



DATE: April 14, 2016

TO: EDC Board

FROM: Paul Chavez, EDC Director

RE: Monthly Activities for March

My action items over the past 30 days include:

#### March 14

- Working with Pat on updates to the EDC Website
- Working with Steve Weathered on finalizing Burke's Incentive Agreement to City Council
- City Council on Tuesday night
- Seabrook Association meeting on Wednesday
- New Business Development Meeting at Economic Alliance office
- Follow up and type notes on meetings from last week with businesses on SH146
- Meeting with City Secretary on records management
- Follow up on Downtown Revitalization Program
- Follow up with local restaurant on their expansion project
- Update data for ICSC presentation materials

#### March 21

- Review materials and coordinate with Galveston Bay Foundation on the Habitat Island Project.
- Follow up with SE Covington Real Estate on the 2100 NASA Parkway Building.
- Meet with new restaurant owners – Rotana Café Lounge (located at former eVolve site)
- Review materials and research by Pat Patel for the ICSC tradeshow.
- Houston Business Journal meeting – discussion on advertising schedule and the HBJ's upcoming Bay Area/Galveston Means Business panel event scheduled for the week of May 27.
- Meeting with reps for the Texas Department of Agriculture on the Downtown Revitalization Program.

#### March 28

- Follow up on the Galveston Bay Foundation project for Habitat Island
- Follow up with Tookie's Seafood on their project
- Strategic Planning Session with staff members
- Follow up with PSI Automation on their site
- Continue working on research for promotional lit for tradeshow and advertisements
- Review Seabrook RE listing and post to social media
- Follow up with GHP on their demographic research results

- Follow up with Steve Weathered on the EDC incentive policy
- Follow up with prospects

April 4

- Meeting with Anderson Advertising
- Meeting at GHP with site consultant visits (Avalanche Consulting and CBRE - Chicago)
- City Council Tuesday night
- ICSC – continue networking for appointments. Review their eBlast availability during the conference
- Calls and emails to prospects and local businesses
- Prospect meetings in the city for site selection

Pat has been working on:

- SH146 business owners database
- Keels & Wheels Preview Event
- Research on market area for promotional materials
- Updates to the EDC Website
- Continued familiarization tour of the city with Arthur / Kevin
- Help with scheduling meeting for ICSC



## COMMERCIAL PROPERTIES FOR LEASE

Site	District	Asking \$	NNN	Size	Uses	
1	2507 NASA Parkway - Lakeside Yachting Center	NASA Parkway	\$0.75 / SF / month	Yes	667	office
2	3101 NASA Parkway, Endeavour Plaza - Suite D	NASA Parkway	\$1.50 / SF / month	Yes	850	retail / office
3	3101 NASA Parkway, Endeavour Plaza - Suite H	NASA Parkway	\$1.50 / SF / month	Yes	876	retail / office
4	2507 NASA Parkway - Lakeside Yachting Center	NASA Parkway	\$0.90 / SF / month	Yes	901	office
5	2622 NASA Parkway (Seabrook Professional Plaza)	NASA Parkway	\$1.00 / SF / month	Yes	1,000	retail end cap
6	2009 Bayport Blvd. (SH 146)	SH 146	\$0.83 / SF / month	Yes	1,200	retail / office
7	3550 NASA Parkway (Village Pizza)	NASA Parkway	\$0.85 / SF / month	Yes	1,500	retail
8	3101 NASA Parkway, Endeavour Plaza - Suite B	NASA Parkway	\$1.50 / SF / month	Yes	1,724	retail / office
9	3659 NASA Parkway - Suite C	NASA Parkway	\$1.00 / SF / month	No	1,774	retail / office
10	2900 NASA Parkway (Lakeside Plaza)	NASA Parkway	\$1.50 / SF / month	Yes	1,900	retail / office
11	2900 NASA Parkway (Lakeside Plaza)	NASA Parkway	\$0.75 / SF / month	Yes	2,000	office / warehouse
12	3100 NASA Parkway (Pelican Plaza)	NASA Parkway	\$1.00 / SF / month	Yes	2,000	retail
13	1214 Moskowitz	NASA Parkway	\$1.70 / SF / month	No	2,300	retail
14	2900 NASA Parkway (Lakeside Plaza)	NASA Parkway	\$1.40 / SF / month	Yes	2,400	retail / office
15	3101 NASA Parkway, Endeavour Plaza - Suite N	NASA Parkway	\$1.50 / SF / month	Yes	2,445	retail / office
16	2100 NASA Parkway (Seabrook Center) - First Floor	NASA Parkway	\$3.50 / SF / month	Yes	2,500	office space, retail
17	5745 Bayport Blvd. SH 146 (Seabrook Plaza)	SH 146	\$2.00 / SF / month	Yes	2,500	restaurant (share with gas station)
18	1717 2nd Street	Old Seabrook	\$1.50 / SF / month	No	2,700	retail / office -- 60 parking spaces
19	3100 NASA Parkway (Pelican Plaza)	NASA Parkway	\$1.00 / SF / month	Yes	3,000	retail
20	2200 Bayport Blvd. - Suite B (SH 146)	SH 146	\$0.65 / SF / month	No	3,250	retail
21	2104 7th Street	NASA Parkway	\$0.80 / SF / month	No	3,500	office space, retail
22	2234 NASA Parkway	NASA Parkway	\$1.00 / SF / month	No	3,656	former restaurant
23	3659 NASA Parkway	NASA Parkway	\$0.90 / SF / month	Yes	4,800	retail
24	2600 NASA Parkway (Lakeside Office Suites)	NASA Parkway	\$1.20 / SF / month	No	5,000	office
25	3659 NASA Parkway - Suites A & B	NASA Parkway	\$1.00 / SF / month	No	5,070	former restaurant
26	2113 Bayport Blvd. - SH 146 (Seabrook Circle)	SH 146	\$1.00 / SF / month	Yes	6,700	office / industrial
27	3101 NASA Parkway, Endeavour Plaza - Suite A	NASA Parkway	\$1.50 / SF / month	Yes	8,131	retail / office
28	1908 Hialeah #D, Bayport Blvd.	SH 146	\$0.60 / SF / month	Yes	8,400	retail / office
29	2100 NASA Parkway (Seabrook Center) - Second Floor	NASA Parkway	\$3.50 / SF / month	Yes	9,138	office space, retail
30	5735 Bayport Blvd. SH 146 (Seabrook Plaza)	SH 146	\$1.65 / SF / month	Yes	10,000	retail
31	SH146 and Seabrook Circle	SH 146	\$2.17 / SF / month	Yes	16,000	retail strip center
32	Waterfront Drive (The Point)	Old Seabrook	open to offers	No	10 acres	water front sites!
33	NASA Parkway - across water side - LAND	NASA Parkway	\$1.10 / SF / month	No	2.6 acres	
34	NASA Parkway - water side - LAND	NASA Parkway	\$1.40 / SF / month	No	3.3 acres	

Are you seeking opportunities in our community?

Please contact our Economic Development Director, Paul Chavez  
281-291-5730 (office) • [pchavez@seabrooktx.gov](mailto:pchavez@seabrooktx.gov)

April 2016



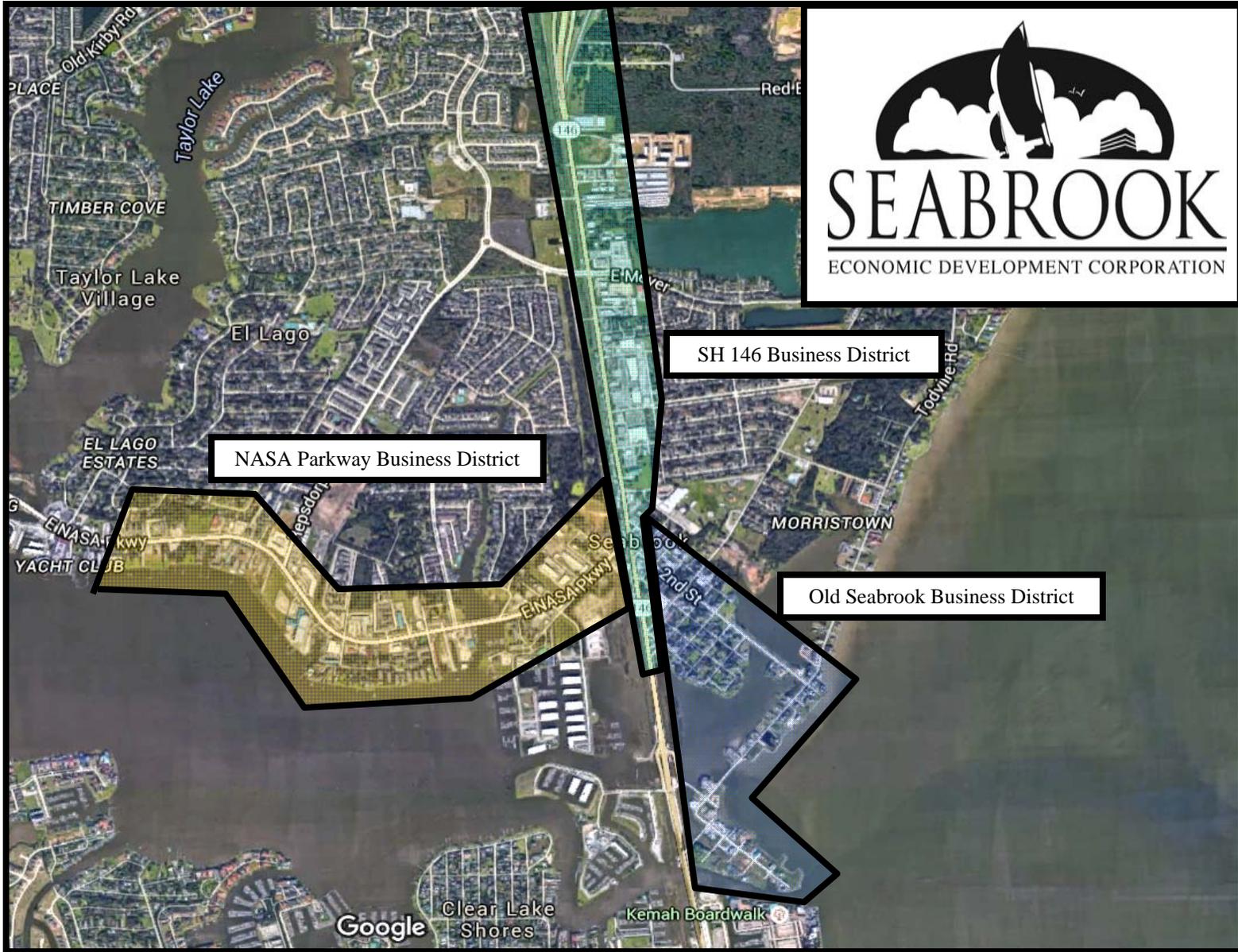
## COMMERCIAL PROPERTIES FOR SALE

Site	District	Asking \$	Acres	Sq Ft	Uses
1 1305 Anders	SH 146	\$114,900	0	15,300	raw land
2 First / Moskowitz Street	Old Seabrook	\$130,000	1.5	14,985	raw land
3 Main / Hall Street	Old Seabrook	\$150,000	0	12,500	raw land
4 802 Todville (Todville & 6th Street)	Old Seabrook	\$154,500	0	17,500	office
2801-2825 NASA Rd. 1	NASA Parkway	\$326,700	0.5	0	raw land
5 1909 Marvin Circle	SH 146	\$375,000	0	3,200	office
6 3130 Bayport Blvd (SH 146)	SH 146	\$640,332	0	30,492	retail
7 2600 NASA Parkway (Lakeside Office Suites)	NASA Parkway	\$650,000	1	6,400	office building
8 1906 Marvin Circle	SH 146	\$660,000	0.5	7,329	office / warehouse
9 2113 Bayport Blvd. - SH 146 (Seabrook Circle)	SH 146	\$670,000	0	20,000	office / light industrial
10 2710 NASA Parkway - next to Quality Inn	NASA Parkway	\$975,744	2.8	0	raw land
11 1900 El Mar (mini shopping center)	SH 146	\$995,000	0	14,300	5 spaces with parking
12 Red Bluff / Old SH 146	SH 146	\$1,100,000	9	0	office / light industrial
13 802 Hardesty Ave	SH 146	\$1,500,000	1.41	0	raw land
14 2320 NASA Parkway	NASA Parkway	\$1,800,000	0	4,418	turn-key restaurant operation
15 SH 146 / NASA Parkway - Tract A	NASA Parkway	\$2,260,000	14.8	0	office / warehouse
16 SH 146 / NASA Parkway - Tract B	NASA Parkway	\$2,400,000	14	0	office / warehouse
17 Park Drive & Red Bluff Road	SH 146	\$2,800,000	28.75	0	raw land
18 HWY 146 and Red Bluff	SH 146	\$3,200,000	3.7	0	retail
19 2100 E. NASA Pkwy	NASA Parkway	\$3,500,000	0	24,700	office / retail
20 4.5 lots on Block 41 at Hardesty and Hall	Old Seabrook	Open to Offers	0.65	0	raw land
21 North of Red Bluff Road, East of SH 146 (tract A)	SH 146	Open to Offers	48	0	raw land
22 North of Red Bluff Road, East of SH 146 (tract B)	SH 146	Open to Offers	56	0	raw land
23 3524 NASA Parkway	NASA Parkway	Open to Offers	0	39,187	retail
24 HWY 146 and Red Bluff	SH 146	Open to Offers	7.2	0	raw land
25 HWY 146 and Red Bluff	SH 146	Open to Offers	0	16,000	retail
26 3101 NASA Parkway - Endeavour Marina	NASA Parkway	Sale or Ground Lease	7	0	office / retail

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April 2016



NASA Parkway Business District

SH 146 Business District

Old Seabrook Business District

**SEABROOK ECONOMIC DEVELOPMENT CORPORATION -- 2015-2016 BUDGET**

EXPENSES	BUDGET												TOTAL	REMAINING		
		10/31/2015	11/30/2015	12/31/2015	1/31/2016	2/28/2016	3/31/2016	4/30/2016	5/31/2016	6/30/2016	7/31/2016	8/31/2016			9/30/2016	
4010 - Office Supplies	100	0	0	299	0	0	1,114								1,413	-1,313
5010 - Advertising	80,000	6,322	31	374	10,667	1,741	3,043								22,180	57,820
5020 - Dues & Subscriptions	750	600	0	0	0	5,040	0								5,640	-4,890
5030 - Services	2,290	0	0	0	0	0	0								0	2,290
5182 - Trail Maintenance	30,000	0	0	0	0	0	9,275								9,275	20,725
5215 - Engineering / GIS	40,000	0	0	0	0	0	0								0	40,000
5220 - Legal	40,000	3,000	3,000	3,000	3,000	3,000	3,000								18,000	22,000
5227 - Consulting **	57,500	12,500	966	42,628	0	0	43,803								99,897	-42,397
5300 - Training & Conferences	21,500	80	0	251	99	2,318	465								3,213	18,287
5465 - Misc Expenses	10,200	26	138	49	55	52	264								584	9,616
5617 - Economic Development Projects	690,000	0	0	0	0	0	0								0	690,000
5620 - Econ Dev Incentive Program	125,000	0	0	0	0	0	0								0	125,000
6250 - Administrative Services	200,000	16,667	16,667	16,667	16,667	16,667	16,667								100,000	100,000
	<b>\$1,297,340</b>	<b>\$39,195</b>	<b>\$20,802</b>	<b>\$63,266</b>	<b>\$30,488</b>	<b>\$28,819</b>	<b>\$77,631</b>	<b>\$0</b>	<b>\$260,201</b>	<b>\$1,037,139</b>						

REVENUE												TOTAL	DELTA			
	10/31/2015	11/30/2015	12/31/2015	1/31/2016	2/28/2016	3/31/2016	4/30/2016	5/31/2016	6/30/2016	7/31/2016	8/31/2016			9/30/2016		
7100 - Sales Tax *	741,984	67,006	93,644	68,078	59,405	91,029	62,013								441,175	300,809
9510 - Interest Income	2,589	324	314	472	694	741	863								3,407	-818
9520 - Other Income	1,895	0	0	390	0	0	0								390	1,505
	<b>\$746,468</b>	<b>\$67,330</b>	<b>\$93,958</b>	<b>\$68,939</b>	<b>\$60,099</b>	<b>\$91,769</b>	<b>\$62,876</b>	<b>\$0</b>	<b>\$444,972</b>	<b>\$301,496</b>						
<b>TOTAL PROFIT / (LOSS)</b>	<b>-\$550,872</b>	<b>\$28,135</b>	<b>\$73,155</b>	<b>\$5,673</b>	<b>\$29,611</b>	<b>\$62,950</b>	<b>-\$14,755</b>	<b>\$0</b>	<b>\$184,771</b>							

\* Sales tax figures are from two months prior of posting date.  
e.g. - October sales tax revenues were generated in August

SPECIAL PROJECTS															
** 5227 - Comprehensive Master Plan	<b>\$100,000</b>	\$0	\$0	\$41,212	\$0	\$0	\$42,303							<b>\$83,515</b>	<b>\$16,485</b>

**FUND BALANCE**  
this number does not include the obligated budget figures, but it does include the \$180,000 required reserved fund balance

\$2,926,133	\$2,999,289	\$3,004,962	\$3,034,574	\$3,097,524	\$3,082,769
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