



DATE: May 13, 2021

TO: EDC Board

FROM: Paul Chavez, EDC Director

RE: **Monthly Activities for April 2021**

My action items over the past 30 days include:

Week of April 5

- Continue working on AARP Grant for sidewalks
- Old Seabrook Grant meeting
- Legislative Update from TML and TEDC
- Follow up with fast food prospects (3)
- Follow up with broker for land behind Lakeside Plaza
- Follow up on Blue Palms site owner and with land appraiser for Old Seabrook site
- Deliver Community Input Boards for Old Seabrook Study to local businesses

Week of April 12

- Follow up on appraisal for land in Old Seabrook
- Livable Centers – check signs around town and replace as needed, Community Meeting #1 on Tuesday at 6pm, Teams Meeting on Wednesday
- Follow up with brokers for Miramar, Whataburger site, and AutoZone site
- Follow up with Braun Enterprises on Seabrook sites
- Follow up with new owner of Blue Palms
- Bay Area Commercial Real Estate Network (BACREN) meeting

Week of April 19

- Conference Call with Retail Strategies on American Rescue Plan Funds. Follow up with constituents around the area on their plans for the funds.
- EDC Web site revisions / updates
- Developer meeting regarding north side development
- REDNews Commercial Real Estate Forecast Conference
- Follow up with prospects (blue palms site, fast food sites)

Week of April 26

- Revolving Loan Fund Seminar online
- Layout plans for Local Business Spotlight artists
- BAHEP Prospect Review Meeting
- Livable Centers bi-weekly meeting
- Economic Alliance – Economic Development Task Force meeting
- Keels & Wheels Yacht preview event

PROJECT NAME: Seabrook Livable Center Study **PROJECT NO.:** HGV 20822
TO: Anita Hollmann and Paul Chavez **TIME PERIOD COVERED:** April 2021
FROM: Shad Comeaux, AICP **DATE:** May 7, 2021

PROJECT UPDATES:

- Biweekly meetings for lead project (staff) team scheduled and ongoing.
- Reviewing Market Analysis Existing Conditions report (CDS)
- Internal Freese and Nichols team meetings (4/6 and 4/20)
- Attended the Seabrook Easter Excursion event on 4/3/21.
- Facilitated presentation for Community Engagement Meeting #1 on 4/13/21.
- Provided interactive input boards at three locations in the study area.

PROJECT SCHEDULE, TASKS AND DELIVERABLES:

- The project team is currently working on Task #1 and #5 (detailed below)

	Project Tasks	Status	Date	Notes
1	NEEDS ASSESSMENT			
	Review of previous plans and studies	Complete	1/29/2021	
	Conducting Market Analysis and Existing Conditions report	Under Review		This effort is 98% complete
2	CONCEPT PLAN AND RECOMMENDATIONS			
3	CONCEPTUAL RENDERINGS (SPECIFIC PROPOSED RECOMMENDATIONS)			
4	IMPLEMENTATION PLAN			
5	PROJECT MEETINGS, PUBLIC ENGAGEMENT, AND MANAGEMENT			
	Easter Excursion Community Outreach	Scheduled	4/3/2021	<ul style="list-style-type: none"> • Input boards and flyers for community input and outreach
	Community Engagement Meeting #1	Scheduled	4/13/2021	<ul style="list-style-type: none"> • Project overview • Promote survey/website
	SAC Meeting #2	Scheduled	5/18/2021	<ul style="list-style-type: none"> • Present survey results • Present summary of market assessment • Present existing condition analysis
6	DRAFT STUDY			
7	FINAL STUDY			

UPCOMING ACTIVITIES:

- Biweekly meetings for the lead project team
- Summarize community survey responses (MetroQuest).
- Work on Task 1 Needs Assessment and Task 5 Project Meetings, Public Engagement and Management.
- Prepare for SAC Meeting #2 on May 18, 2021

ADDITIONAL INFORMATION:

SEABROOK ECONOMIC DEVELOPMENT CORPORATION -- 2020-2021 BUDGET

EXPENSES	BUDGET	TOTAL												REMAINING	
		10/31/2020	11/30/2020	12/31/2020	1/31/2021	2/28/2021	3/31/2021	4/30/2021	5/31/2021	6/30/2021	7/31/2021	8/31/2021	9/30/2021		
4010 - Office Supplies	150	0	0	0	205	0	0	0	0	0	0	0	0	205	-55
5010 - Advertising	80,000	0	3,161	375	256	345	1,975	170	0	0	0	0	0	6,282	73,718
5020 - Dues & Subscriptions	1,440	0	0	160	139	1,220	0	0	0	0	0	0	0	1,519	-79
5030 - Services	5,675	1,596	0	0	0	0	3,480	0	0	0	0	0	0	5,076	599
5182 - Trail Maintenance	30,000	0	0	0	0	0	0	1,493	0	0	0	0	0	1,493	28,507
5215 - Engineering / GIS	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000
5220 - Legal	36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	0
5227 - Consulting	98,558	40,000	12,500	10,000	0	0	5,000	5,000	0	0	0	0	0	72,500	26,058
5300 - Training & Conferences	21,000	0	0	125	190	524	79	350	0	0	0	0	0	1,268	19,732
5465 - Misc Expenses	1,000	7	17	64	38	13	64	12	0	0	0	0	6	222	778
5617 - Economic Development Projects	346,000	40,049	0	0	0	0	0	0	0	0	0	0	0	40,049	305,951
5620 - Econ Dev Incentive Program	500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	493,661
Sales Tax Refund - Asparagus Group 0160		0	0	0	0	0	0	1,606	0	0	0	0	0	1,606	
Sales Tax Refund - Merloaded 0164		0	0	735	399	0	386	839	0	0	0	0	0	2,359	
Sales Tax Refund - Mario's Pizza 0138		0	0	528	0	911	486	450	0	0	0	0	0	2,374	
Sales Tax Refund - Americano Café 0176		0	0	0	135	53	0	46	0	0	0	0	0	235	
6250 - Administrative Services	251,633	20,969	20,969	20,969	20,969	20,969	20,969	20,969	20,969	20,969	20,969	20,969	20,969	251,633	0
6255 - Transfer to Enterprise Fund Project	195,576	16,298	16,298	16,298	16,298	16,298	16,298	16,298	16,298	16,298	16,298	16,298	16,298	195,576	0
	\$1,569,032	\$121,920	\$55,946	\$50,992	41,095	\$42,369	\$50,865	\$47,293	\$40,267	\$40,267	\$40,267	\$40,267	\$40,274	\$611,823	\$957,209

REVENUE	TOTAL												DELTA		
7100 - Sales Tax *	834,000	72,554	101,776	76,184	73,421	111,224	79,405	66,507	0	0	0	0	0	581,071	252,929
9510 - Interest Income	15,000	322	284	225	201	107	61	0	0	0	0	0	0	1,199	13,801
9520 - Other Income	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000
	\$850,000	\$72,876	\$102,060	\$76,409	\$73,622	\$111,331	\$79,466	\$66,507	\$0	\$0	\$0	\$0	\$0	\$582,270	\$267,730
TOTAL PROFIT / (LOSS)	-\$719,032	-\$49,044	\$46,114	\$25,417	\$32,526	\$68,961	\$28,601	\$19,214	-\$40,267	-\$40,267	-\$40,267	-\$40,267	-\$40,274	-\$29,553	

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

FUND BALANCE	10/31/2020	11/30/2020	12/31/2020	1/31/2021	2/28/2021	3/31/2021	4/30/2021	5/31/2021	6/30/2021	7/31/2021	8/31/2021	9/30/2021
Cash In Bank plus TEXPOOL / Unrestricted and Emergency Reserve	\$2,781,505	\$2,801,537	\$2,823,734	\$2,857,287	\$2,925,179	\$2,952,909	\$2,968,902	\$0	\$0	\$0	\$0	\$0

6255 - Transfer to Enterprise Fund Project - water tank relocation project

Sales Tax Rebates 6,574

SEDC Sales Tax Revenue 2017 - 2021 to date

