



ECONOMIC DEVELOPMENT CORPORATION

To: Donna Dodgen, Mayor
Seguin City Council

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

From: Alora Wachholz
Director of Economic Development | SEDC Executive Director

Date: 02-03-2026

Subject: Resolution Authorizing City Manager to Approve a First Amendment to Term Sheet Between City of Seguin and GFNT, LLC "The Nolte Project"

Overview

City Council authorized Resolution 2025R-212 on October 6, 2025, authorizing the City Manager to execute a non-binding term sheet with GFNT, LLC, for the proposed redevelopment of The Nolte Project. In the Term Sheet, a Feasibility Period was outlined by which the Developer and City agreed to enter into until February 13, 2026, unless extended by written agreement. This Feasibility Period is marked by certain objectives to be completed, which will assist the Developer in better understanding the details, scope, and financial commitments required of the project, as well as potential City partnership opportunities.

One of the listed items to be completed in this Term Sheet Feasibility Period, included an update of the City's existing Hotel Market Study that had been conducted by CSL International in 2023. With this update, it was assumed more detailed financial considerations for the hospitality component of the project could be understood; however, upon reaching out to CSL for the update, it was realized that they could not just update the former study, but would need to undertake a new study that would look specifically at a boutique hotel development in Downtown Seguin. The 2023 study had been focused on the potential of a large hotel and convention center project outside of the city center; therefore, its findings would considerably skew those needed by The Nolte Project development team.

Because of the need to undertake a new study, the feasibility process for GFNT, LLC was delayed and they have requested a written amendment to the Term Sheet which would give them until April 10, 2026, or sooner, to complete their feasibility review. Considering the importance of the project and the expectation by all parties for quality information to direct this partnership, both City Staff and project consultant TBA Douglas agree that an extension is merited.

Fiscal Impact

None

Staff Recommendation

Staff requests that the Seguin City Council consider and approve a Resolution Authorizing the City Manager to Execute a First Amendment to the Term Sheet between the City of Seguin and GFNT, LLC.

Attachments

1. Resolution Authorizing City Manager to Execute First Amendment to the Term Sheet Between the City of Seguin and GFNT, LLC
2. First Amendment to the Term Sheet Between the City of Seguin and GFNT, LLC
3. EXECUTED Resolution 2025R-212 & Original Term Sheet