



MEETING MINUTES
JULY 9, 2026

SEABROOK ECONOMIC DEVELOPMENT
CORPORATION
MEETING

Chairman Paul Dunphey called the Seabrook Economic Development Corporation to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Mayor Jim Sweeney, Paul Dunphey, Terry Chapman, Ann Wacker, Councilmember Summer Sanford, Michelle Brown, and Tracy Powell. Also present were Economic Development Director Rick Guerrero, City Manager Gayle Cook, Finance Director Sahib Rao, Tourism & Special Events Coordinator Ami Blackwell, and Community & Economic Development Coordinator Ranya Botros.

1. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no public comments.

2. **OLD BUSINESS**

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

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

3. **WORK SESSION**

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

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

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

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

4. **ROUTINE BUSINESS**

- 4.1 **Update by EDC Director on monthly reporting and activities.**

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

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

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

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

4.3

Establish future meeting dates and agenda items.

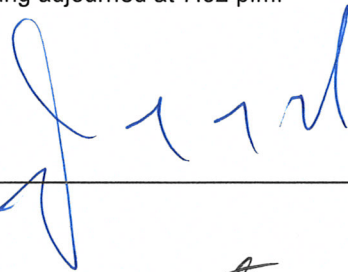
Economic Development Director Rick Guerrero indicated that the next Economic Development Corporation Board meeting will be held on August 13, 2026.

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

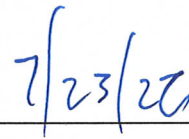
The meeting adjourned at 7:02 p.m.

APPROVED:

Chair



DATE:



ATTEST:

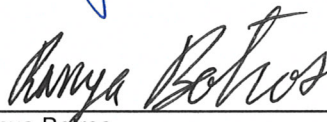

Ranya Barros
Community & Economic Development Coordinator

Exhibit A

**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 SpringHill Suites by Marriott, a Texas Corporation, duly authorized to transact business in Texas (“SpringHill Suites”) and the Seabrook Economic Development Corporation, a Type B Development Corporation organized under the Texas Development Corporation Act and the Texas Non-Profit Corporation Act (“SEDC”), pursuant to the authority of Chapters 501, 502 and 505 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representatives of both SpringHill Suites 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 SpringHill Suites; 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, SpringHill Suites has agreed to comply with certain conditions for receiving the SEDC’s direct incentive, as provided herein; and

WHEREAS, SpringHill Suites is an existing hotel located at 2120 Nasa Parkway (the “Property”), with the Property being more particularly depicted and described in the attached Exhibit A; and

WHEREAS, the SEDC’s direct incentive is intended to enable SpringHill Suites to improve the façade of the Property with an updated exterior paint application, more particularly described in the Site Plan attached to this Agreement as **Exhibit B** and hereinafter called the “Hotel Improvements”; and

WHEREAS, SpringHill Suites has represented that the value of the proposed Hotel Improvements is reasonably estimated to be at least \$100,000; and

WHEREAS, SpringHill Suites has further represented that the proposed Hotel Improvements will help it retain 14 full-time employees during the term of this Agreement; and

WHEREAS, the SEDC has agreed to provide a direct economic incentive not to exceed \$40,000 based on these representations; and

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

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

Terms

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

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

1. The Parties agree that the term of this Agreement shall be five (5) years from the date of execution of this Agreement.
2. SpringHill Suites agrees that it will:
 - a. Invest the sum of at least \$100,000 in Hotel Improvements on the Property, and
 - b. Prepare plans and apply for all building permits and inspections required by City Codes, and
 - c. Begin the exterior paint application to the Hotel no later October 2026, subject to unforeseen delay caused by force majeure or other external conditions out of the control of SpringHill Suites.
 - d. Complete the exterior paint application of the Hotel no later June 2027, subject to unforeseen delay caused by force majeure or other external conditions out of the control of SpringHill Suites.
 - e. Maintain 14 full-time employees during the term of this Agreement.

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.

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

3. The City agrees that it will:

- a. Pay a direct economic incentive to SpringHill Suites of \$40,000 (the “Incentive”) upon final completion of the Hotel Improvement. Final completion of the Hotel Improvements shall be verified and approved by the SEDC and City staff before SpringHill Suites is entitled to such Incentive.

4. Default, Termination and Reimbursement:

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

Default during Year 1: Reimburse 100% of Incentive = \$40,000.
Default during Year 2: Reimburse 80% of Incentive = \$32,000
Default during Year 3: Reimburse 60% of Incentive = \$24,000
Default during Year 4: Reimburse 40% of Incentive = \$16,000
Default during Year 5: Reimburse 20% of Incentive = \$ 8,000

4. Miscellaneous

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

adoption by City Council of the City by resolution as required by law, as permitted pursuant to the Texas Local Government Code Chapters 501 and 505.

- c. Notice. Any notice required under the provisions of this Agreement shall be in writing and delivered in person, by fax or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the SEDC or to SpringHill Suites, 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:

SpringHill Suites: SpringHill Suites
 Attn: Rushi Patel
 2120 Nasa Parkway
 Seabrook, Texas 77586

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

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

- d. Binding Agreement. This Agreement has been duly executed and delivered by both Parties and constitutes a legal, valid and binding obligation of the Parties. Each person executing this Agreement on behalf of each Party represents and warrants that they have full right and authority to enter into this Agreement.
- e. Amendment. This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the Parties hereto.
- f. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The State of Texas shall have jurisdiction over this Agreement and the parties hereto, and venue of any legal action filed by either the SEDC or SpringHill Suites, 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.

[Signature Page to follow]

**SEABROOK ECONOMIC DEVELOPMENT
CORPORATION**

BY: Paul Dunphey,
Board President

DATE: _____, 2026

ATTEST:

Ranya Botros,
Board Secretary

SPRINGHILL SUITES:

BY: [name],
[title]

DATE: _____, 2026

Exhibit A

The Property

Exhibit B

Site Plan

Exhibit B



CAPITAL IMPROVEMENT PROJECTS (CIP)

FISCAL YEAR 2026-30+

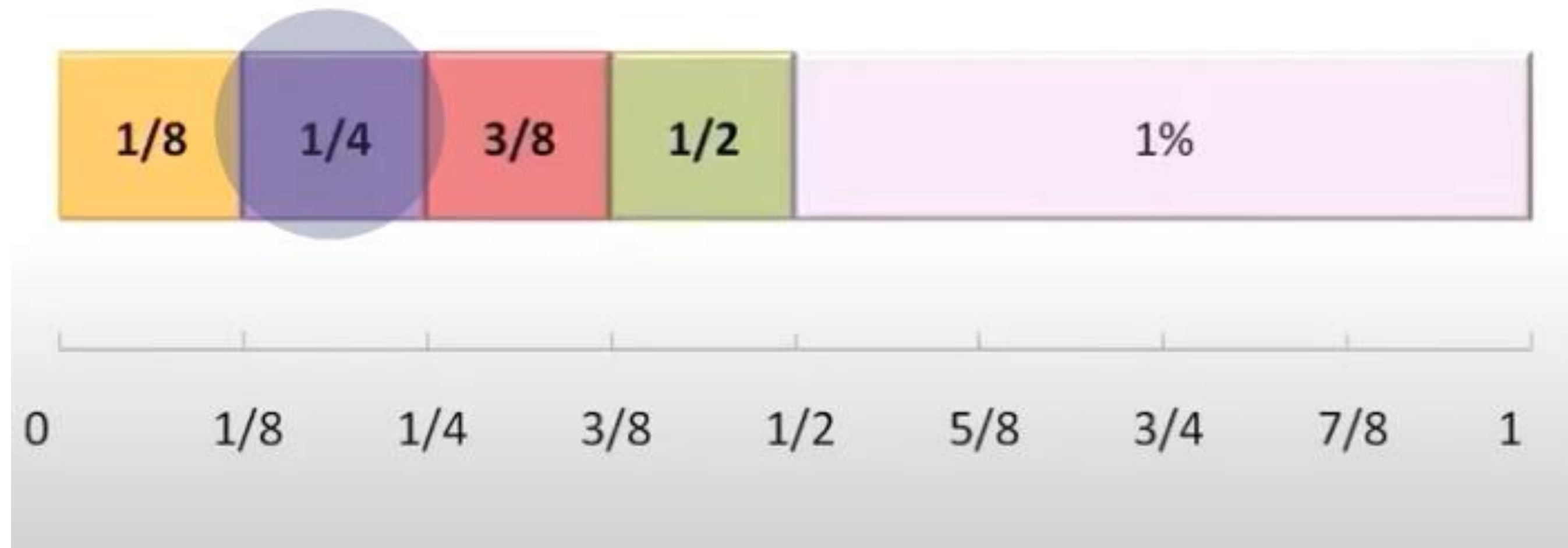
CORP B

- Funds may be used for all costs associated with infrastructure improvements such as roadways, drainage, utilities, traffic and any other work associated with such improvements
- Land, buildings, equipment, facilities, and
- Improvements found by the board of directors to be required or suitable for use for public park purposes, including parks and park facilities, open space
- Improvements, exhibition facilities, related automobile parking facilities, and
- Related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items
- Sections 501.103 and 505.152, Local Government Code.



SALES TAX

Funded by sales tax in increments of $\frac{1}{8}$ of 1%



Total combined local sales tax cannot exceed 2%

REVENUES – ACTUALS

		ACTUALS		
	EDC	2023	2024	2025
707-7100	SALES TAX	\$ 1,198,321	\$ 1,090,226	\$ 1,180,976
707-8269	GRANT PROCEEDS	0	0	0
707-9510	INTEREST INCOME	156,180	218,343	218,446
707-9520	OTHER INCOME	557	2,195	240
707-9903	TRANSERS IN	0	0	0
	TOTAL REVENUES	\$ 1,355,058	\$ 1,310,765	\$ 1,399,662

FORECAST PROJECTS IN REVENUE

PROJECTED			
2028	2029	2030	2031
\$ 1,240,067	\$ 1,372,269	\$ 1,413,437	\$ 1,512,216
0	0	0	0
121,377	71,735	95,438	132,052
1,700	1,800	1,900	2,000
0	0	0	0
\$ 1,363,145	\$ 1,445,805	\$ 1,510,775	\$ 1,646,267

REVENUES – PROPOSED FOR FY 2027

4% Increase on YTD Trends

FOR FISCAL YEAR ENDING SEPTEMBER 30,						
BUDGET	Actuals	Actuals	Projected	Actuals	FORECAST	BUDGET
2026	For 12/31/25	For 3/31/26	For 9/30/26	vs Budget	2026	2027
\$ 1,161,747	\$ 306,504	\$ 583,943	\$ 1,167,887	101%	\$ 1,180,342	\$ 1,203,949
0			\$ -	0%	0	0
210,732	51,721	99,075	\$ 190,075	90%	211,699	198,173
1,200		120	\$ 240	20%	1,150	1,200
0			\$ -	0%	0	0
\$ 1,373,679	\$ 358,224	\$ 683,138	\$ 1,358,202	99%	\$ 1,393,191	\$ 1,403,322

REVENUES – PROPOSED FOR FY 2027

Proposals to Discuss:

- Advertising – Change in Marketing Strategy
- IT Software – Replacement Annual Reoccurring Marketing Strategy
- Projects – CIP Identified
- Incentives – New Policy reflected + Barge295

		FOR FISCAL YEAR ENDING SEPTEMBER 30,					
		2023	2024	2025	BUDGET 2026	FORECAST 2026	BUDGET 2027
EXPENSE ACCOUNTS							
707-4010	4010 OFFICE SUPPLIES	684	557	688	500	622	500
707-4150	4150 SMALL EQUIPMENT	1,545	960	-	-	-	-
	TOTAL SUPPLIES	\$ 2,229	\$ 1,518	\$ 688	\$ 500	\$ 622	\$ 500
707-5010	5010 ADVERTISING	34,154	19,850	10,742	52,400	25,330	110,000
707-5020	5020 DUES & SUBSCRIPTIONS	1,388	1,885	1,746	1,715	1,020	1,815
707-5030	5030 RENTALS & SERVICE AGRMTS	5,435	5,066	-	-	-	27,723
707-5042	5042 IT SOFTWARE	-	22,065	13,175	22,350	17,403	30,894
707-5182	5182 TRAIL MAINTENANCE	-	27,447	26,614	30,000	52,475	30,000
707-5215	5215 PROF FEES - ENGINEERING	-	-	-	-	-	-
707-5220	5220 PROF FEES - LEGAL	24,135	7,740	13,454	15,000	16,691	15,000
707-5227	5227 PROF FEES - CONSULTING	37,405	67,406	31,297	60,000	48,645	60,000
707-5300	5300 TRAINING & CONFERENCE	16,760	8,289	6,781	16,000	15,736	16,000
707-5400	5400 TELEPHONE	351	129	159	-	-	-
707-5465	5465 MISC EXPENDITURES	370	444	657	500	436	500
707-5470	5470 DEBT SERVICE AGENT	-	-	-	-	-	-
707-5610	5610 BUSINESS INCENTIVES	-	-	-	-	-	-
707-5617	5617 ECONOMIC DEVELOPMENT PROJECTS	-	32,081	86,500	796,500	753,732	616,231
707-5620	5620 ECONOMIC DEVELOPMENT INCENTIVES	119,985	18,924	82,874	502,114	501,514	305,000
	TOTAL SERVICES	\$ 239,980	\$ 211,327	\$ 273,999	\$1,496,579	\$1,432,982	\$1,213,163
707-6250	6250 GENERAL FUND REIMBURSEMENT	288,942	110,000	173,745	238,587	238,563	229,927
707-6255	6255 TRANSFER TO ENTERPRISE FUND PROJECT	193,867	195,459	196,945	198,324	198,316	194,596
707-6325	6325 REDEMPTION OF BONDS	-	-	-	-	-	-
707-6350	6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-
	TRANSFERS OUT	\$ 482,809	\$ 305,459	\$ 370,690	\$ 436,911	\$ 436,879	\$ 424,523
	TOTAL EXPENDITURES	\$ 725,020	\$ 518,304	\$ 645,977	\$1,933,990	\$1,870,483	\$1,638,186

FORECAST PROJECTS

		FORECAST	BUDGET	PROJECTED			
	EDC	2026	2027	2028	2029	2030	2031
707-7100	SALES TAX	\$ 1,180,342	\$ 1,203,949	\$ 1,240,067	\$ 1,372,269	\$ 1,413,437	\$ 1,512,216
707-8269	GRANT PROCEEDS	0	0	0	0	0	0
707-9510	INTEREST INCOME	211,699	211,358	188,117	186,370	207,889	255,089
707-9520	OTHER INCOME	1,150	1,200	1,700	1,800	1,900	2,000
707-9903	TRANSERS IN	0	0	0	0	0	0
	TOTAL REVENUES	\$ 1,393,191	\$ 1,416,507	\$ 1,429,884	\$ 1,560,440	\$ 1,623,226	\$ 1,769,304
	PERSONNEL SERVICES	0	0	(600)	(1)	0	0
	MATERIALS & SUPPLIES	490	500	515	530	546	563
	SERVICES	1,373,573	544,774	406,600	209,551	216,780	2,350,564
	CAPITAL OUTLAY	313,530	850,000	0	0	0	0
	TRANSFERS OUT	436,911	440,341	444,071	447,719	451,285	452,327
	TOTAL EXPENSES	\$ 2,124,504	\$ 1,835,615	\$ 850,586	\$ 657,799	\$ 668,611	\$ 2,803,454
	BEGINNING BAL-UNRESTR	5,428,161	4,696,848	4,277,741	4,857,038	5,759,679	6,714,294
	CHANGE IN FUND BALANCE	(731,313)	(419,108)	579,298	902,640	954,615	(1,034,150)
	ENDING BAL-UNRESTR	\$ 4,696,848	\$ 4,277,741	\$ 4,857,038	\$ 5,759,679	\$ 6,714,294	\$ 5,680,144



Digital Lead Generation, Website, & Leasing Office Space

JULY 2026

PURPOSE OF PROPOSALS

Why is there a need for a new Digital Lead Generation & Website?

- Modernize the organization's economic development website.
- Centralize available property information and demographic data.
- Provide ongoing professional marketing support through third party instead of city staff.



PURPOSE OF PROPOSALS CONT'D

How Does This Align with EDCs Strategic Goals?

- EDC Strategic Goal # 1: Support existing local businesses and industries through investment in relationship building activities and a master business list.
- EDC Strategic Goal # 2: Recruitment and marketing through maintaining a website with relevant and current content, maintaining a list of available properties on the website, and improving digital engagement.

Provides EDC with an Edge on Attracting New Businesses to Seabrook over other EDCs & Promotes Existing Businesses

- Propels EDC forward with respect to recruiting new businesses to Seabrook.
- Supports local businesses by promoting them through a Business Listing database the public can access 24/7.



VENDORS WE REACHED OUT TO

#1 GOLDEN SHOVEL

#2 MADDEN

#3 SIMPLEVIEW



TOP VENDOR – GOLDEN SHOVEL

INVESTMENT OVERVIEW

(One-Time Fees)

- Branding & Logo Redesign ----- \$7,500 (Refresh EDC Logo and Brand)
- Economic Gateway Website ----- \$25,000 (Redesign a new EDC website)
- Video & Photography Package ----- \$18,500 (Includes production of new videos and high-quality photos)

Total One-Time Fees - \$51,000 \$25,000

(Annual Fees)

- GateKeeper Content Creation & Strategy ----- \$12,000 (Includes website & social media updates, support, quarterly report reviews, etc.)
- Lead Forensics ----- \$4,500 (Find out who visited the EDC website to circle back with for business recruitment)
- CRM & Business Directory ----- \$11,000 (Includes Customer Relationship Management software and public facing business directory)
- Zoom Prospector ----- \$5,000 (Provides current demographics of locations throughout Seabrook for prospective businesses)
- ReSimplifi ----- \$5,000 (Provides real estate listings updated on a monthly basis)
- Strategic Digital Ad Placement ----- \$3,500 (Targeted marketing campaigns to attract new businesses to Seabrook)

Total Annual Fees - \$41,000 \$28,000

Total Project Cost Including One-Time & Annual Fees - \$92,000 \$53,000

Budget Line Item - 770-5071-50100



VENDOR COMPARISON CHART

Branding & Logo	Economic Gateway Website	GateKeeper Content Creation & Strategy	Lead Forensics	CRM & Business Directory	Zoom Prospector	ReSimplifi	Strategic Digital Ad Placement	Video & Photography
Golden Shovel	✓	✓	✓	✓	✓	✓	✓	✓
Madden	✓			✓				
Simpleview	✓			✓				

.GOV VS. .COM WEBSITES



.GOV

- Regulations restrict promotion of businesses
- Limitations on promoting partner events and information from Small Business Administration (SBA), Small Business Development Center (SBDC), etc. on EDC website and social media channels
- Approval process to make updates to the website or post on social media hinders efficiency
- Leaves little room for creativity

.COM

- Flexibility to promote businesses
- Zero limitations on promoting partner events
- Doesn't require approval process through another department
- Makes EDC staff more efficient and productive
- Streamlines processes
- Leaves room for more creativity

BUDGET VS. ACTUALS

ADVERTISING

Budget (Historical)

- FY2022 - \$90,000
- FY2023 - \$100,000
- FY2024 - \$50,000
- FY2025 - \$51,300
- FY2026 - \$ 52,400

Budget (Actuals)

- FY2022 - \$15,134
- FY2023 - \$34,154
- FY2024 - \$19,850
- FY2025 - \$10,742
- FY2026 - \$-----



LEASING OFFICE SPACE

PROPOSAL: EDC + VISIT SEABROOK OFFICE

- City Hall Departments – Succession and growth plans require additional space (exploring option of sharing space with Community Development)
- Freestanding option for office space for developers' HUB
- Allow for public space for City Information Office supported by Hotel Occupancy Tax (HOT) employee
- Visibility off SH146 – Branding on signage
- Economic driver with potential foot traffic to retail center
- Split lease options



LEASING OFFICE SPACE COMPARISON CHART

Property Address	Sq. Ft.	Base Rent Per Sq. Ft.	NNN Per Sq. Ft.	Total Per Sq. Ft.	Buildout Allowance	Est. Annual Rent	Available Fiber
5735 Bayport Blvd.	1,500	\$15.00	\$6.00	\$21.00	2nd. Gen	\$31,500	No
5735 Bayport Blvd.	2,900	\$15.00	\$6.00	\$21.00	2nd. Gen	\$60,900	No
3300 Bayport Blvd. (The Commons)	1,586	\$17.48	0.00	\$17.48	\$105.00	\$27,723	No
3300 Bayport Blvd. (The Commons)	2,861	\$17.48	0.00	\$17.48	\$105.00	\$50,010	No
2100 Nasa Pkwy. (Seabrook Center)	3230	\$14.88	\$0.00	\$14.88	2nd.Gen. No allowance	\$48,000	Yes
2100 Nasa Pkwy. (Seabrook Center)							Yes
3101 NASA Pkwy. (Marine Max)		TBD					Yes
3101 NASA Pkwy. (Marine Max)							Yes

DEVELOPMENT OPPORTUNITIES

- Approximately 8.2 acres
- One of the last mixed use development opportunities along the Clear Lake waterfront in Seabrook
- Ideal for hospitality, residential, retail, and entertainment uses
- Price undisclosed

Waterfront Development Opportunity



DEVELOPMENT OPPORTUNITIES (CONT'D)

- Three tracks of vacant land
- Approximately 2.3 acres
- Proximity to NASA, Kemah, and Clear Lake
- Supports lodging, hospitality, and mixed use development
- Price \$2,528,125



DEVELOPMENT OPPORTUNITIES (CONT'D)

- Approximately 11.07 acres
- Prime waterfront development on Clear Lake
- Ideal for hospitality, retail, office, conference center, and entertainment
- Price undisclosed



DEVELOPMENT OPPORTUNITIES (CONT'D)

- Approximately 69.85 acres
- Mixed use land development opportunity
- Close proximity to the major junction of Beltway 8 and Highway 225
- Four miles to the Bay Area Business Park, three miles to the Kemah Boardwalk, and five miles to the Johnson Space Center
- Price undisclosed





THANK YOU

WWW.SEABROOKEDC.COM

Exhibit C



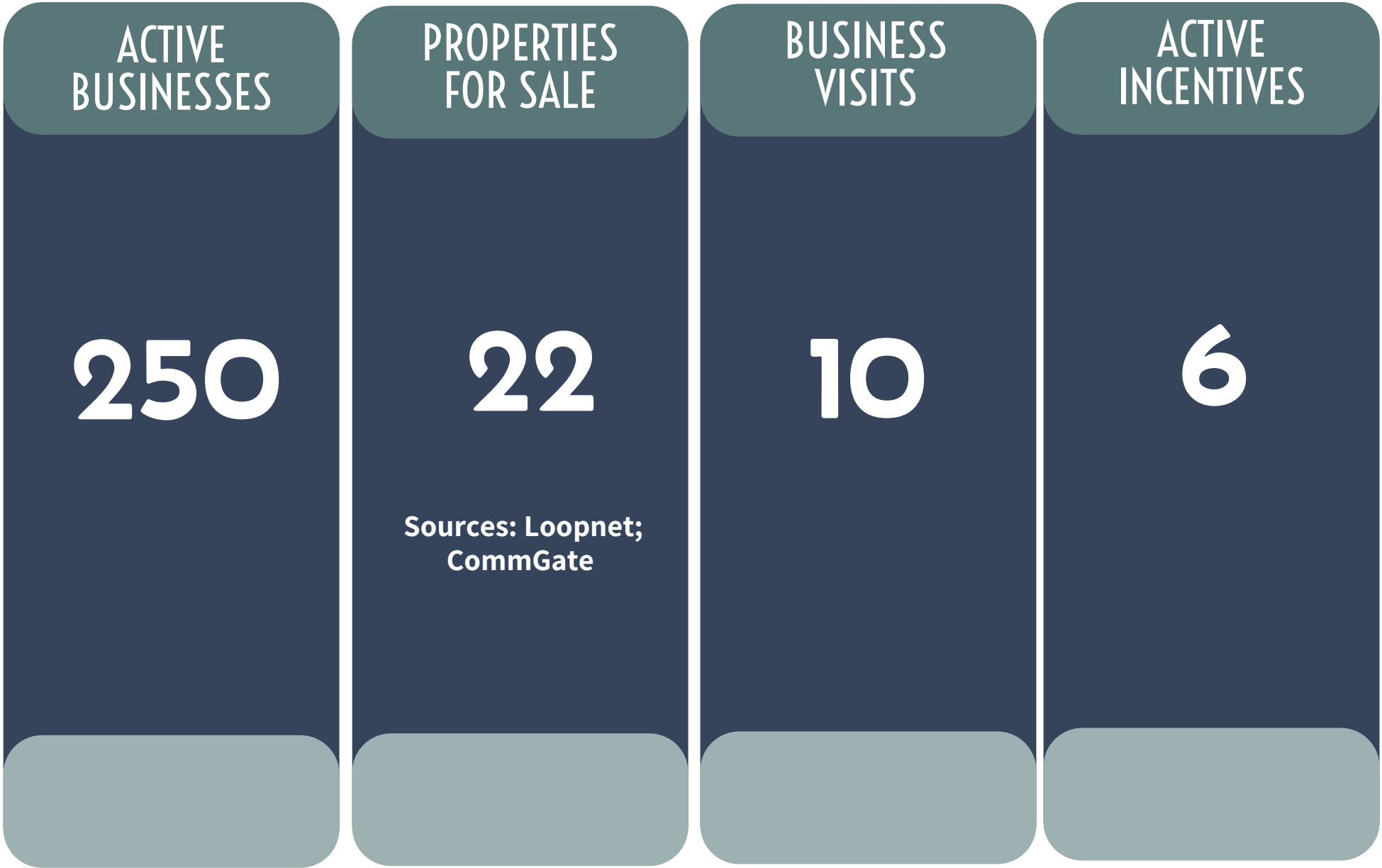
EDC DIRECTOR'S REPORT

JULY 2026



EDC UPDATES

JUNE 2026



DEVELOPMENT UPDATES

JUNE 2026

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

- Seabrook Retail, LLC (Coffee Shop) – Waiting on plans
- Car Wash (2710 E. Nasa Pkwy) – Property is for sale
- Mavis Tire Supply, LLC – Resubmitting plans for review
- Maddie Cakes Snack Cake Bar – Finalizing inspections
- Primary Care Medical Office – Pending final inspections
- Ryan's Smokehouse – Considering Seabrook for opening a second location.
- The Office Park (Flexible Space) – Approved
- DaVinci's Liquor Store & Prepackaged Food – Submitted for Certificate of Compliance
- Specs – Expansion partially complete

ACTIVE AGREEMENTS PERIOD: JUNE 2026

Active	Date of Agreement	Term of Agreement	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type	CapX	Jobs Full-Time	Jobs Part-Time	Additional Notes	PAID
Closed	5/2/2017	10 years	2017-07	Merlion Thai Restaurant	\$40,000.00	\$350.00	Reimburse impact fees \$23,252.50 and EDC tax paid \$40,000. COVID-19 Relief Award = \$8,000.00 one-time payment	Incentive				Final Payment - Check Processed 10/15/2025	FY2017
Closed	5/2/2023	4 years	N/A	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	\$8,520.00		Reimbursement of natural gas line installation	Incentive	N/A			Check Processed 03/02/2026	FY2023
Y	7/18/2023	10 years	2023-09	The Edge (Seabrook Town Centre Partners LLC)	\$397,947.48	\$397,947.48	Sanitary sewer relocation	Incentive					
Closed	11/25/2024	10 years	2023-01/EDC	Miramar Beltline GP, LLC	\$300,000.00		Parking Lot and Lighting Improvements	Incentive	\$1,067,464.00	20	25	Check mailed on 10/23/2025 Processed - FY2026	FY2025
Closed	1/9/2025	10 years	2023-01/EDC	Mjones Seabrook Operating, LLC	\$200,000.00		Business Reconstruction/Renovations	Incentive	\$271,000.00	15	10	Check Processed 03/02/2026	FY2025
Y	2/13/2025	10 years	2023-01/EDC	Seabrook Retail LLC	\$50,000.00	\$50,000.00	Retail Development	Incentive	\$68,355.00			50% of shopping center leased	
Closed	6/10/2025	10 years	2301-01/EDC	Driver and Rescue LLC(Barge 295)	\$50,000.00	\$ -	Small Business Development	Incentive	\$200,000.00	10		Check Processed 08/27/2025	FY2025
Y	6/10/2025	10 years	2301-01/EDC	Driver and Rescue LLC(Barge 295)	\$30,000.00	\$30,000.00	Sales Tax Rebate	Incentive	\$200,000.00	10			
Closed	6/10/2025	10 years	2023-01/EDC	Soulfreak Holdings LLC	\$41,400.00		New Business Development	Incentive	\$20,000.00	2	4	Check Processed 11/19/2025	FY2025
Closed	8/13/2025	10 years	2023-01/EDC	Midnite Slice	\$26,482.50	\$ -	Business Development	Incentive	\$26,482.50			Check Processed 07/10/2025	FY2025

ACTIVE AGREEMENTS Cont'd PERIOD: JUNE 2026

Active	Date of Agreement	Term of Agreement	Resolution	Name	Approved Amount	Remaining Balance	Notes	Type	CapX	Jobs Full-Time	Jobs Part-Time	Additional Notes	PAID
Closed	8/13/2025	10 years	2301-01/EDC	5735 Bayport Blvd	\$30,000.00		Commercial Façade	Incentive	\$60,000.00			Check Processed 12/10/2025	FY2025
Closed	10/23/2025	6 Months	N/A	Crown Trophies #109	\$7,799.42		Commercial Façade	Incentive	\$15,598.83			Check Processed 04/01/2026	FY2026
Y	6/02/2026	10 years		Neighborhood Tap	\$200,000.00	\$200,000.00	New Business Development	Incentive	\$1,248,246.00	5	22		FY2026
Y	6/02/2026	5 years		Merlion Thai Restaurant	\$26,900.00	\$26,900.00	Business Development	Incentive	\$62,198.00	1	3	Check being Processed	FY2026
P	Pending	Pending	Pending	Pomodoro's Cucina Italiana	\$850,000.00	\$850,000.00	New Business Development	Incentive	\$2,593,323.84	24	33		FY2026
?	?	?		Springhill Suites			Commercial Façade	Incentive	N/A				
Y	6/20/2017	N/A	2017-11	"Old Seabrook" Acquisition of Real Property	\$750.00	\$68,194.00		Quality of Life					
Y	5/15/2018	N/A	2018-06	SH 146 Design/Improvement Project Agreement	\$1,000,000.00	\$1,000,000.00	Aesthetic improvements & design costs for SH 146 - Total Paid \$1,023,880.15	Quality of Life					
Y	10/17/2023	10 years	2023-15	Seabrook Plaza One LLC	\$2,000,000.00	\$2,000,000.00	Drainage system, hotel, conference ctr & restaurant space	Incentive		350		Construction Jobs/see agreement for details	
P	Pending	Pending	Pending	Fay & Fay Properties (Seabrook Marina/Regatta Inn)	\$127,370.80	\$127,370.80	7-year lease, parking, floating dock, and landscaping	Incentive					
					\$5,387,170.20	\$4,750,412.28			\$5,832,668.17				
				Façade Incentives FY2026	\$7,799.42								
				Business Development FY2026	\$1,076,900.00								

EDC WEBSITE ANALYTICS

JUNE 2026

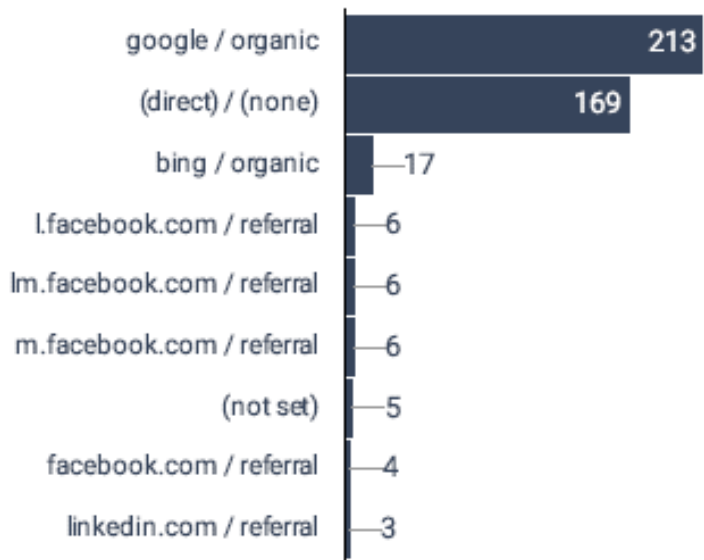
ACTIVE USERS
359.0
↑ 8.8% vs. Last Month

NEW USERS
337.0
↑ 9.8%

AVERAGE SESSION DURATION
02:54
↑ 5.9%

EVENT COUNT
6.8K
↑ 1.2%

SESSIONS BY SESSION SOURCE/MEDIUM



TOP PAGES/SCREENS

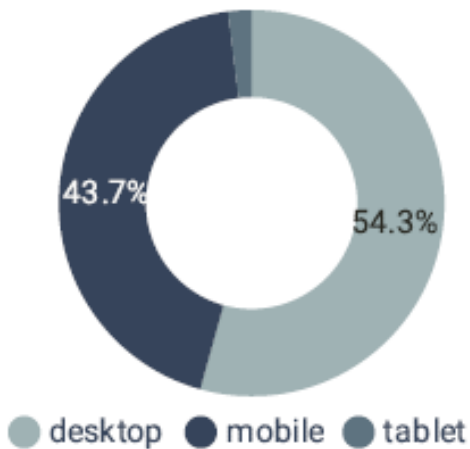
Page title and screen class	Views	Active users	Event count	Bounce rate
EDC Seabrook, TX - Official W...	125	74	1,383	38.46%
Lakeside Circle Area Seabroo...	87	67	951	36.25%
On the Scene Seabrook, TX - ...	56	38	691	33.33%
Site Selections Seabrook, TX ...	40	32	427	28.57%
Old Seabrook District Seabro...	40	30	394	23.08%
Incentives Seabrook, TX - Offi...	31	25	335	34.48%
Developments Seabrook, TX - ...	21	19	210	31.58%
Total	622	326	6,775	41.2%

ACTIVE USERS BY FIRST USER SOURCE/MEDIUM

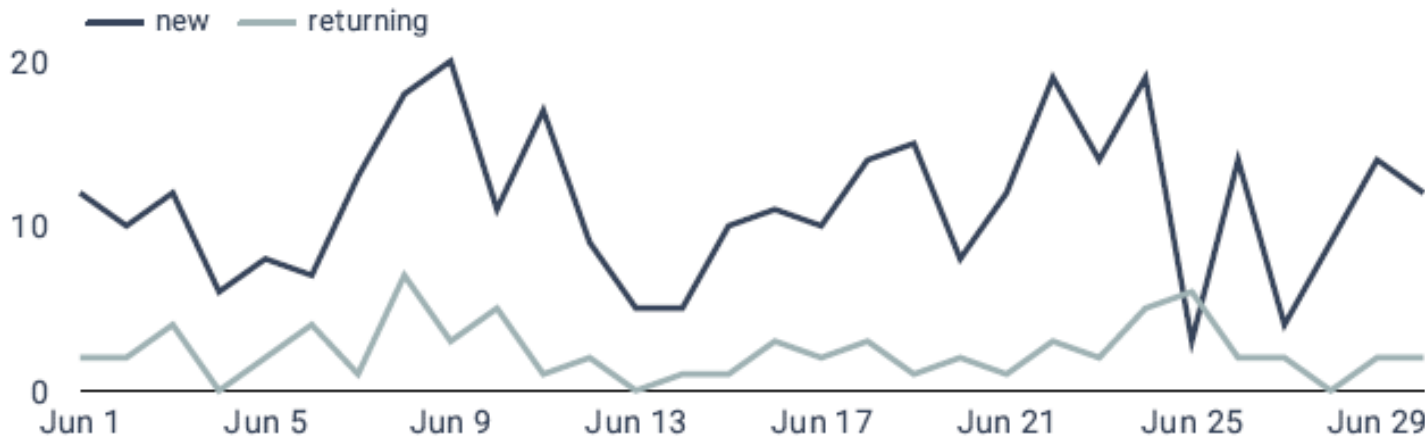


NEW USERS
337

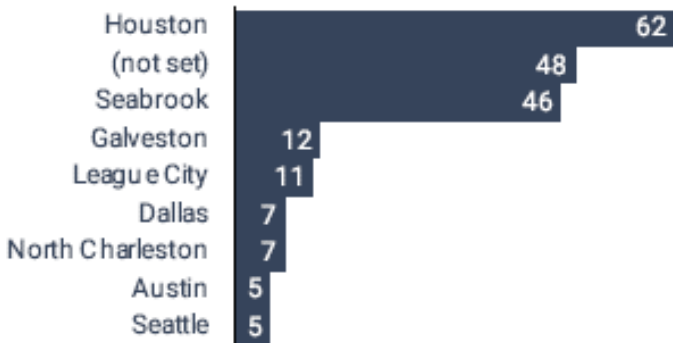
ACTIVE USERS BY DEVICE CATEGORY



NEW VS RETURNING USERS



ACTIVE USERS BY CITY



VISIT SEABROOK WEBSITE ANALYTICS

JUNE 2026

Traffic

Traffic Traffic Sources Search Keywords Geography

Custom

UNIQUE VISITORS

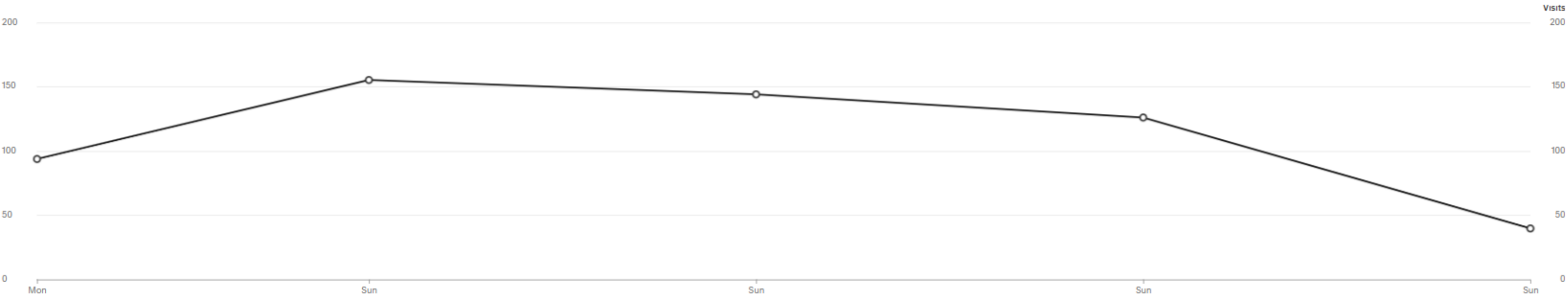
523

VISITS	BOUNCE RATE	UNIQUE VISITORS	PAGEVIEWS
559	70.17%	523	916
11% MoM	2% MoM	10% MoM	15% MoM

Visits

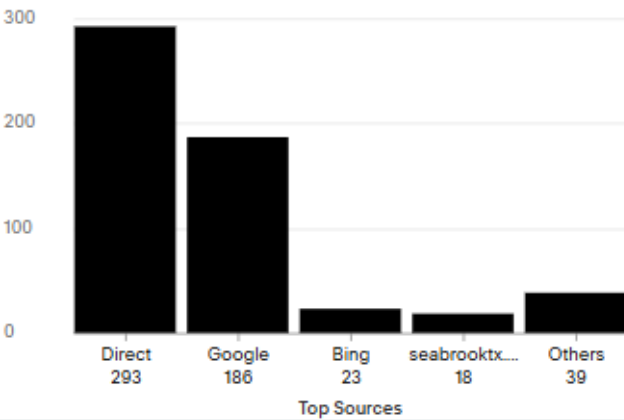
Jun 1–30, 2026 • 559 Total -11% mo/mo

Weekly

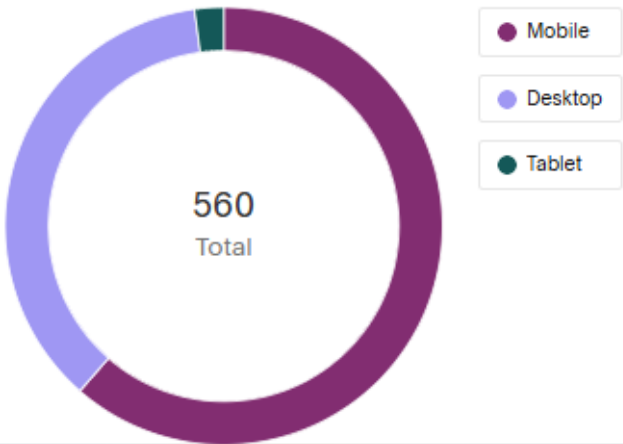


Top Sources by Visits

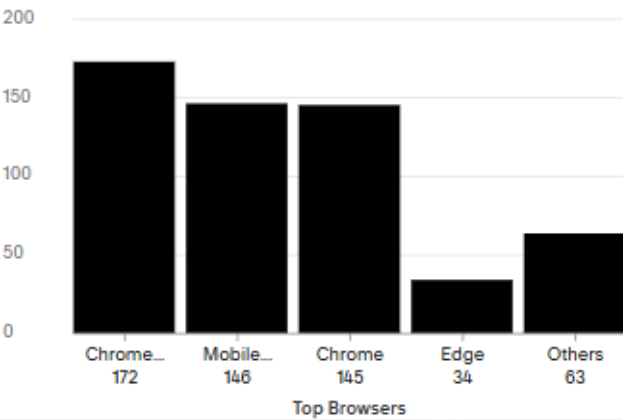
VIEW SOURCES



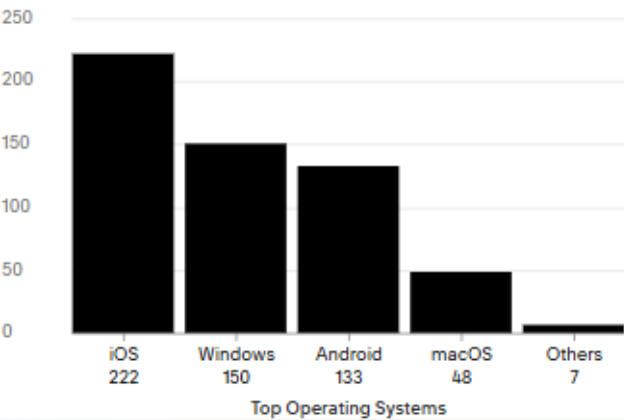
Top Devices by Visits



Top Browsers by Visits



Top Operating Systems by Visits



SOCIAL MEDIA ANALYTICS (LINKEDIN)

JUNE 2026

IMPRESSIONS
624

Follower highlights

285
Total followers

5
New followers in the last 30 days
▲150%

Highlights

Data for 6/1/2026 - 6/30/2026

624
Impressions
▼2.2%

16
Reactions
▼23.8%

0
Comments
●0%

1
Reposts
▼50%

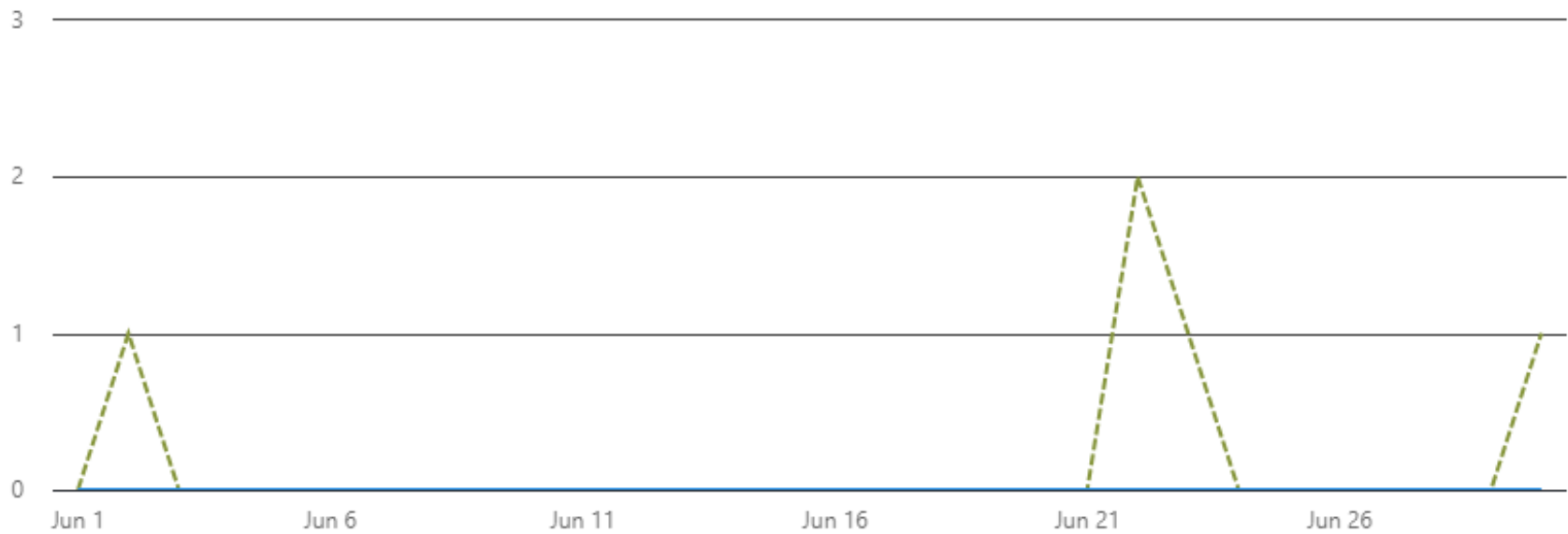
Visitor highlights

83
Page views
▼1.2%

24
Unique visitors
▲50%

0
Custom button clicks

Follower metrics

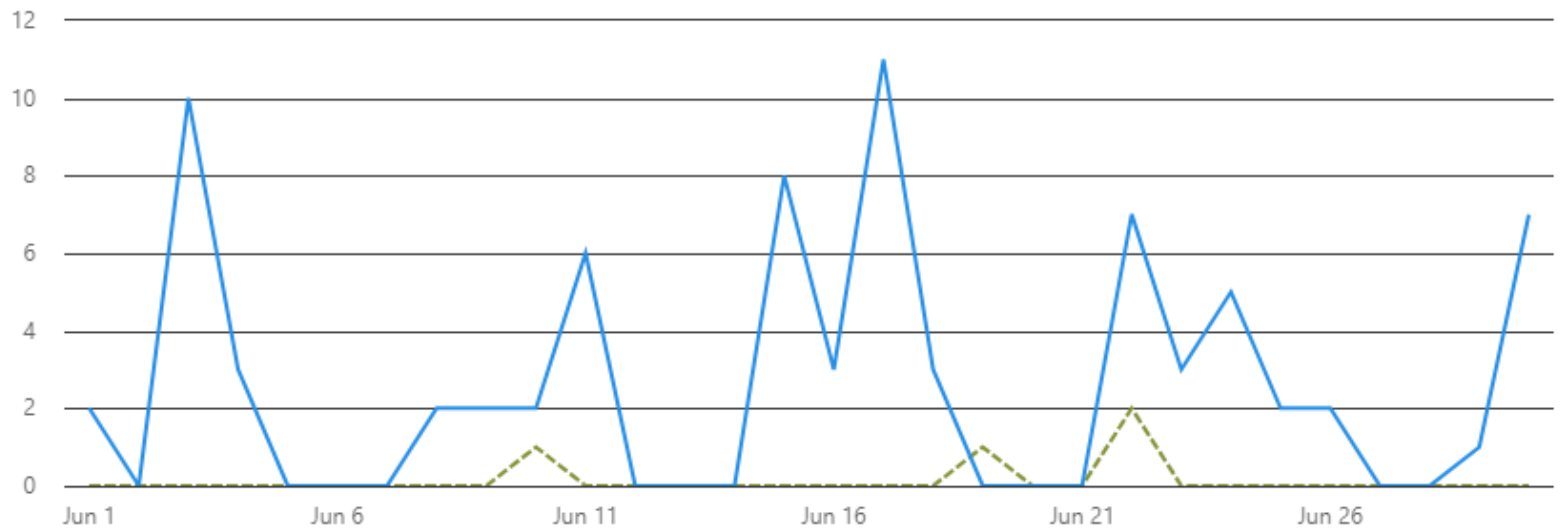


- ✓ Sponsored
- ✓ Organic

0
5

Visitor metrics

Page views ▾ All pages ▾ All filters



- ✓ Desktop
- ✓ Mobile

79
4

UPCOMING EVENTS

Partner Events

- **Economic Alliance – Powering the Future: Data Centers, Energy & Economic Growth – Wednesday, July 15, 2026 from 2 to 4 p.m.**
- **Economic Alliance – Women’s Leadership Summit & Luncheon – Wednesday, July 29, 2026 from 9 to 1 p.m.**
- **Clear Lake Area Chamber’s 60th Anniversary New Teachers Luncheon – Thursday, July 30, 2026 from 11:30 a.m. to 1:30 p.m.**



EDC Events

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



THANK YOU

WWW.SEABROOKEDC.COM