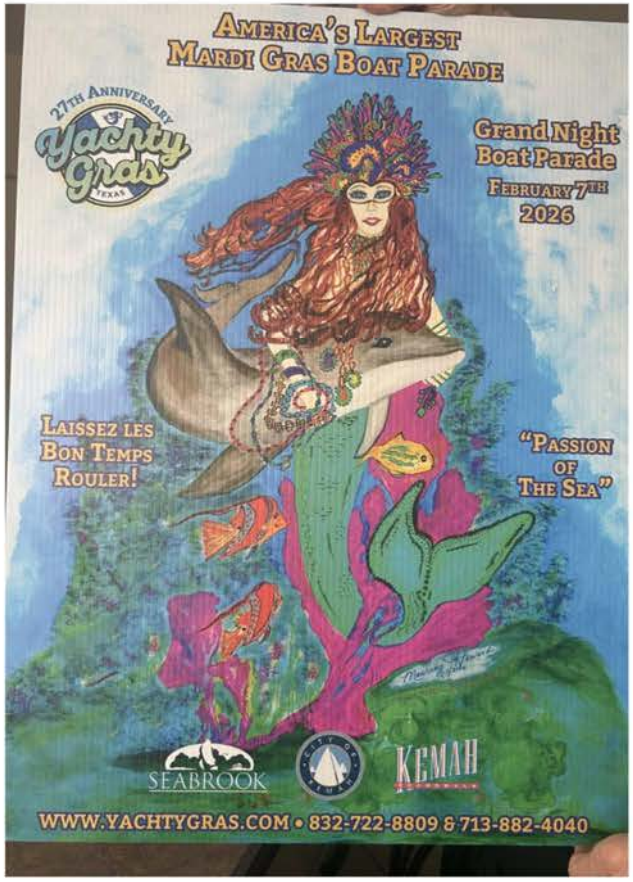
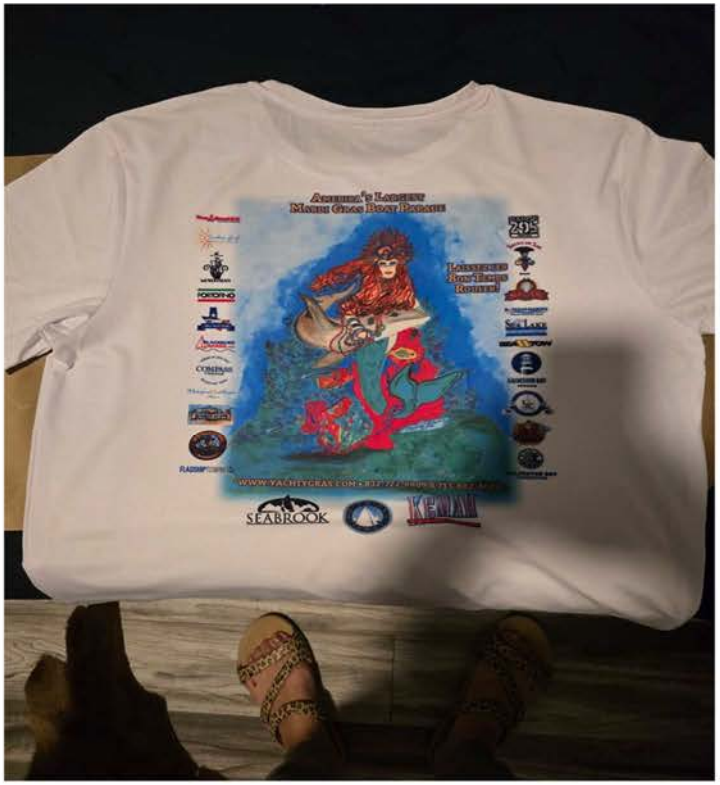
350 18x24 posters ordered to put all over town and 5000 post cards left at dropped at all locate establishments.





T-shirts with Logo's



SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the reestablishment of the City's annual festival and provide direction to City staff regarding the festival's theme, scope, location and development.

Executive Summary / Background:

For many years, the City of Seabrook hosted the Celebration Seabrook Festival as its signature community event. The festival evolved over time and became a longstanding tradition that brought together residents, visitors, local businesses, and community organizations.

Following discussions during the 2025 budget process and subsequent City Council direction, Celebration Seabrook was not held in 2025 as the City considered alternative approaches to community events and evaluated opportunities to better align future programming with community interests and City priorities.

The purpose of this agenda item is to allow the City Council to discuss the potential reestablishment of an annual city festival and provide policy direction to City staff regarding the desired vision, theme, scope, location, and overall direction of the event. Staff will use Council's feedback to develop recommendations for future consideration.

Attached for Council's review are the results of the recent community survey regarding special events and festivals. The survey findings are provided to help inform the Council's discussion and direction.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Finance

Presenter: Gayle Cook, City Manager

Briefing Prepared By:

Strategic Focus Area:

General Information:
Consider and take all appropriate action on first and final reading of Ordinance 2026-19, Budget Amendment No. 4, Amending the Budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for Special Fund - Animal Shelter Donations.

Executive Summary / Background:
The City maintains a special revenue fund for donations received in support of the Animal Shelter. The fund currently has an available balance of approximately **$7,600** that has not yet been appropriated within the expenditure budget.

Staff is requesting approval to amend the budget by appropriating the available donation balance from fund balance into the expenditure budget of the Animal Shelter Donation Fund. This action will allow the City to utilize donated funds for the construction of an outdoor dog run at the Animal Shelter, enhancing the facility by providing additional exercise and enrichment space for sheltered animals.

The proposed budget amendment does not utilize General Fund resources and is funded entirely through previously received donations designated for the Animal Shelter.

Funding / Fiscal Information:
This is a budget amendment within the special fund and no additional funds requested outside the fund.

Supporting Materials Attached:
1. Ordinance 2026-19 BUDGET AMENDMENT SPECIAL FUND ANIMAL DONATIONS -
2. Ordinance 2026-19 Attachment A

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

CITY OF SEABROOK
ORDINANCE NO. 2026-19

AMENDMENT NO. 4
AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 FOR SPECIAL FUND ANIMAL SHELTER DONATIONS

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF $ 7,600.00 FOR SPECIAL ANIMAL SHELTER DONATIONS; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

WHEREAS, the City Council of the City of Seabrook Approved Budget Ordinance 2025-17 on September 25, 2025; and

WHEREAS, the City Council is authorized by law to make changes in the City budget for supplemental appropriations or reductions, and;

WHEREAS, the City Manager has certified there are unencumbered fund balances available for appropriation in excess of those appropriated for specific expenditures in the budget for supplemental appropriation and/or transfer; and

WHEREAS, such expenditures will occur subsequent to the adoption of the 2025/26 budget and will require formal appropriations; and

WHEREAS, said amendments are necessary to appropriate funds to provide proper fund accounting for changes a variety of expenditure and revenue lines as a result of timing circumstances relating to the time of budget adoption; and

WHEREAS, the City Council finds it in the public interest to amend the total Fiscal Year 2025/26. Operating Budget for the Special Court Revenue Funds as outlined in **Exhibit "A"**

WHEREAS, the City Council of the City of Seabrook finds and determines that this budget amendment complies with all requirements under its Charter and laws;

THIS SPACE INTENTIONALLY LEFT BLANK

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

THAT, the 2025/26 Adopted Budget for the City of Seabrook for the period beginning on October 1, 2025 and ending on September 30, 2026 is hereby amended by decreasing and increasing various funds and department line items in the total amount of $ 7,600.00 as set out in **Exhibit "A", Budget Amendment #4** to FY 2026 attached hereto and incorporated herein.

PASSED, AND APPROVED with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10, on first and final reading this **21ST day of July, 2026.**

_____
James J. Sweeney
Mayor

ATTEST:

_____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

_____
David Olson
City Attorney

2026-19 Budget Amendment #4
Special Revenue Fund: Animal Shelter Donations

Attachment A

AMENDMENT NO. 4 TO THE BUDGET OF THE CITY OF SEABROOK, TEXAS FOR THE FISCAL YEAR 2025-26

Department	Fund	General Ledger Account Number	General Ledger Account Name	Expenditure Budget Amendment Description	2025-26 Budget	Amendment Amount	2025-26 Amended Budget
	Animal Shelter Donations	244-3440-60500	Facilities	Shelter - Dog Run	$- 0 -	$7,600.00	$7,600.00
	Animal Shelter Donations	244-32110	Budgetary Fund Balance	Reserves used to fund amended items		($7,600.00)	($7,600)
			Total Special Fund Amendment				$7,600

SEABROOK

Agenda Briefing

Date of Meeting: July 21, 2026

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center, consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse.

Executive Summary / Background:

Constellation Realty Partners has submitted a Preliminary Planned Unit Development (PUD) application for approximately 59.65 acres of vacant land located between Red Bluff Road and the proposed Port Houston roadway, commonly referred to as the Lazzari Tract. The property is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial), and LI (Light Industrial).

The proposed Preliminary PUD would facilitate the development of a distribution center consisting of two warehouse buildings totaling approximately 669,600 square feet. Building A is proposed at approximately 464,400 square feet, and Building B at approximately 205,200 square feet, with both structures limited to a maximum height of 50 feet.

Site access would be provided through a single driveway connection to the proposed Port Houston roadway. No public vehicular access is proposed from Red Bluff Road, except for emergency vehicles. According to the applicant, the project is consistent with the City's Comprehensive Plan by supporting industrial development in an area designated for such uses while expanding the local tax base and generating additional revenue for the city.

The Preliminary PUD establishes development standards governing site layout, landscaping, signage, parking, drainage, utilities, and trucking operations. Water service

would be provided by the City of Seabrook, and the development would include construction of an off-site sanitary sewer force main extension to serve the property.

If approved, the applicant anticipates a 4 to 6-month design phase, followed by an estimated 18 to 24-month construction period.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Staff Presentation
2. Preliminary PUD Draft

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission considered the requested Preliminary Planned Unit Development (Preliminary PUD) at its June 18, 2026, meeting. Following discussion and deliberation, the Commission voted unanimously to recommend approval of the Preliminary PUD, subject to the following amendments and considerations:

- Incorporate applicable safety and material handling regulations from the City's Light Industrial (LI) zoning district.
- Address construction-related impacts and management measures along Red Bluff Road.
- Incorporate applicable Class A building material requirements and design standards consistent with other approved Planned Unit Developments within the City.
- Evaluate the proposed landscape berm to determine whether an additional height is appropriate and identify the factors that establish the final berm height.
- Include provisions requiring the replacement of dead or failing landscape materials to ensure the long-term viability of the landscaping.
- Ensure the proposed site lighting complies with all applicable City lighting standards and regulations.

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

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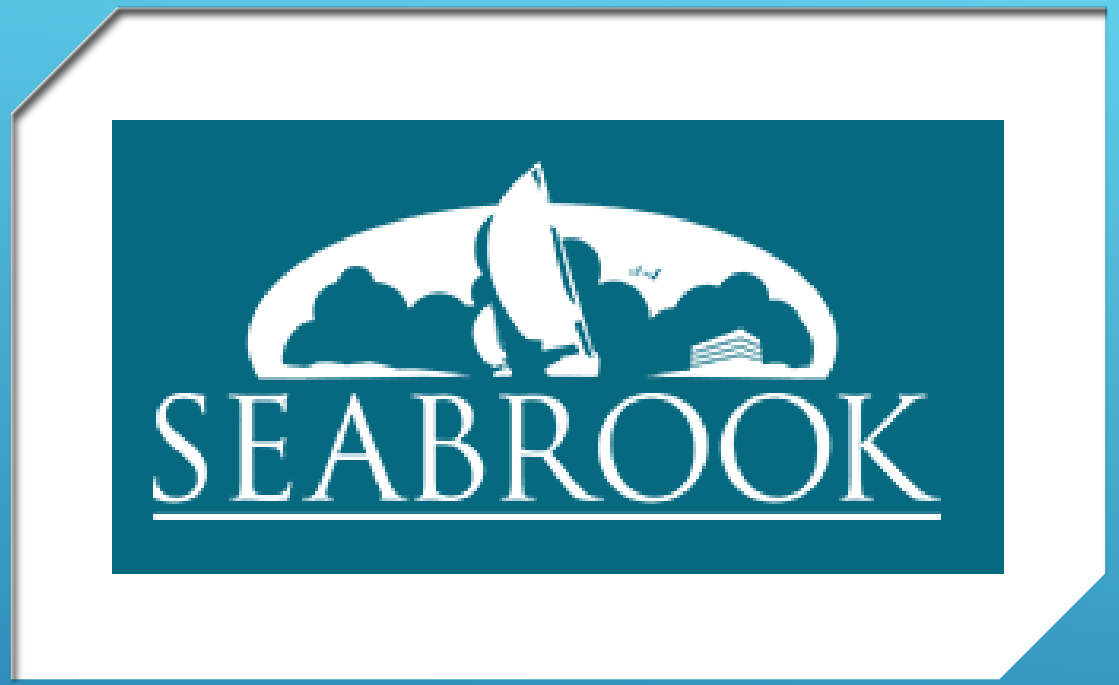


JULY 21, 2026

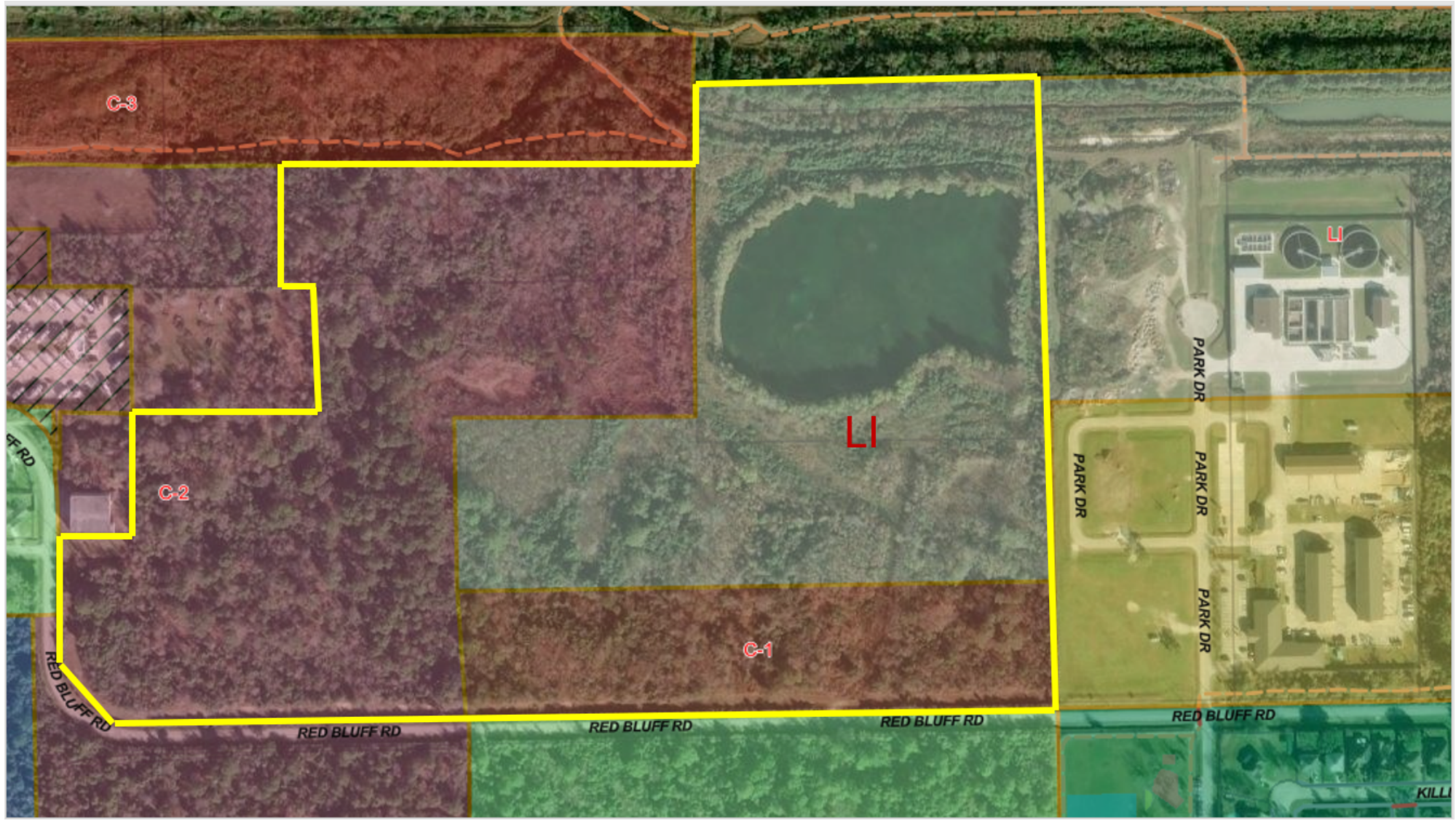
City Council Meeting

Constellation Realty Partners has submitted a Preliminary Planned Unit Development (PUD) application for approximately 59.65 acres of vacant land located between Red Bluff Road and the proposed Port Houston roadway, commonly referred to as the Lazzari Tract. The property is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial), and LI (Light Industrial).

The proposed Preliminary PUD would facilitate the development of a distribution center consisting of two warehouse buildings totaling approximately 697,327 square feet. Building A is proposed at 491,391 square feet, and Building B at 205,936 square feet, with both structures limited to a maximum height of 50 feet.

The Preliminary PUD establishes development standards governing site layout, landscaping, signage, parking, drainage, utilities, and trucking operations. Water service would be provided by the City of Seabrook, and the development would include construction of an offsite sanitary sewer force main extension to serve the property.

If approved, the applicant anticipates a 4 to 6-month design phase, followed by an estimated 18 to 24-month construction period.


C-3
LI
C-2
LI
C-1
PARK DR
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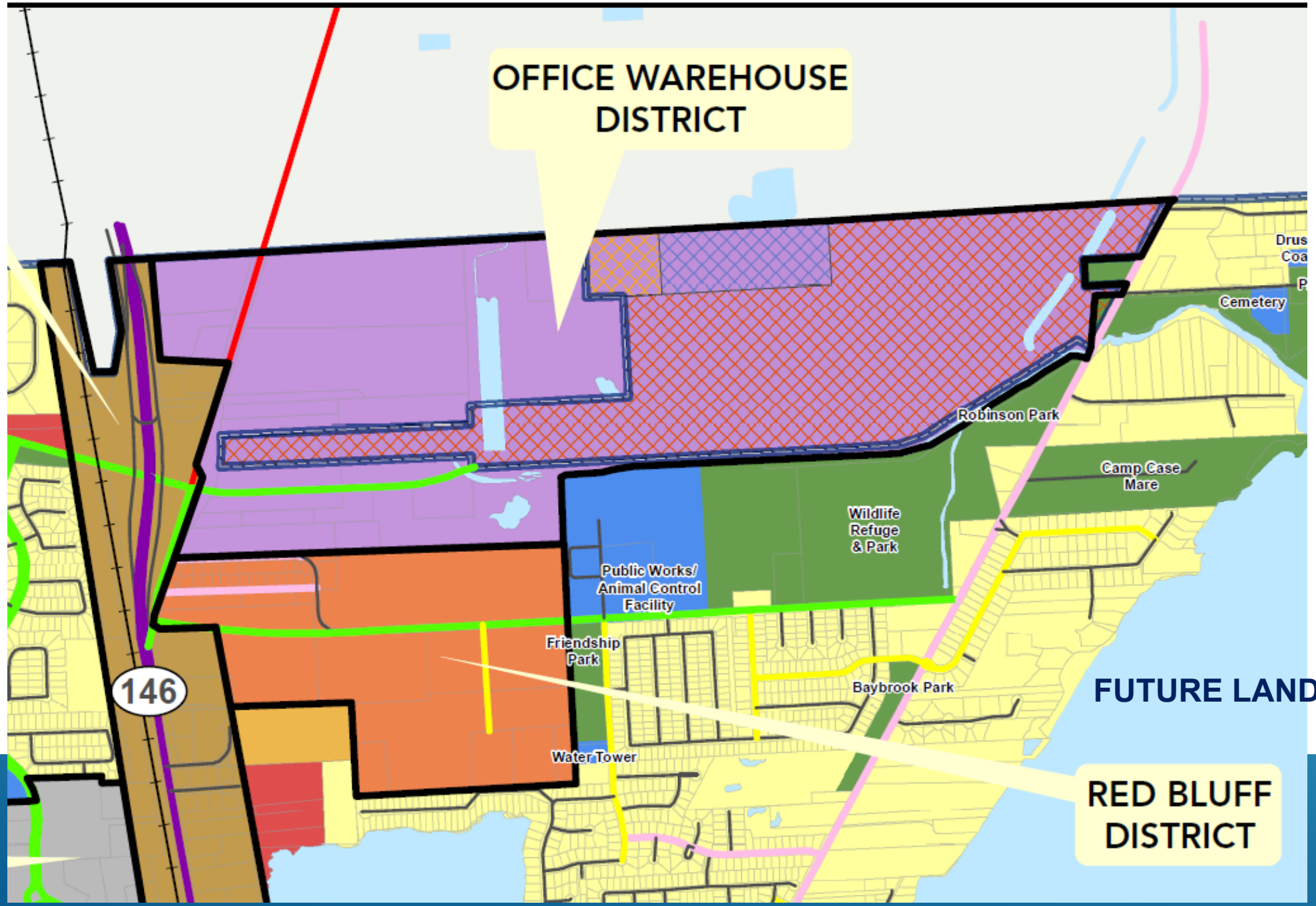


FUTURE LAND USE MAP



Office Warehouse District

INTENT:

- *Creation of an area to facilitate and promote office and warehouse development*

CHARACTER:

- *Establish a branded office warehouse district with unique design requirements*
- *Office and warehouse uses compatible with the port-related facilities*
- *Establish special requirements to screen (noise, light, visual) office warehouse and industrial support uses from the residential uses*
- *Provide adequate transportation facilities and utilities*



Red Bluff District

INTENT:

- *Buffer and support adjacent residential areas from anticipated office warehouse development in the northern portion of the City with general commercial and neighborhood commercial uses*
- *Facilitate a variety of appropriate commercial and residential uses*

CHARACTER:

- *Provide adequate transportation facilities and utilities to support the uses that develop*
- *Promote retail and commercial businesses along the SH 146 Corridor and more neighborhood-scale commercial to the east along Red Bluff Road*
- *Preserve the existing single-family residential area while promoting low and medium density residential opportunities in future developments*
- *Prioritize the conservation of environmental areas that are critical to wildlife and wetland protection*
- *Provide safe pedestrian connectivity within the district and between the adjacent districts*

A Planned Unit Development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

- PUD designation may be applied to property located within any zoning district within the City.
- PUD projects may cross two or more zoning districts.
- Not less than 20 percent of the land shall be reserved for "common open space.
- Mixed use projects involving both residential and commercial land use activities shall be permitted in any zoning district.
- The PUD serves as a Master Plan.
- The Final PUD Plan is Adopted by Ordinance.

Required Submissions:

Preliminary PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Preliminary PUD designation.

Final PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Final PUD designation. Prior to the approval of such designation, the landowner shall submit a final plan.

The Planning and Zoning Commission considered the requested Preliminary Planned Unit Development (Preliminary PUD) at its June 18, 2026, meeting. Following discussion and deliberation, the Commission voted unanimously to recommend approval of the Preliminary PUD, subject to the following amendments and considerations:

- Incorporate applicable safety and material handling regulations from the City's Light Industrial (LI) zoning district.
- Address construction-related impacts and management measures along Red Bluff Road.
- Incorporate applicable Class A building material requirements and design standards consistent with other approved Planned Unit Developments within the City.
- Evaluate the proposed landscape berm to determine whether additional height is appropriate and identify the factors that establish the final berm height.
- Include provisions requiring the replacement of dead or failing landscape materials to ensure the long-term viability of the landscaping.
- Ensure the proposed site lighting complies with all applicable City lighting standards and regulations.

Questions?

Ordinance 2025-05

Exhibit B

Local Support Multi-Tenant Distribution Center

Amended Planned Unit Development

Prepared for:

Constellation Realty Partners

Prepared by:

Langan Engineering and Environmental Services

Contents

I. Introduction

II. Project Description

a. Site Analysis

b. Compliance with Comprehensive Plan

c. Justification

d. Industrial Development

III. Zoning

a. Proposed Zoning

b. Land Use Table

IV. Development Regulations

a. Architectural Standards

b. Street and Circulation

c. Permitted Land Uses

d. Setbacks

e. Landscaping

f. Signage

V. Utilities

VI. Development Schedule

VII. Exhibits

I. INTRODUCTION

The proposed distribution center Planned Unit Development (PUD) was prepared on behalf of Constellation Realty Partners, pursuant to Appendix A, Article 4.10, Planned Unit Developments in the Seabrook, TX Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses, subject to development standards coordinated with the necessary public services and facilities.

The proposed distribution is located at an unaddressed tract of land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. Please see Area Location Map (Exhibit A) for further details.

II. PROJECT DESCRIPTION

a. Site Analysis

The site totals approximately 59.65-acres of vacant land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. The subject site is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial) and LI (Light Industrial). The properties to the east of the subject site are zoned LI and R-LD (Light Industrial and Residential-Low Density). The properties to the north of the subject site are zoned LI and C-3 (Heavy Commercial). The properties to the west of the subject site are zoned C-2 (Medium Commercial). The properties to the south of the subject site are zoned R-2 (Residential-Single Family, Detached Small Lot), though a majority of the property is currently undeveloped. Site access will be provided for the site via a driveway connection to the proposed Port Houston roadway to the north. No access will be provided from Red Bluff Road except for fire department access. The site is comprised of multiple tracts that will be replatted as one.

b. Compliance with Comprehensive Plan

The proposed distribution center is in compliance with the Comprehensive Plan as it addresses development on a site that is best suited for this type of industrial development. Additionally, this development will help achieve its financial goes by providing additional tax revenue from the development.

c. Justification

The intent of the PUD is to encourage high-quality development in the City of Seabrook by providing additional flexibility to take advantage of various site characteristic, constraints, location and land uses. This document establishes various development standards that exceed the minimum requirements for industrial properties.

The PUD will meet or exceed the minimum requirements of the Code of Ordinances through specific design and engineering standards.

III. ZONING

The proposed zoning of the tracts will be an overlay Planned Unit Development allowing for a light industrial use.

IV. DEVELOPMENT REGULATIONS

a. All development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.

b. Exhibits A-1 through L-2 show proposed designs of the facility as well as site planning for parking, storm water detention and trucking operations.

c. One new driveway from the proposed Port Houston Road shall serve as the only ingress and egress for the facility. No access will be allowed from Red Bluff except for fire department access.

d. Building A will be approximately 464,400 square feet with a maximum height of 50 feet. Building B will be approximately 205,200 square feet with a maximum height of 50 feet. All required setbacks will be maintained.

e. Landscaping shall meet or exceed Seabrook Code of Ordinances.

f. Signage shall meet or exceed the Seabrook Code of Ordinances.

V. UTILITIES

All onsite utilities shall be designed and constructed per Seabrook requirements. Water service will be provided from an existing City of Seabrook waterline located in Red Bluff right-of-way. To service the development with sanitary sewer, an approximately 2,400 linear foot off-site force main extension will be required. Sanitary sewer will be pumped to an existing manhole in Red Bluff right-of-way.

VI. DEVELOPMENT SCHEDULE

It is anticipated that after the entitlement process is completed, there will be a 4-6 month design period followed by a 18-24 month construction period, mainly subject to weather conditions and available construction components.

VIII. EXHIBITS

a. D-1 – Building Rendering – View from Red Bluff Road

b. D-2 – Building Rendering – View from Port Houston Road

c. D-3 – Rendered Site Plan

d. D-4 – Overall Floor Plan

e. D-5 – Rendered Elevations and Building Materials

f. D-6 – Site Setback Plan

g. D-7 – Site Signage Plan

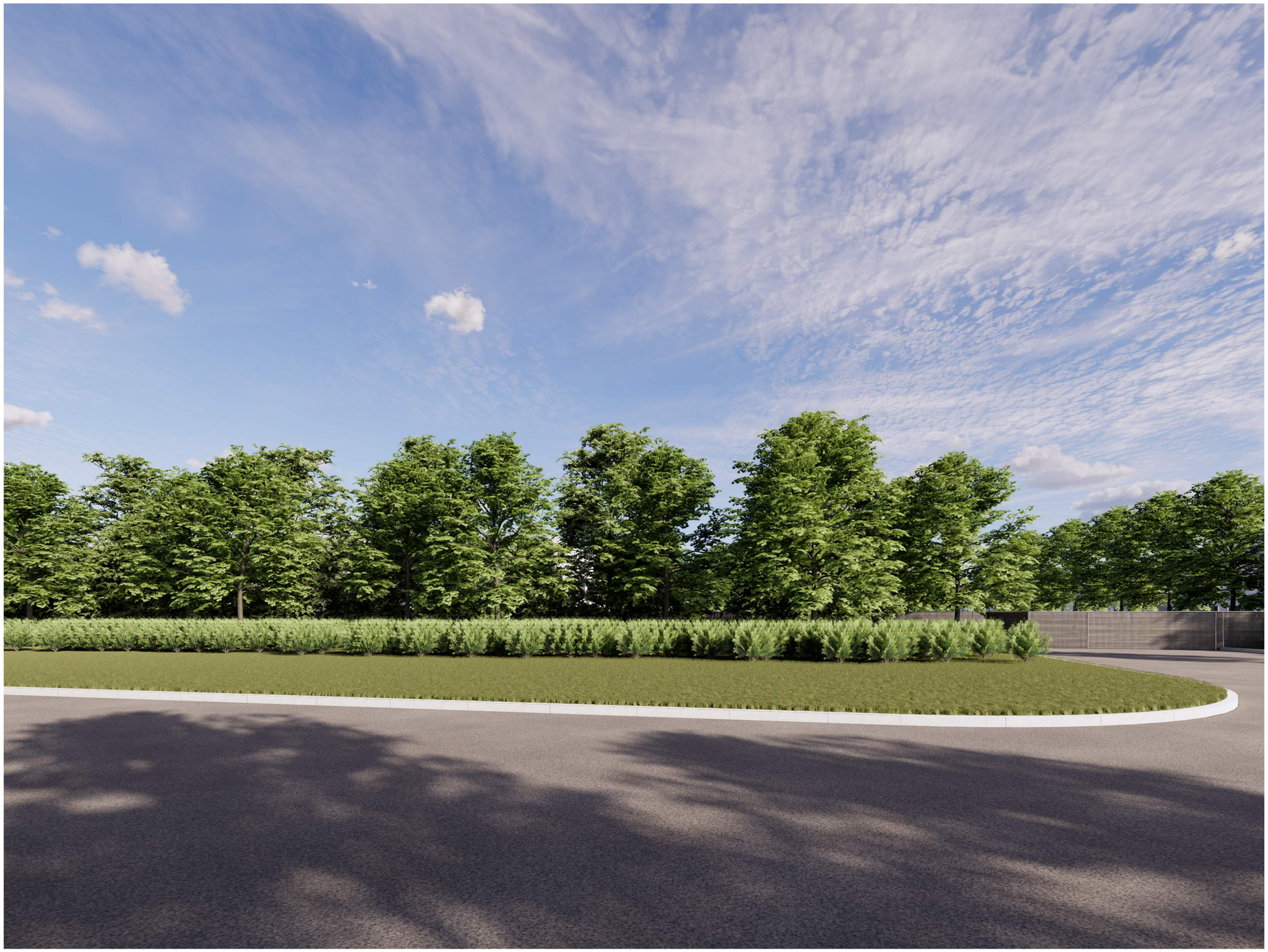
h. D-8 – Area Location Map Aerial

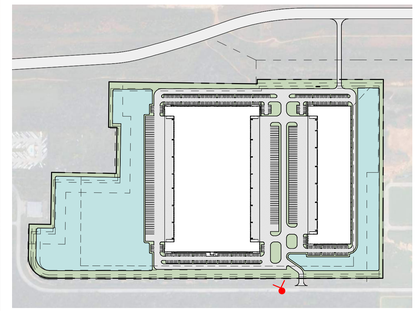
i. D-9 – Aerial Exhibit

j. D-10 – Survey & Legal Description

k. D-11 – Landscape Plan

l. D-12 – Utility Plan





Date	Description	No.
Revisions		

Goree
Interiors | Architecture | Brand

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 1

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.1

Project No. 510170101

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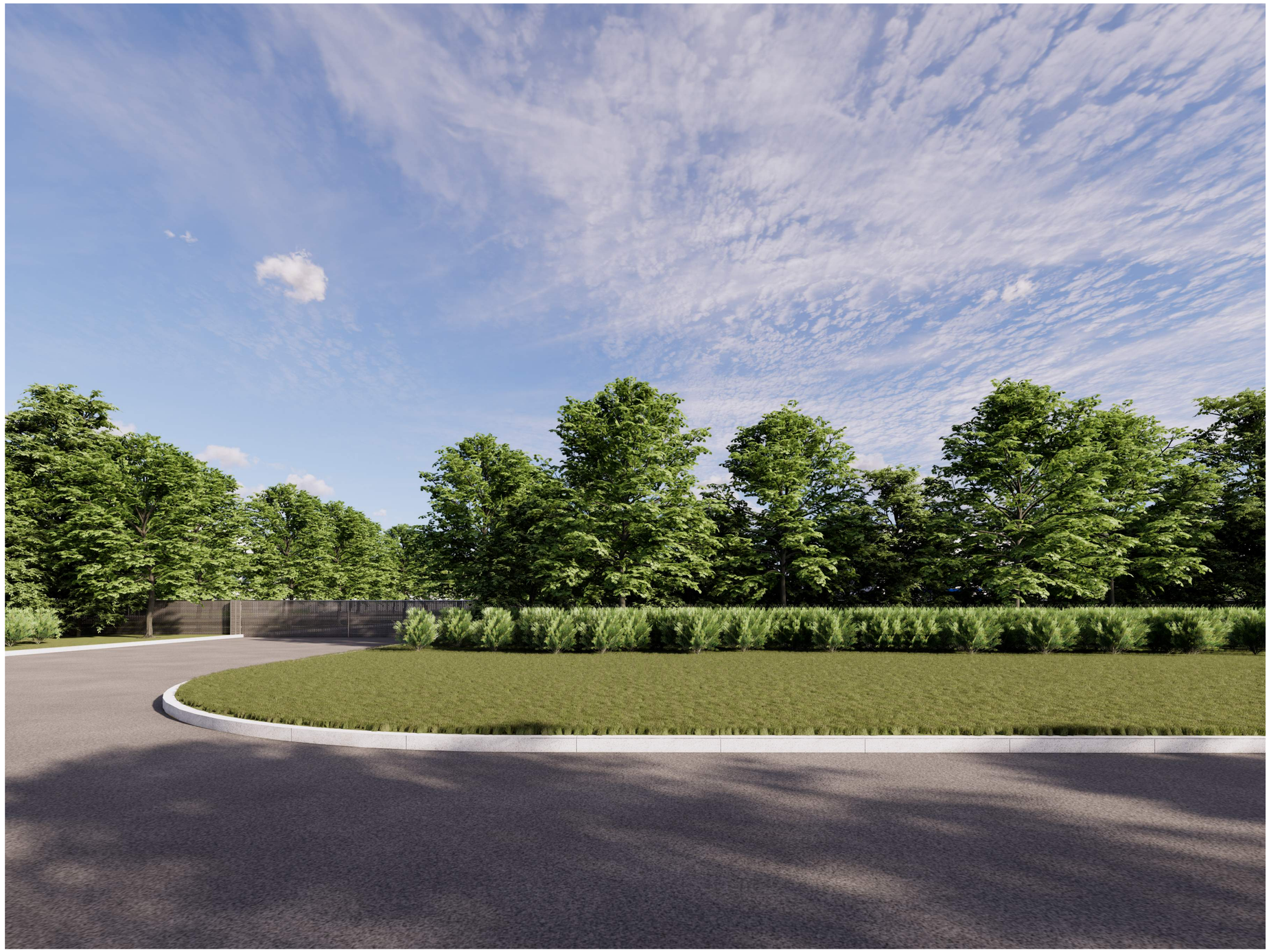

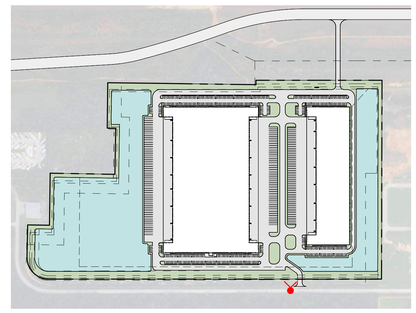

Date	Description	No.
Revisions		

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TBPE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 2

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.2

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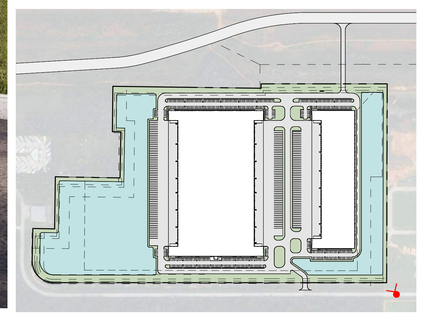

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Revisions		

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 3

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.3

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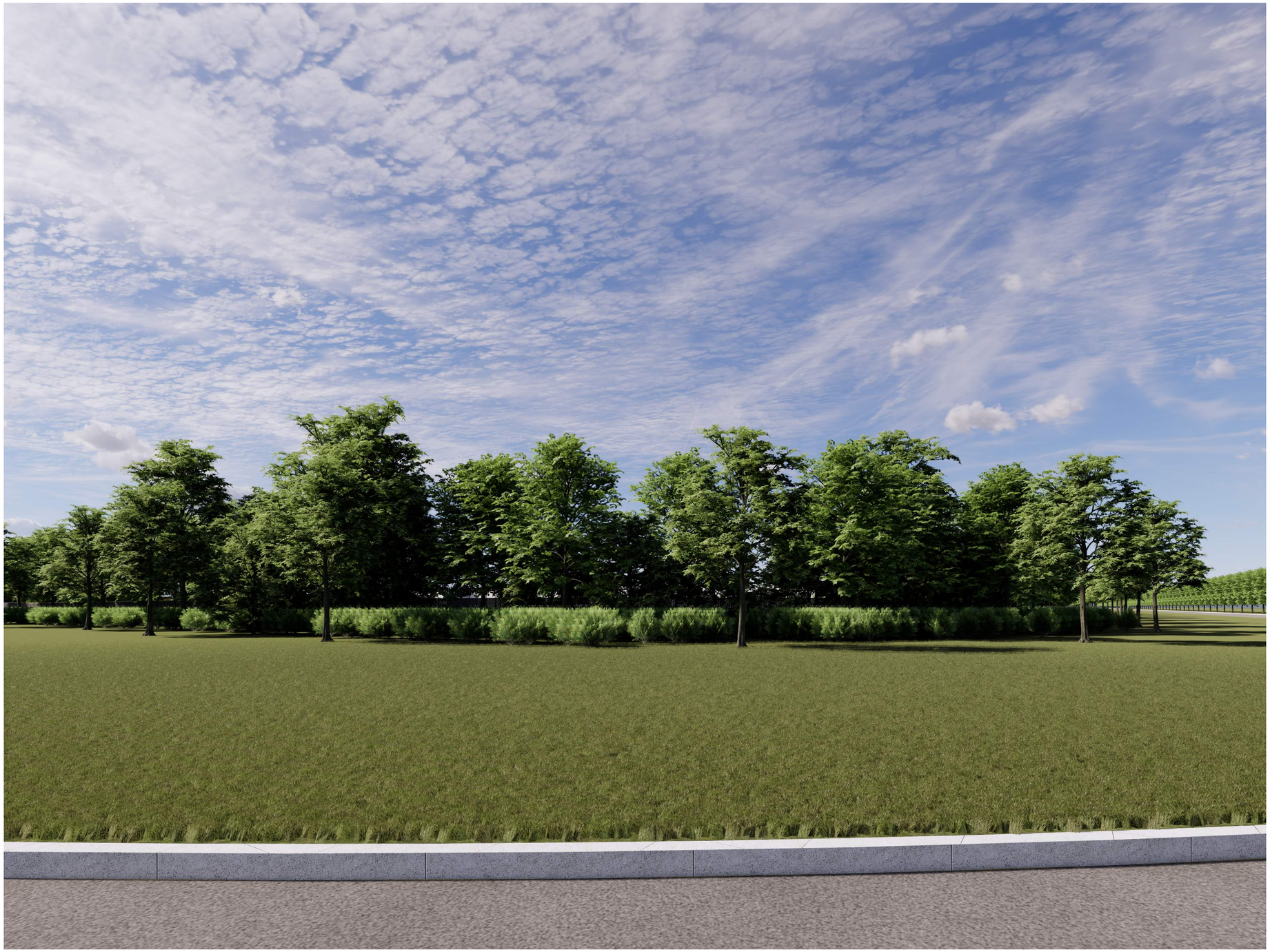

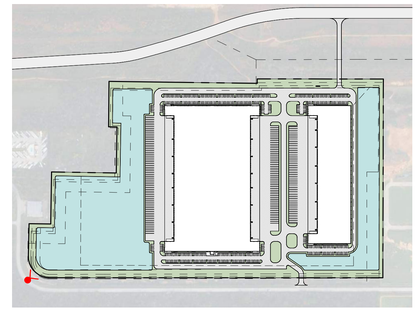

Date	Description	No.
Revisions		

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Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 4

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-1.4

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Project No. 510170101

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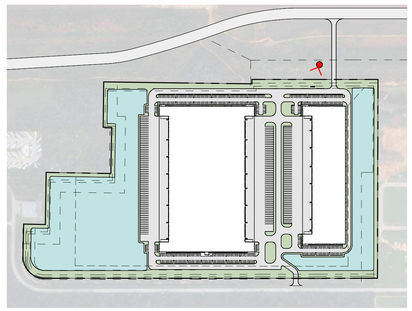

Date	Description	No.
Revisions		

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Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM NORTH ROAD

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-2.1

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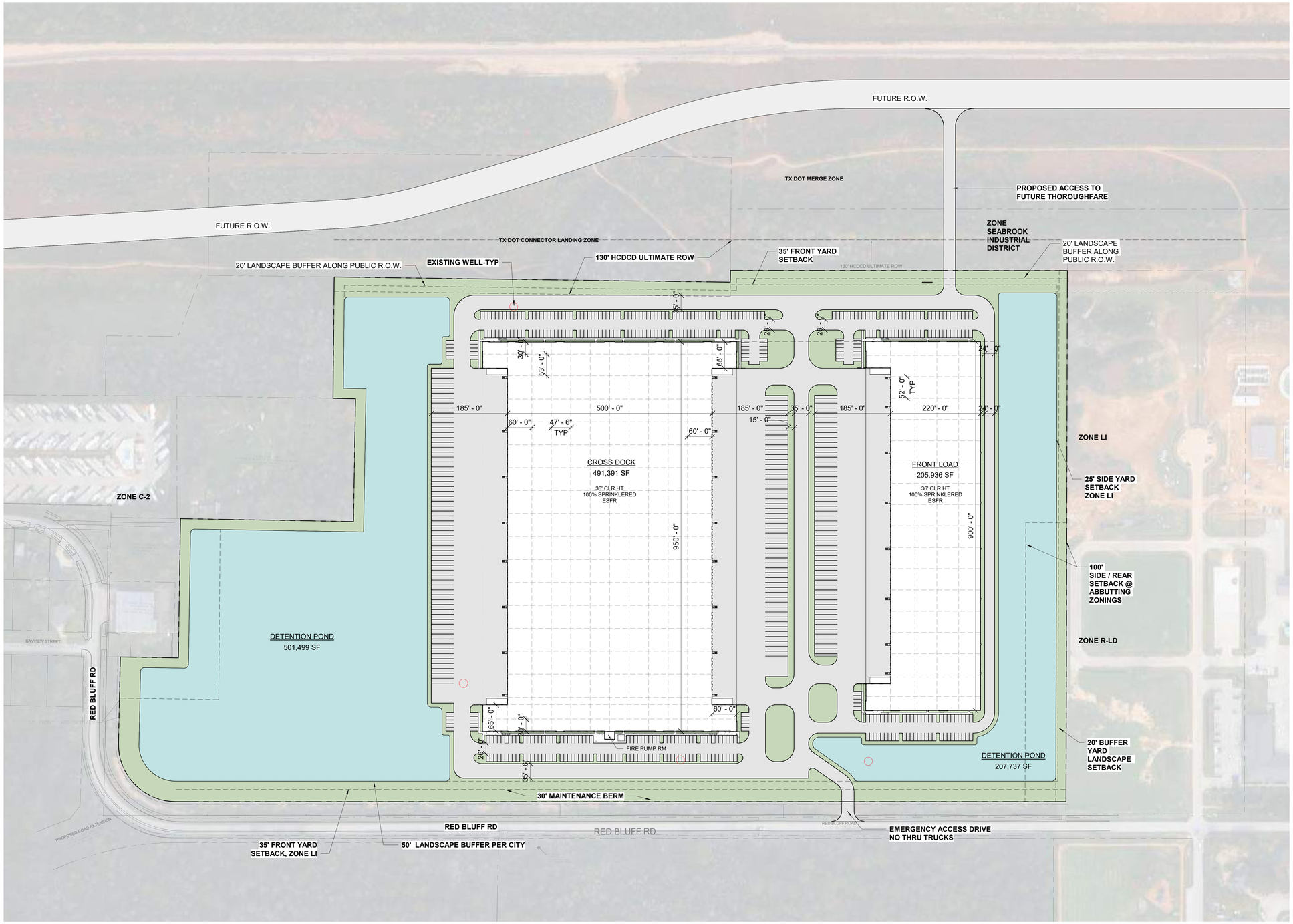

SITE SF

TYPE	AREA	AREA (SF)
SITE AREA	59.43 acres	2,588,666.69 ft²
TOTAL	59.43 acres	2,588,666.69 ft²

BUILDING

TYPE	AREA
CROSS DOCK	491,391 SF
FRONT LOAD	205,936 SF
TOTAL	697,327 SF

SITE COVERAGE

TYPE	AREA
SITE COVERAGE	26.9%

PARKING COUNT

PARKING TYPE	PARKING SPACES
CROSS DOCK SURFACE PARKING	286
CROSS DOCK TRAILER PARKING	117
FRONT LOAD SURFACE PARKING	134
FRONT LOAD TRAILER PARKING	53
TOTAL	590

Office, professional: 1 space per 300 square feet of gross floor area.
Warehouse: 1 space/2 employees on largest shift, plus 1 space/local driver and co. vehicle, plus 1 space/20,000 square feet of gross warehouse floor space.

SITE INFORMATION

TYPE	AREA	AC AREA	% COVERAGE
DETENTION POND	501,499 SF	11.51 acres	27.3%
DETENTION POND	207,737 SF	4.77 acres	
TOTAL DETENTION	709,236 SF	16.28 acres	

0 50 100 200 400

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Project
SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
PRELIMINARY SITE PLAN

Project No. 510170101
Date 4/23/2026
Drawn By
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RENDERED SITE PLAN

D-3

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Project No. 510170101

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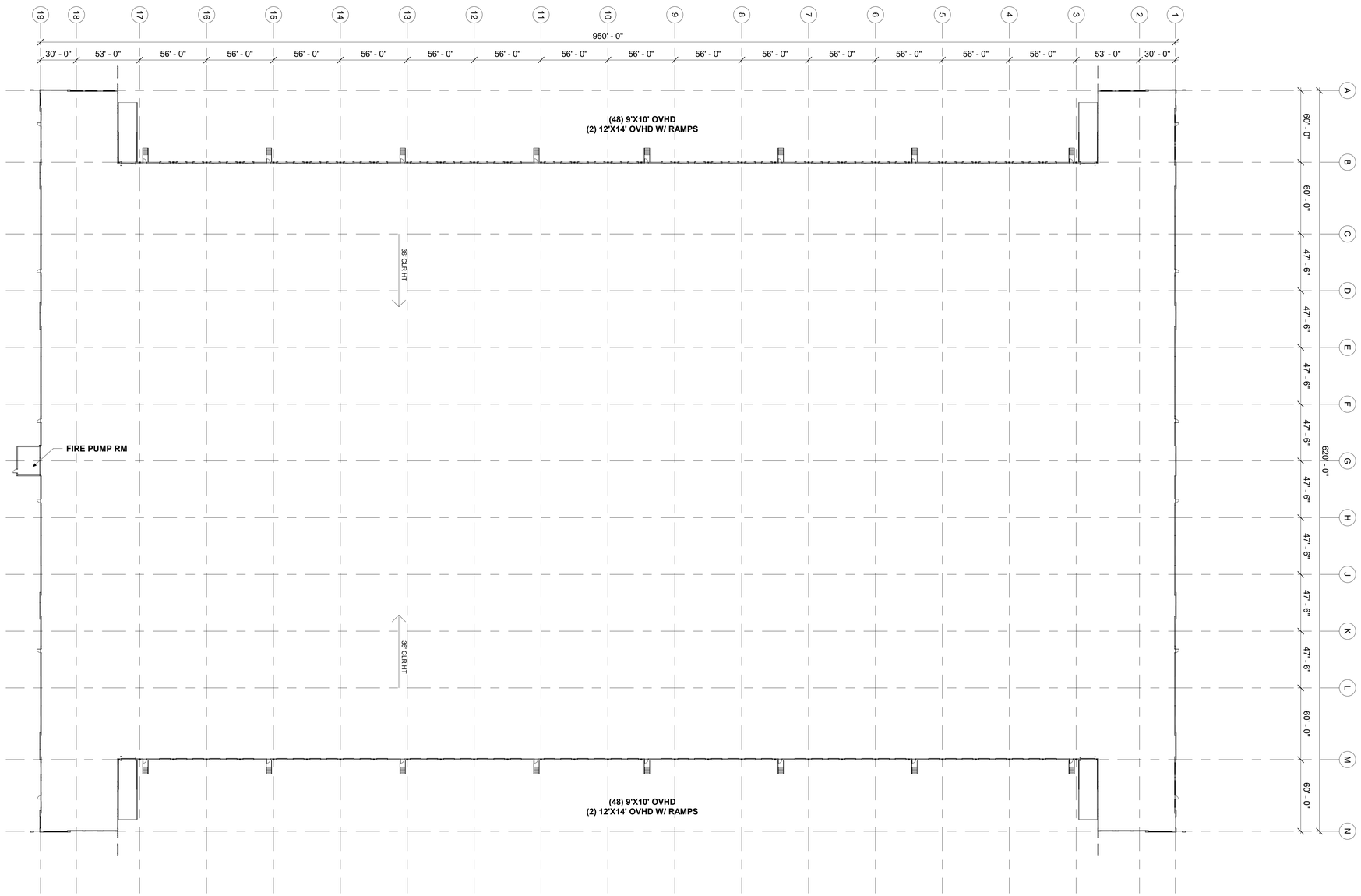

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Revisions		

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Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing No.
OVERALL FLOOR PLAN - CROSS DOCK

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL FLOOR PLAN

D-4.1

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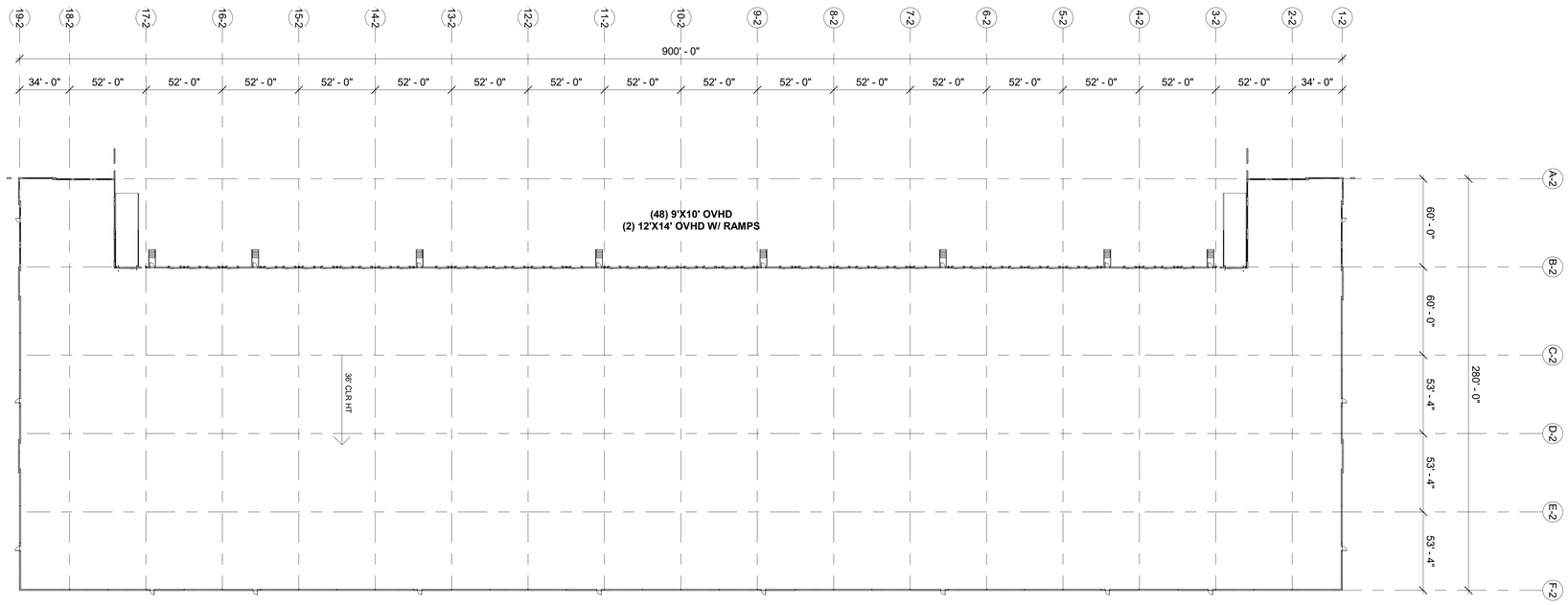

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Date	Description	No.

Revisions

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
PRELIMINARY FLOOR PLAN - FRONT LOAD

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL
FLOOR PLAN

D-4.2

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Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
BUILDING IMAGE - CROSS DOCK

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

BUILDING RENDERING

D-5.1.2

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Project No. 510170101

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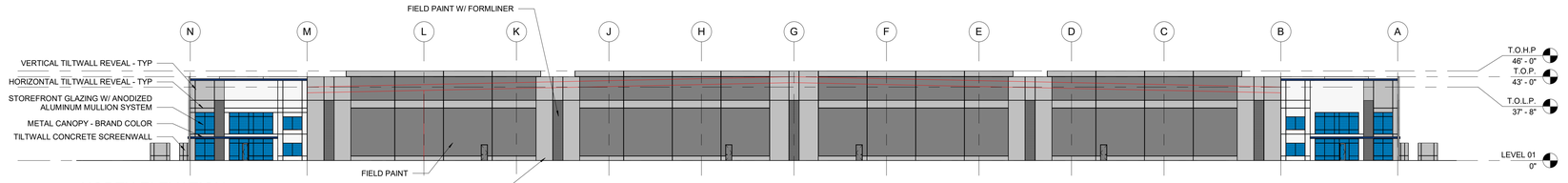


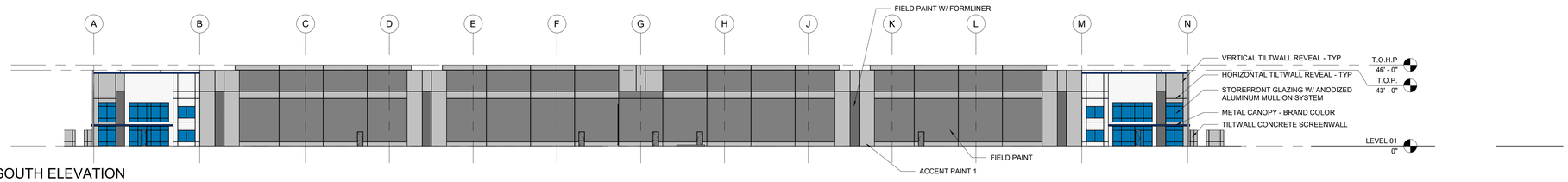
NORTH ELEVATION

SCALE: **1" = 30'-0"**



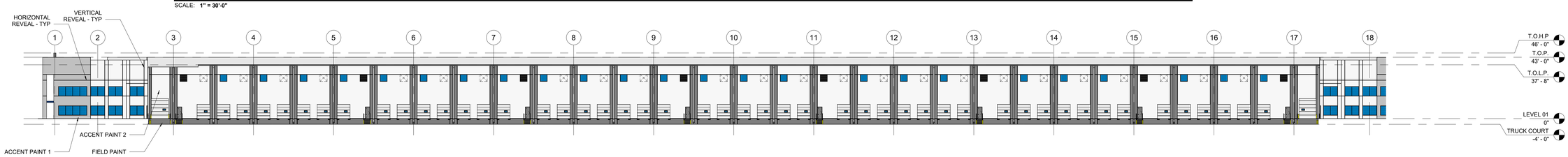
EAST ELEVATION

SCALE: **1" = 30'-0"**



SOUTH ELEVATION

SCALE: **1" = 30'-0"**



WEST ELEVATION

SCALE: **1" = 30'-0"**

City of Seabrook Municode
Light Industrial Elevation Design Guidelines:

3.14.05. Height: No building or structure may exceed 80 feet in height. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

3.14.12. External architectural finishes: On any new or rebuilt structure located on a tract or lot abutting a street, road or highway, or abutting the waterways of Clear Creek or Clear Lake or Galveston Bay or Taylor Lake or any slough or body of water subject to the ebb and flow of tidal water from any one or more of those navigable waterways, the entire width and length and 66 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, road, highway or navigable waterway shall be constructed of one or more of the following materials:

A.Architectural brick.B.Architectural block such as broken face or fluted or other decoratively patterned face block.C.Precast or cast-in-place concrete.D.Glass.E.Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.F.Plaster and/or surface bonding cements and/or cementious field applied and/or premanufactured surfaces of like materials.G.Wood.
The following materials are deemed unacceptable unless concealed by permitted materials used as veneers: Metal or plastic surfaced curtain walls, whether loadbearing or not loadbearing.

3.14.13. Exterior materials: The exterior walls of all structures, other than accessory structures, shall consist of no less than 40-percent masonry or decorative concrete.

Date	Description	No.
Revisions		

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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
CROSS DOCK ELEVATIONS

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL FLOOR PLAN

D-5.1

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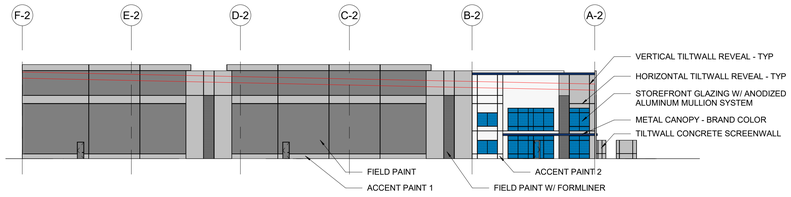
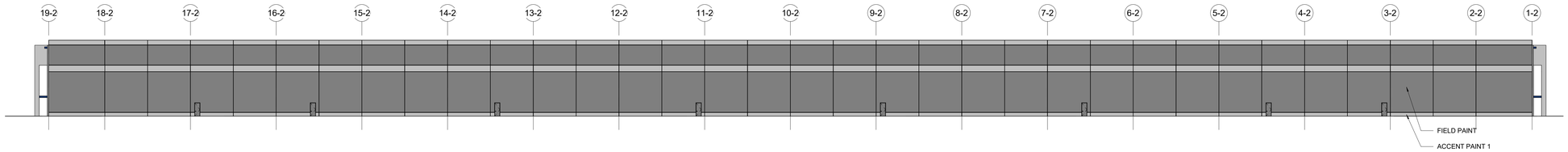


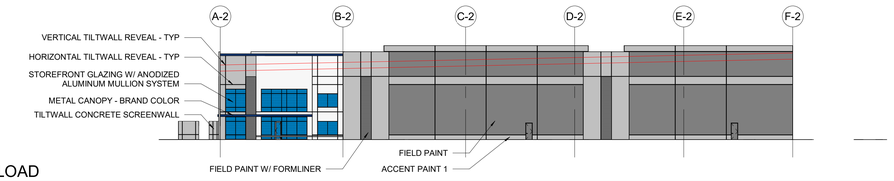
NORTH ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**



EAST ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**



SOUTH ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**



WEST ELEVATION - FRONT LOAD

SCALE: **1" = 30'-0"**

City of Seabrook Municode
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Project
SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
PRELIMINARY FRONT LOAD ELEVATIONS

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

OVERALL ELEVATIONS

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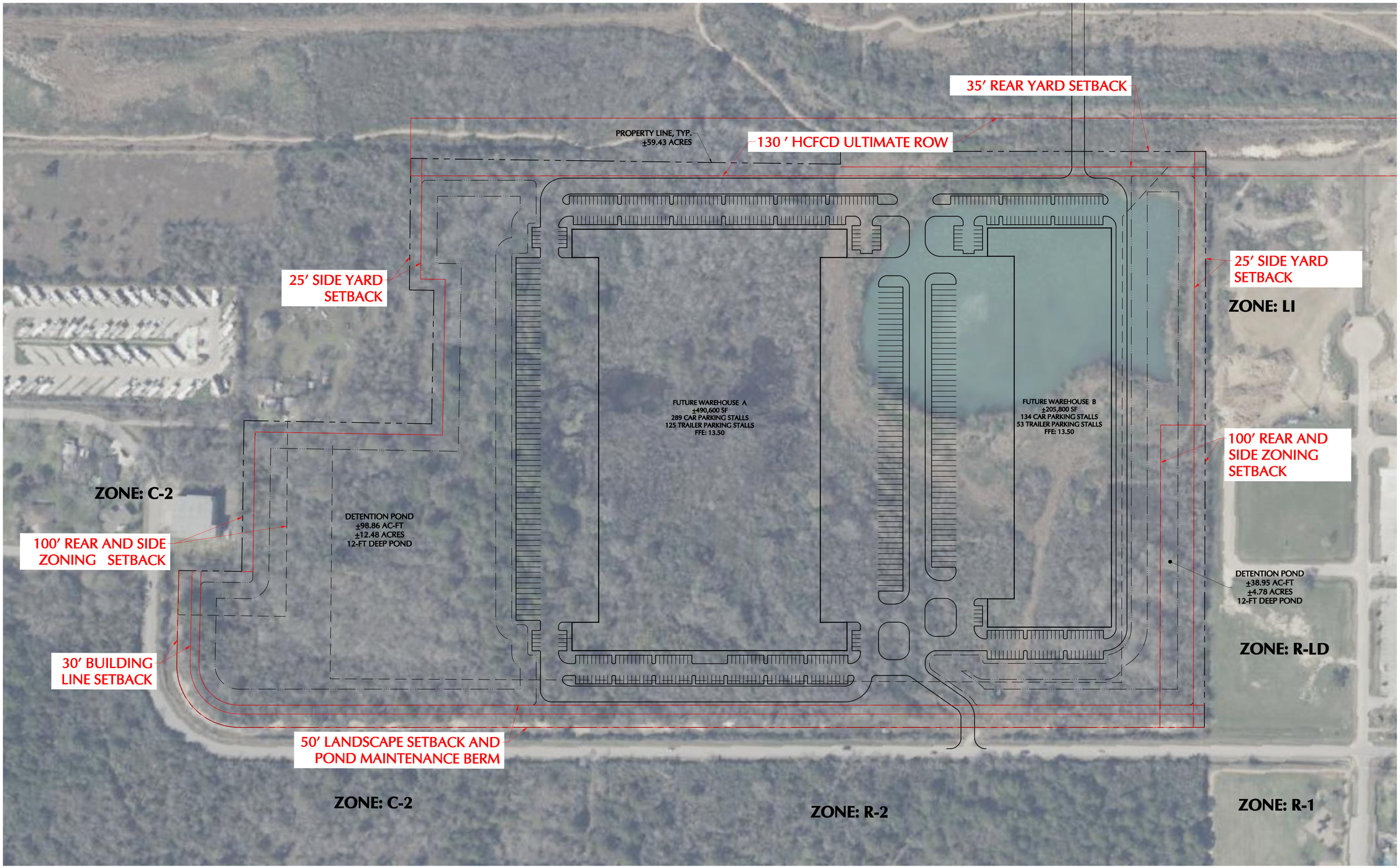

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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
SITE SETBACK PLAN

Project No.	510170101
Date	04/24/2026
Drawn By	DL
Checked By	AWP

EXHIBIT
D-6

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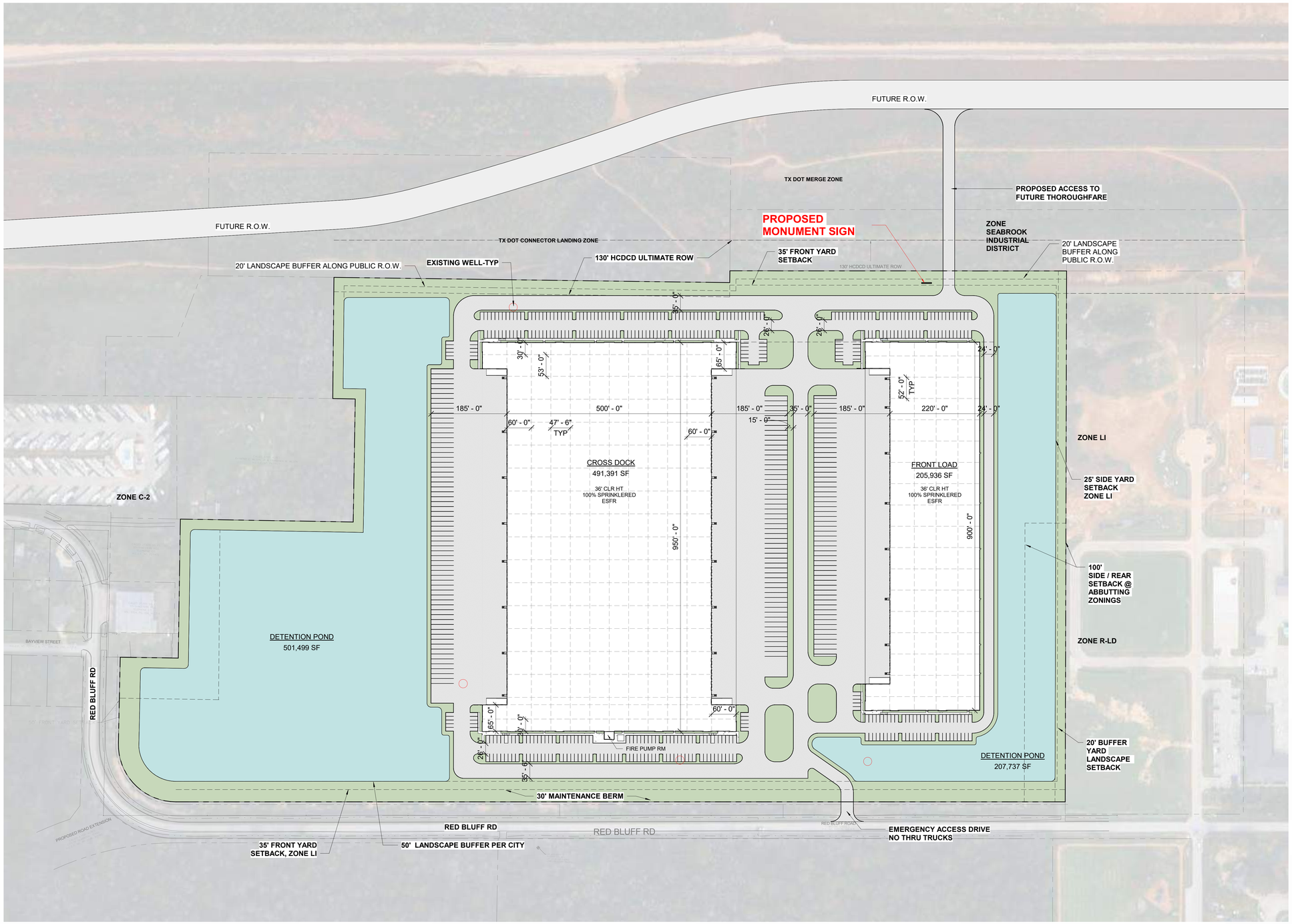

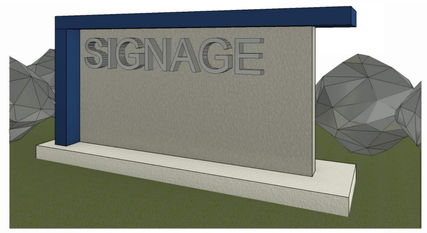

SITE SIGNAGE EXAMPLE

SCALE:

SITE SIGNAGE TO COMPLY WITH ALL CITY OF SEABROOK SIGNAGE REQUIREMENTS

0 50 100 200 400

Date	Description	No.
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Project: SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title: SITE SIGNAGE LOCATION

Project No. 510170101
Date 4/23/2026
Drawn By
Checked By

SIGNAGE

D- 7

Project No. 510170101

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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
AREA LOCATION MAP AERIAL

Project No. 510170101
Date 04/24/2026
Drawn By DL
Checked By AWP

EXHIBIT
D-8

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Date: 4/23/2026 Time: 16:47 User: diuna Style Table: Langan.stb Layout: CS101 Document Code: 510170101-0101-CS103-0101



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Project
SEABROOK (CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
AERIAL EXHIBIT

Project No. 510170101
Date 04/23/2026
Drawn By DL
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EXHIBIT
D-9

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Project No. 510170101

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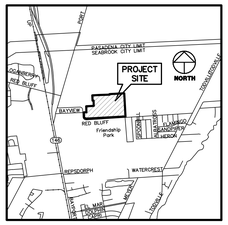
Date: 4/23/2026 Time: 16:47 User: dluna Style Table: Langan.stb Layout: CS102 Document Code: 510170101-0101-CS103-0101



HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 3,000'

BENCHMARK — PUBLISHED ELEVATION – 8.17

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010240, BEING A METAL ROD STAMPED "HCDSD 53 1987", LOCATED FROM NASA ROAD 1 AT HWY 146 (BAYPORT BLVD) GO SE ON SECOND STREET ±0.25 MILE TO N. MEYER AVE., THEN NORTH ON N MEYER AVE. ±0.3 MILES TO BROOKWOOD COURT INTERSECTION. MONUMENTS IS ±127' WEST OF CENTERLINE OF N. MEYER AVE. AND 8.2' SOUTH OF 10' CLF. (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" — ELEVATION – 10.33

BEING A BOX CUT SET ON THE EAST END OF A 24" CULVERT PIPE, BEING ±20 FEET NORTH ON THE CENTERLINE OF RED BLUFF ROAD, AND ±2405 FEET SOUTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND BAYVIEW STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" — ELEVATION – 10.86

BEING A BOX CUT SET ON A CONCRETE HEADWALL, BEING ±150 FEET NORTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND BAYVIEW STREET, AND ±1490 SOUTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND OLD HWY 146. (SHOWN HEREON)

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. ATCH-01COM-ATCH26149933-JG (DOUGLAS TRACT) OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF MARCH 5, 2026, ISSUED DATE OF MARCH 12, 2026 AND TITLE COMMITMENT NO. ATCH-01COM-ATCH23127553-JG (SEABROOK TRACK) OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF APRIL 25, 2023, ISSUED DATE OF APRIL 29, 2024 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987701689786.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1085M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY, IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. TENOWN SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF HOUSTON AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
14. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS CENTRAL APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0410080030170, 0410080030180, 0410080030170, 0410080030180, 1336900100002, AND 1333690010001) IS 0 RED BLUFF RD., SEABROOK, TX 77586.
15. WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS. THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME.
16. WITH REGARD TO ITEMS 7a, 7b1, AND 7C OF THE ALTA TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED BUILDINGS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
17. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
18. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
19. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES ATCH-01COM-ATCH26149933-JG

10d. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED ROADWAY; RIGHTS OF INGRESS AND EGRESS ARE NOT INSURED.

SCHEDULE 'B' NOTES ATCH-01COM-ATCH23127553-JG

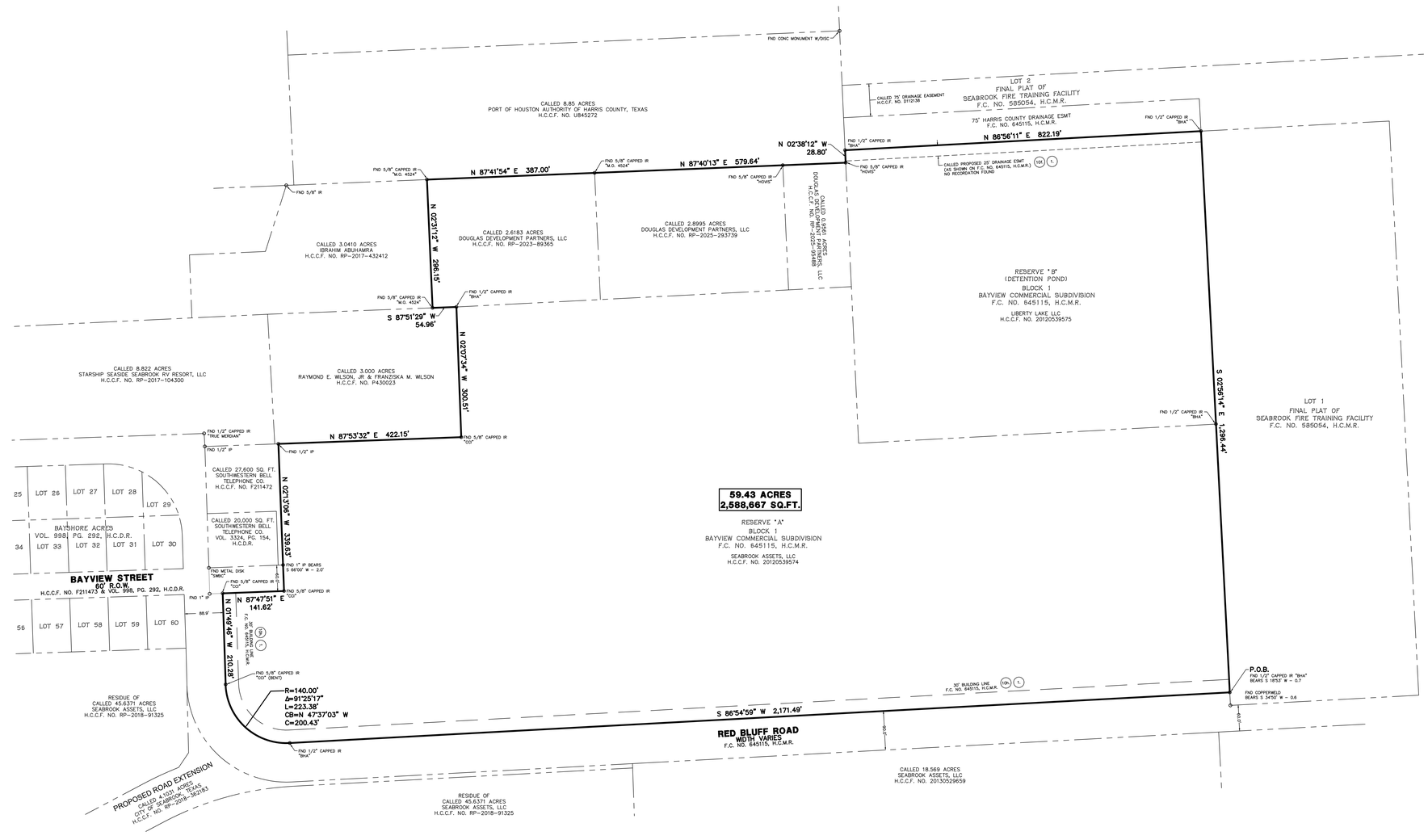
1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED AS SET FORTH IN FILM CODE NO. 645115, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)

10e. AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (NONE SUCH NATURAL DRAINAGE COURSES WERE OBSERVED AT THE TIME OF SURVEY)

10f. PROPOSED TWENTY-FIVE (25) FOOT DRAINAGE EASEMENT ALONG THE NORTH LINE OF RESERVE "B", AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, CALLED PROPOSED ON SAID MAP OR PLAT, NO EASEMENT RECORDATION FOUND)

10h. A THIRTY (30) FOOT BUILDING SET BACK LINE ALONG THE MOST WESTERLY LINE AND THE SOUTH LINE OF RESERVE "A", AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, AFFECTS SUBJECT TRACT)

10l. DRAINAGE EASEMENT THIRTY (30) FEET IN WIDTH GRANTED TO THE COUNTY OF HARRIS AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 773, PAGE 308 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)



NORTH

GRAPHIC SCALE: 1" = 100'

100 0 100 200 300 Feet

DESCRIPTION

A TRACT OR PARCEL CONTAINING 59.43 ACRES OR 2,588,667 SQUARE FEET OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING ALL OF RESERVE "A" BLOCK 1 OF BAYVIEW COMMERCIAL SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 645115, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), DESCRIBED IN DEED TO SEABROOK ASSETS, LLC, RECORDED IN HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20120539574, ALL OF RESERVE "B", BLOCK 1 OF SAID BAYVIEW COMMERCIAL SUBDIVISION, AS DESCRIBED IN DEED TO LIBERTY LAKE LLC, RECORDED IN H.C.C.F. NO. 20120539575, ALL OF A CALLED 0.9561 ACRE TRACT, DESCRIBED IN DEED TO DOUGLAS DEVELOPMENT PARTNERS, LLC, RECORDED IN H.C.C.F. NO. RP-2025-95488, ALL OF A CALLED 2.8995 ACRE TRACT, DESCRIBED IN DEED TO DOUGLAS DEVELOPMENT PARTNERS, LLC RECORDED IN H.C.C.F. NO. RP-2025-293739, AND ALL OF A CALLED 2.6183 ACRE TRACT, DESCRIBED IN DEED TO DOUGLAS DEVELOPMENT PARTNERS, LLC RECORDED IN H.C.C.F. NO. RP-2023-89365, WITH ALL SAID 59.43 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING, AT AN ANGLE POINT OF RED BLUFF ROAD (WIDTH VARIES), RECORDED UNDER F.C. NO. 645115, H.C.M.R., ON THE WEST LINE OF LOT 1 OF SEABROOK FIRE TRAINING FACILITY, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 585054, H.C.M.R., FOR THE SOUTHEAST CORNER OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND BEARS FOR REFERENCE SOUTH 18 DEG. 53 MIN. WEST – 0.7 FEET;

THENCE, ALONG THE COMMON LINE OF SAID RED BLUFF ROAD AND SAID RESERVE "A", THE FOLLOWING COURSES AND DISTANCES;

THENCE, SOUTH 86 DEG. 54 MIN. 59 SEC. WEST, A DISTANCE OF 2,171.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 91 DEG. 25 MIN. 17 SEC., AN ARC LENGTH OF 223.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEG. 37 MIN. 03 SEC. WEST, – 200.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" (BENT) FOUND FOR AN ANGLE POINT;

THENCE, NORTH 01 DEG. 49 MIN. 46 SEC. WEST, A DISTANCE OF 210.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" FOUND ON THE SOUTH R.O.W. LINE BAYVIEW STREET (60' WIDTH), RECORDED IN H.C.C.F. NO. F211473 AND VOLUME (VOL.) 998, PG. 292, HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE WESTERLY NORTHWEST CORNER OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 47 MIN. 51 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BAYVIEW STREET, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A", A DISTANCE OF 141.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" FOUND FOR THE SOUTHEAST CORNER OF SAID BAYVIEW STREET, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 13 MIN. 06 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID BAYVIEW STREET, COMMON WITH THE WEST LINE OF SAID RESERVE "A" PASSING AT A DISTANCE OF 60.01 FEET THE COMMON EAST CORNER OF SAID BAYVIEW STREET AND A CALLED 27,600 SQ. FT. TRACT, DESCRIBED IN DEED TO SOUTHWESTERN BELL TELEPHONE CO., RECORDED IN H.C.C.F. NO. F211472, FROM WHICH A 1" INCH IRON PIPE FOUND BEARS SOUTH 66 DEG. 00 MIN. WEST – 2.00 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID CALLED 27,600 SQ. FT. TRACT, COMMON WITH THE WEST LINE OF SAID RESERVE "A", A DISTANCE OF 339.63 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE SOUTH LINE OF A CALLED 3.000 ACRE TRACT, DESCRIBED IN DEED TO RAYMOND E. WILSON, JR AND FRANZISKA M. WILSON, RECORDED IN H.C.C.F. NO. P430023, FOR THE NORTHEAST CORNER OF SAID CALLED 27,600 SQ. FT. TRACT, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 53 MIN. 32 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 3.000 ACRE TRACT, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A", A DISTANCE OF 422.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CCI" FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 07 MIN. 34 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 3.000 ACRE TRACT, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A", A DISTANCE OF 300.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BHA" FOUND ON THE SOUTH LINE OF SAID CALLED 2.6183 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID RESERVE "A" AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 51 MIN. 29 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 3.000 ACRE TRACT, COMMON WITH THE SOUTH LINE OF SAID CALLED 2.6183 ACRE TRACT, A DISTANCE OF 54.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "W.O. 4524" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 3.0410 ACRE TRACT, DESCRIBED IN DEED TO IBRAHIM ABUHAMRA, RECORDED IN H.C.C.F. NO. RP-2017-432412, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 2.6183 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 31 MIN. 12 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 3.0410 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID CALLED 2.6183 ACRE TRACT, A DISTANCE OF 296.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "W.O.4524" FOUND ON THE SOUTH LINE OF A CALLED 8.85 ACRE TRACT, DESCRIBED IN DEED TO PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS, RECORDED IN DEED TO H.C.C.F. NO. U845272, FOR THE NORTHEAST CORNER OF SAID CALLED 3.0410 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 2.6183 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 41 MIN. 54 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 8.85 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID CALLED 2.6183 ACRE TRACT, A DISTANCE OF 387.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "W.O. 4524" FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.9561 ACRE TRACT, NORTHEAST CORNER OF SAID CALLED 2.6183 ACRE TRACT, AND AN ANGLE POINT OF SAID CALLED 8.85 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 40 MIN. 13 SEC. EAST, CONTINUING ALONG THE SOUTH LINE OF SAID CALLED 8.85 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID CALLED 2.8995 ACRE TRACT, PASSING AT A DISTANCE OF 434.64 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "HOWS" FOUND FOR THE COMMON NORTH CORNER OF SAID CALLED 2.8995 ACRE TRACT AND SAID CALLED 0.9561 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 579.64 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "HOWS" FOUND ON THE WEST LINE OF SAID RESERVE "B", FOR THE SOUTHEAST CORNER OF SAID CALLED 8.85 ACRE TRACT, NORTHEAST CORNER OF SAID CALLED 0.9561 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 38 MIN. 12 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 8.85 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID RESERVE "B", A DISTANCE OF 28.80 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND FOR THE SOUTHWEST CORNER OF A 75 FOOT WIDE HARRIS COUNTY DRAINAGE EASEMENT, RECORDED UNDER F.C. NO. 645115, H.C.M.R., SAME BEING THE NORTHWEST CORNER OF SAID RESERVE "B", AND THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 56 MIN. 11 SEC. EAST, ALONG THE SOUTH LINE OF SAID 75 FOOT WIDE EASEMENT, COMMON WITH THE NORTH LINE OF SAID RESERVE "B", A DISTANCE OF 822.19 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND FOR THE COMMON SOUTH CORNER OF SAID 75 FOOT WIDE EASEMENT AND LOT 2 OF FINAL PLAT OF SEABROOK FIRE TRAINING FACILITY, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 585054, H.C.M.R., SAME BEING THE COMMON NORTH CORNER OF SAID RESERVE "B" AND LOT 1 OF SAID FINAL PLAT OF SEABROOK FIRE TRAINING FACILITY AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 56 MIN. 14 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 1, COMMON WITH THE EAST LINE OF SAID RESERVE "B", PASSING AT A DISTANCE OF 676.70 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "BHA" FOUND FOR THE COMMON EAST CORNER OF SAID RESERVE "B" AND SAID RESERVE "A", AND CONTINUING FOR A TOTAL DISTANCE OF 1,298.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 59.43 ACRES OR 2,588,667 SQUARE FEET OF LAND

SURVEYOR'S CERTIFICATION

TO: CONSTELLATION OPERATING COMPANY, LLC.
CONSTELLATION REAL ESTATE PARTNERS
ALAMO TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2026.

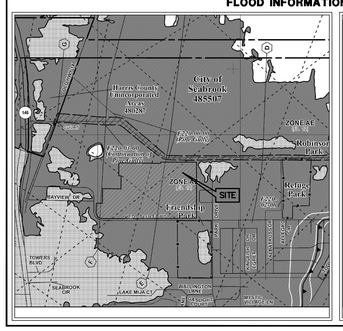
PRELIMINARY

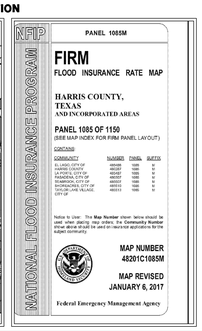
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

04-24-2026
DATE

BILL A. PATTERSON
Registered Professional Land Surveyor
Texas Registration No. 6030

FLOOD INFORMATION




NFIP

PANEL 1085M

FIRM

FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 1085 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
EL LAGO, CITY OF	481689	1085	M
HARRIS COUNTY	480287	1085	M
LA PORTE, CITY OF	480307	1085	M
PASADENA, CITY OF	480307	1085	M
SEABROOK, CITY OF	480307	1085	M
SHOREACRES, CITY OF	480310	1085	M
TAYLOR LAKE VILLAGE, CITY OF	480310	1085	M

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C1085M

MAP REVISED
JANUARY 6, 2017

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	– BOLLARD	PP	– POWER POLE	UGCS	– UNDERGROUND CABLE SIGN
HC	– HANDICAP	PP/T	– POWER POLE W/TRANSFORMER	CTL	– CATHODIC TEST LEAD
GM	– GAS METER	PP/LT	– POWER POLE W/LIGHT	MW	– MONITORING WELL
GV	– GAS VALVE	PP/CT	– POWER POLE W/CONDUIT	PP	– PIN FLAG/PAINT MARK
FH	– FIRE HYDRANT	MP	– METER POLE	TC	– TOP OF CURB
WM	– WATER METER	SP	– SERVICE POLE	G	– GUTTER
WV	– WATER VALVE	GAC	– GUY ANCHOR	TG	– TOP OF GRATE
ICV	– IRRIGATION CONTROL VALVE		– OVERHEAD POWER LINE	FL	– FLOW LINE
	– GRATE INLET		– BARBED WIRE FENCE	HB	– HIGHBANK
	– GRATE INLET		– WROUGHT IRON FENCE	SAN	– SANITARY SEWER
	– MANHOLE		– WOOD FENCE	STM	– STORM SEWER
CO	– CLEANOUT		– CHAINLINK FENCE	CMP	– CORRUGATED METAL PIPE
TP	– TELEPHONE PEDESTAL	GP	– GATE POST	CPP	– CORRUGATED PLASTIC PIPE
EB	– ELECTRIC BOX	(P)	– PER PLANS	RCP	– REINFORCED CONCRETE PIPE
TSB	– TRAFFIC SIGNAL BOX	APPROX.	– APPROXIMATE	TEL	– TELEPHONE
LP	– LIGHT POLE		– HIGHBANK	BFP	– BACKFLOW PREVENTER
TLP	– TRAFFIC LIGHT POLE		– SIGN	WTR	– WATER
GL	– GROUND/SPOT LIGHT	PLM	– PIPELINE MARKER	UG	– UNDERGROUND
VLT	– VAULT	TYP	– TYPICAL	ESMT	– EASEMENT

FND	– FOUND
H.C.C.F.	– HARRIS COUNTY CLERK FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
CM	– CONTROLLING MONUMENT
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PSL	– PAGE
R.O.W.	– RIGHT-OF-WAY
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
F.C.	– FILM CODE
B.L.	– BUILDING LINE
U.E.	– UTILITY EASEMENT
	– TREE/SHRUB

EXHIBIT D-10
Survey & Legal Description

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458

LANDSCAPE SUMMARY

SITE AREA = 2,588,667 SF
LANDSCAPE REQUIRED (15% OF SITE) = 388,300 SF
LANDSCAPE PROVIDED = 1,115,355 SF

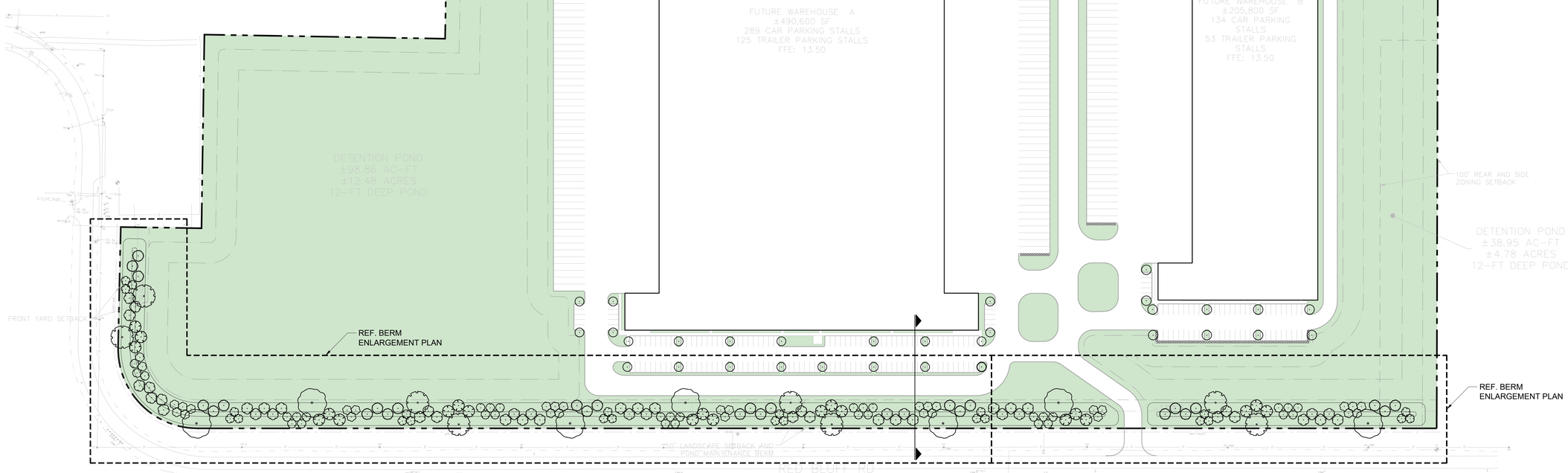
STREET FRONTAGE = 2,605 LF
REQUIRED (1 TREE PER 50 LF OF FRONTAGE) = 52 TREES
PROVIDED = 4' TALL BERM, 110 LARGE TREES, 88 SMALL TREES

PARKING LOT ISLAND TREES
REQUIRED = 1 TREE PER 12 PARKING SPACES

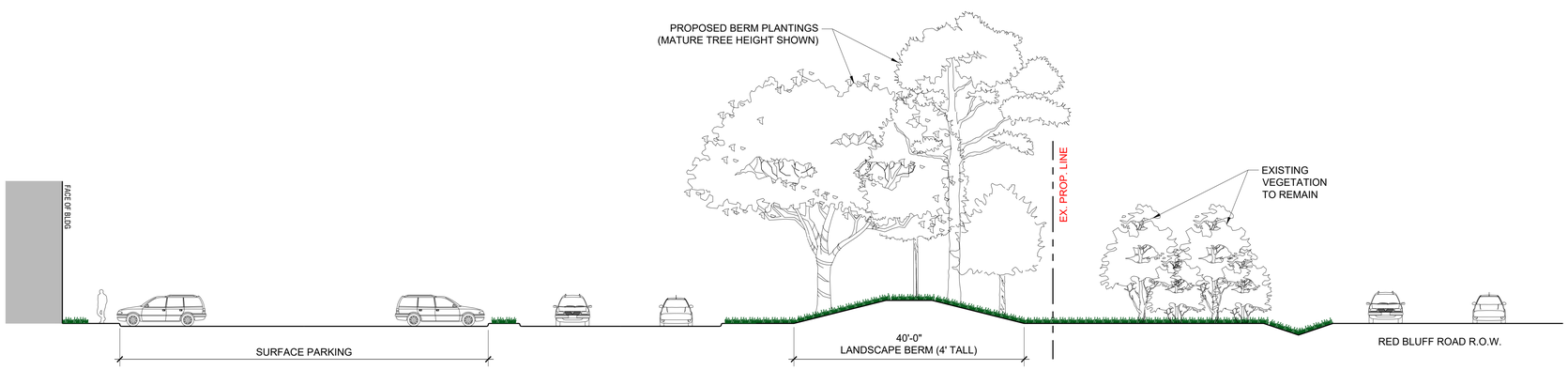
TREES MUST MEET CITY OF SEABROOK LANDSCAPE REQUIREMENTS.

LANDSCAPE LEGEND

- SITE PARKING SCREENING
- SITE PERIMETER TREES
  REF. BERM PLANTING LEGEND
- 4' TALL LANDSCAPE BERM
- SITE GREEN SPACE



SCALE
1" = 80'-0"
0' 40' 80' 160'
NORTH



1 SECTION - RED BLUFF ROAD (LOOKING EAST)
1" = 10'-0"

Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project: SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title: LANDSCAPE KEY PLAN

Project No. 510170101
Date 4/24/2026
Drawn By SLK
Checked By

D-11
Sheet of 1

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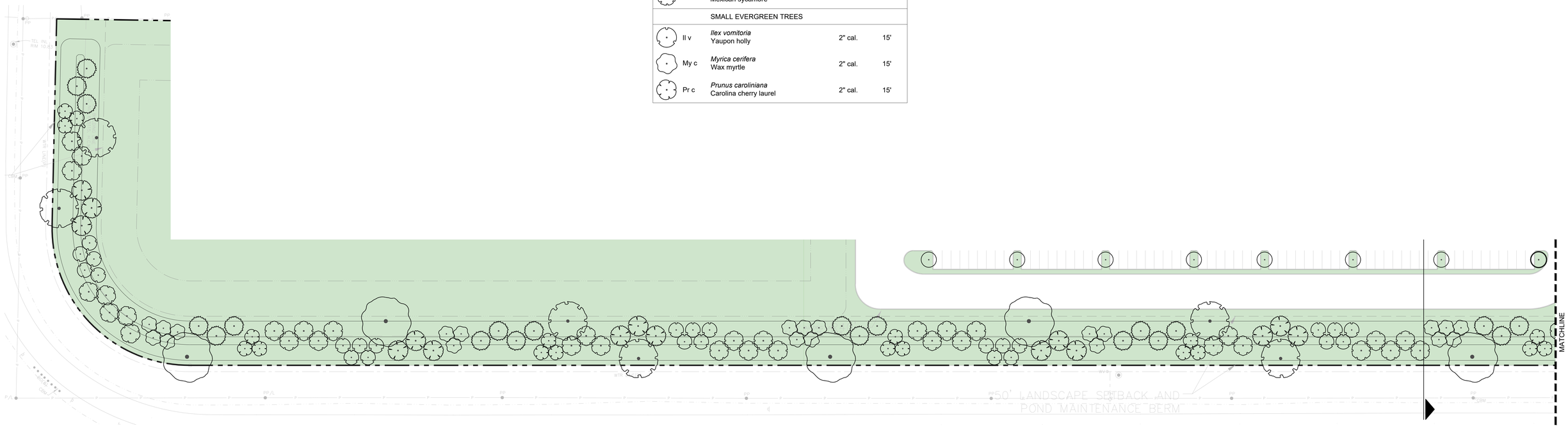
LANGAN

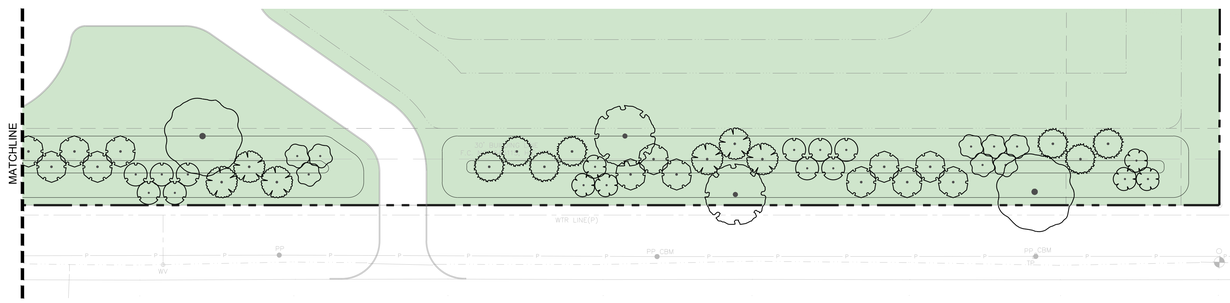
LANDSCAPE LEGEND

- SITE PARKING SCREENING
- SITE PERIMETER TREES
  REF. BERM PLANTING LEGEND
- 4' TALL LANDSCAPE BERM
- SITE GREEN SPACE

BERM PLANTING LEGEND

SYM	PLANT	SIZE	SPACING
	LARGE EVERGREEN TREES		
Ju v	*Juniperus virginiana* Eastern red cedar	2" cal.	20'
Ma g	*Magnolia grandiflora* Southern magnolia	2" cal.	20'
Pi t	*Pinus taeda* Loblolly pine	2" cal.	20'
Qu v	*Quercus virginiana* Live oak	2" cal.	50'
	LARGE DECIDUOUS TREES		
Pl m	*Platanus mexicana* Mexican sycamore	2" cal.	40'
	SMALL EVERGREEN TREES		
Il v	*Ilex vomitoria* Yaupon holly	2" cal.	15'
My c	*Myrica cerifera* Wax myrtle	2" cal.	15'
Pr c	*Prunus caroliniana* Carolina cherry laurel	2" cal.	15'





SCALE
1" = 40'-0"
0' 20' 40' 80'
NORTH

Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
LANDSCAPE BERM ENLARGEMENT

Project No. 510170101
Date 4/24/2026
Drawn By SLK
Checked By

D-11
Sheet of 1

Project No. 510170101

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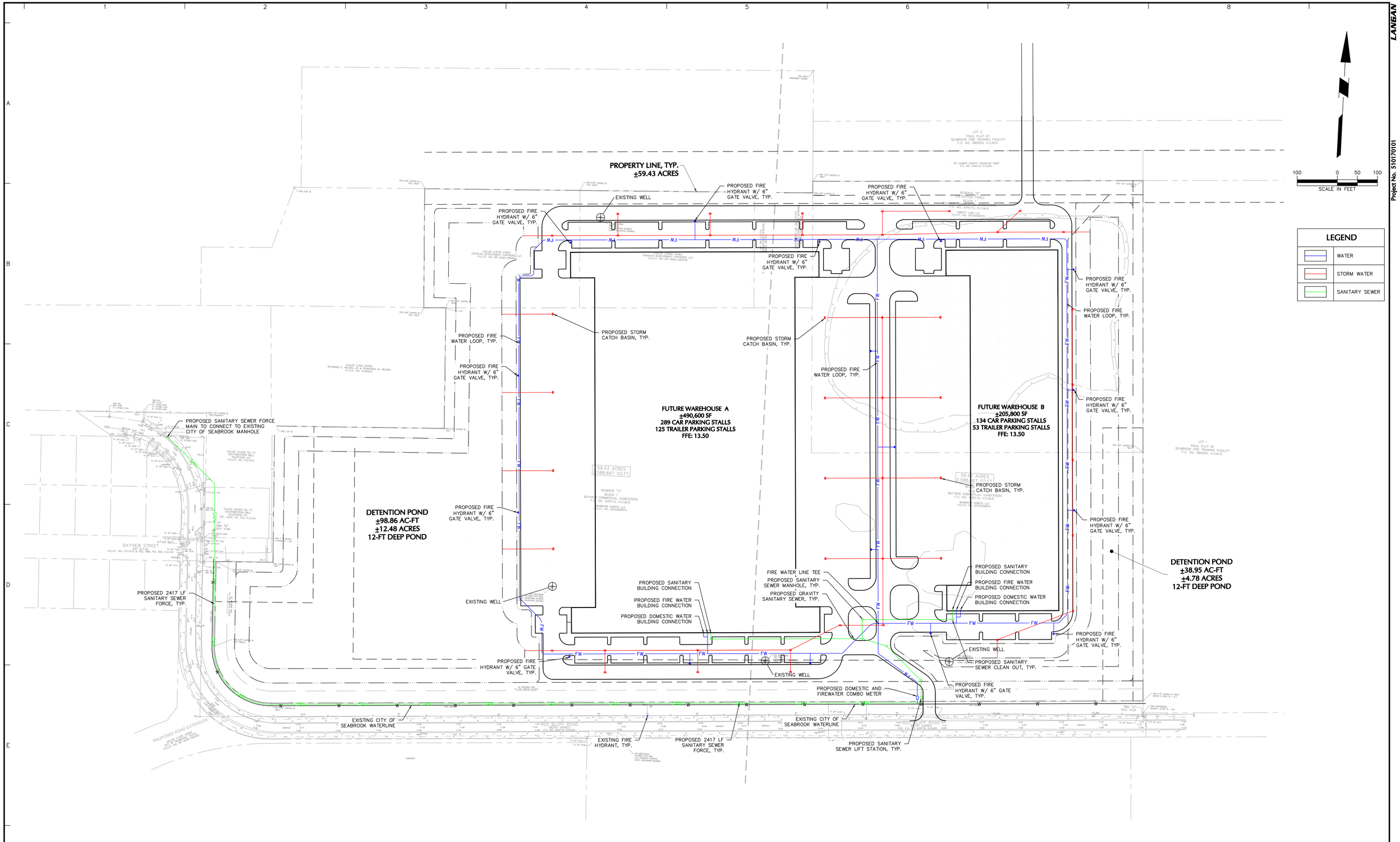

Date	Description	No.
Revisions		

LANGAN
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840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
SEABROOK (CONSTELLATION)
HARRIS COUNTY SEABROOK TEXAS

EXHIBIT
UTILITY PLAN

Project No. 510170101
Date 04/24/2026
Drawn By DL
Checked By AWP

EXHIBIT
D-12

Project No. 510170101

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August 2026

August 2026

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 26	27	28	29	30	31	Aug 1
2	3	4 6:00pm Regular City Council Meeting (City Hall)	5 6:00pm Budget Workshop (City Hall)	6 6:00pm Parks & Trails Committee Meeting (Public Works Facility)	7	8
9	10	11	12	13 6:00pm Seabrook Economic Development Board of Directors Meeting	14	15
16	17	18 6:00pm Regular City Council Meeting (City Council Chamber)	19 6:00pm Budget Workshop (City Hall)	20 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	21	22
23	24	25	26	27	28	29
30	31	Sep 1	2	3	4	5

September 2026

September 2026

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2026

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 30	31	Sep 1 6:00pm Regular City Council Meeting (City Hall)	2	3 6:00pm Parks & Trails Committee Meeting (Public Works Facility)	4	5
6	7	8	9	10 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	11	12 8:00am Kids' Fish (Bayside Park)
13	14	15 5:00pm Special Budget Meeting (City Hall) 6:00pm Regular City Council Meeting (City Council Chamber)	16	17 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	18	19
20	21	22	23	24	25	26
27	28	29	30	Oct 1	2	3