



ECONOMIC DEVELOPMENT CORPORATION

To: Donna Dodgen, Mayor
Chair of TIRZ #3 Board of Directors

CC: Steve Parker, City Manager
Mark Kennedy, City Attorney

From: Josh Schneuker
Director of Economic Development | SEDC Executive Director

Date: 11-04-2025

Subject: Resolution of the TIRZ #3 Board, Approving Tax Increment
Reinvestment Zone Number 3 Project and Financing Plan

Overview

On October 21, 2025, the City Council of the City of Seguin approved Ordinance No. 2025-058, establishing Tax Increment Reinvestment Zone Number Three (TIRZ #3) within the Seguin City limits. Included in this ordinance was the establishment of a Board of Directors, made up of the members of the Seguin City Council and representatives from any additional participating entities, with the Mayor serving as board Chair. This Board would act as recommending body for all TIRZ #3 administration activities to the City Council, who will retain ultimate authority to vote on Board considerations.

One of the key requirements in the creation of a tax increment reinvestment zone, under Chapter 311.011(a) of the Texas Tax Code, is that a Project and Financing Plan be approved. This plan identifies specific improvements that the TIRZ fund anticipates supporting, while also providing certain details on how these improvements will be paid for. Although a Project and Financing Plan can be adjusted throughout the term of a TIRZ, approval of such a plan at the outset of its creation ensures that the intention behind the increment capture within a zone is authorized by the Texas Tax Code.

Included within the creation Ordinance for TIRZ #3, (Ordinance No. 2025-058), was a preliminary Project and Financing Plan, which has now subsequently become the Project and Financing Plan up for consideration before the TIRZ #3 Board of Directors today.

Should the TIRZ #3 Board of Directors choose to approve the Resolution authorizing and accepting the presented Project and Financing Plan for the Zone, a subsequent recommendation to City Council will follow to legally authorize the same Plan via Ordinance 2025-____.

Fiscal Impact

None

Staff Recommendation

Staff recommends approval of the Resolution, and resulting recommendation to Council, approving and authorizing the Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, City of Seguin, Texas.

Attachments

1. TIRZ Board #3 Resolution _____
2. City Council Ordinance 2025-_____