



**ECONOMIC
DEVELOPMENT
CORPORATION**

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public Meeting Agenda

Seguin Economic Development Corporation

Thursday, August 7, 2025

12:00 PM

Seguin City Council Chambers

NOTICE OF MEETING

The Seguin Economic Development Corporation (SEDC) Board of Directors will hold a regular meeting on Thursday, August 7, 2025, at 12:00 p.m. at the Seguin City Council Chambers, 210 E. Gonzales Street, Seguin, Texas 78155. This meeting will be open to the public and is subject to the open meeting laws of the State of Texas.

MEETING AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call – Brittney Watson.
4. Public Comments.
5. Approval of the Minutes of the SEDC Regular Meeting held on July 10, 2025 – Don Keil.
6. Presentation and Approval of the SEDC Financial Report as of May 31, 2025 – Susan Caddell.
7. Presentation, Discussion, and Possible Action on a Resolution Authorizing the Execution of a Professional Services Contract with Pettit & Ayala Consulting for the Creation of Seguin Tax Increment Reinvestment Zone (TIRZ) No. 2 – Josh Schneuker & Alora Wachholz.
8. Presentation and Discussion on the basics of Tax Increment Reinvestment Zones (TIRZ) by Pettit & Ayala Consulting – Josh Schneuker & Alora Wachholz.
9. Presentation and Discussion on the Draft Final Report for the SEDC's Industrial Real Estate Feasibility Study – Alora Wachholz.
10. Presentation, Discussion, and Possible Action on a Resolution Approving the Fiscal Year 2026 SEDC Budget – Josh Schneuker.

11. Presentation and Discussion on the SEDC Monthly Staff Report – Josh Schneuker.

Lead Generation and Marketing Activities Update

Business Retention & Expansion (BRE) and Workforce Development Activities Update

Infrastructure Projects Update

Staff Professional Development Update

SEDC Quarterly Key Performance Indicators & CEDS Progress Status Update

12. Closed Session: The Seguin Economic Development Corporation Board of Directors will meet in Closed Session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

Section 551.072 – Deliberation Regarding Real Property: to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

TSTC Future Campus Project

Section 551.087 – Deliberation Regarding Economic Development Negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (2) to deliberate the offer of a financial or other incentive to a business prospect.

Project Vaquero

Project Vast

13. Reconvene into Open Session.
14. Possible Discussion and Action Related to TSTC Future Campus Project, Project Vast, and/or Project Vaquero – Josh Schneuker.
15. Adjournment.

CERTIFICATE

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on Monday, August 4, 2025, at or before 12:00 p.m. ↯ Said place is readily accessible to the general public at all times.

Seguin Economic Development Corporation

Josh Schneuker, Executive Director

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodation and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.