



**ECONOMIC  
DEVELOPMENT  
CORPORATION**

## **MEMORANDUM**

**To:** Mayor Donna Dodgen  
Seguin City Council

**CC:** Steve Parker, City Manager  
Andy Quittner, City Attorney

**From:** Josh Schneuker, Director of Economic Development / SEDC Executive Director

**Date:** 05/31/2022

**Subject:** Ground Lease Agreement – City of Seguin & Seguin Media Group

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### **Background Information**

On May 3, 2022, the Seguin City Council Approved a Tax Abatement Agreement and an SEDC Performance Agreement Yukon Venture Partners (the “Developer”). The Developer is proposing the construction of a cold storage warehouse facility in Seguin, Texas (the “Facility”). The proposed development is to be built on a 15.8-acre tract of land (“Subject Property”) located at the northwest corner of Lawson Street and US Hwy 90 (Kingsbury Street). The Facility will be at least 150,000 square feet. The minimum total capital investment for Project Denali is anticipated to be at least \$30,000,000. The subject property is comprised of two tracts of land, one of which is owned by Seguin Media Group LTD (aka “KWED”). Located on the Seguin Media Group Property is a radio tower which needs to be relocated as a component of this project.

In order to facilitate the development of the cold storage warehouse facility on the Subject Property, the City of Seguin worked with Seguin Media Group to identify land options to relocate the radio tower. The property identified for the relocation of the radio tower is City owned property located on Stagecoach Road. The City and Seguin Media Group have agreed to a proposed ground lease agreement for approximately 8.049 acres on the City’s Stagecoach Road Property. The lease will allow for the construction and operation of a radio transmission tower, service road, parking and along with other necessary operational equipment and building. Seguin Media Group may also rent space on the tower to other entities as long as said tower’s primary use is that of transmission of radio signals for Seguin Media Group and its radio station. The term of the lease agreement is 100-years, beginning July 1, 2022, and ending June 30, 2121. Seguin Media Group will pay the City, as consideration, an Annual Fee of \$100.00 for the for the Stagecoach Road Landfill outlined above. Payment will be due to the City Finance Department on the first business day of October during the term of the Lease.

### **Staff Recommendation**

Staff recommends approval of the Resolution authorizing the City Manager to execute a Ground Lease Agreement between the City of Seguin and Seguin Media Group, LTD.

### **Attachments**

1. Ground Lease Agreement
2. Survey and Metes/Bound Description