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THE FUTURE OF TSTC IN SEGUIN, GUADALUPE
COUNTY AND THE SOUTH-CENTRAL TEXAS REGION

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Why TSTC?

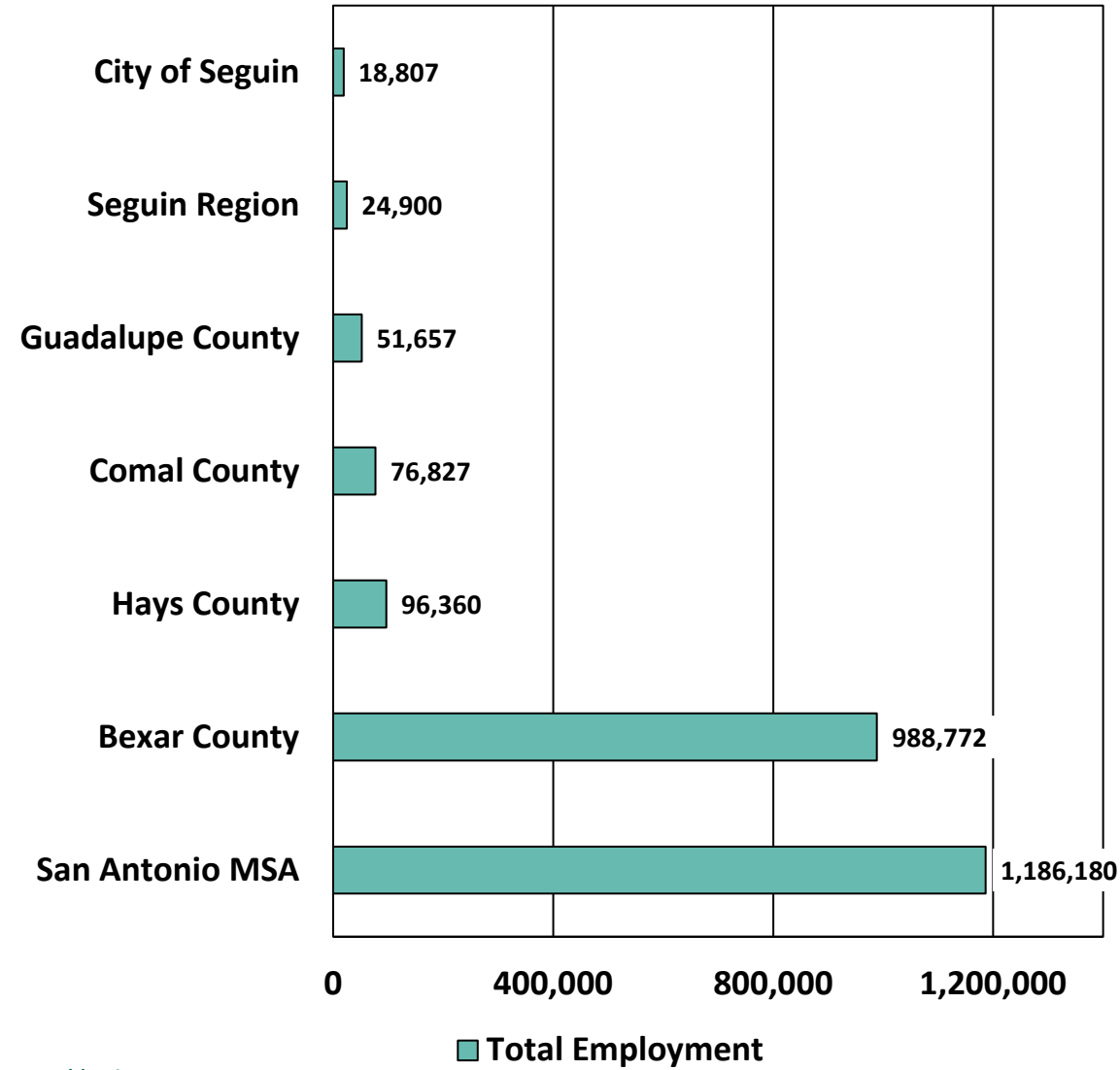
About Texas State Technical College

- Accredited Public Technical College with 10 Campuses Across Texas.
- Top College in Texas for Workforce Training
- Nation's Top Producer of Engineering Related AAS Degrees
- TSTC Funding Model is Unique
- Funded Solely by Student Employment Outcomes

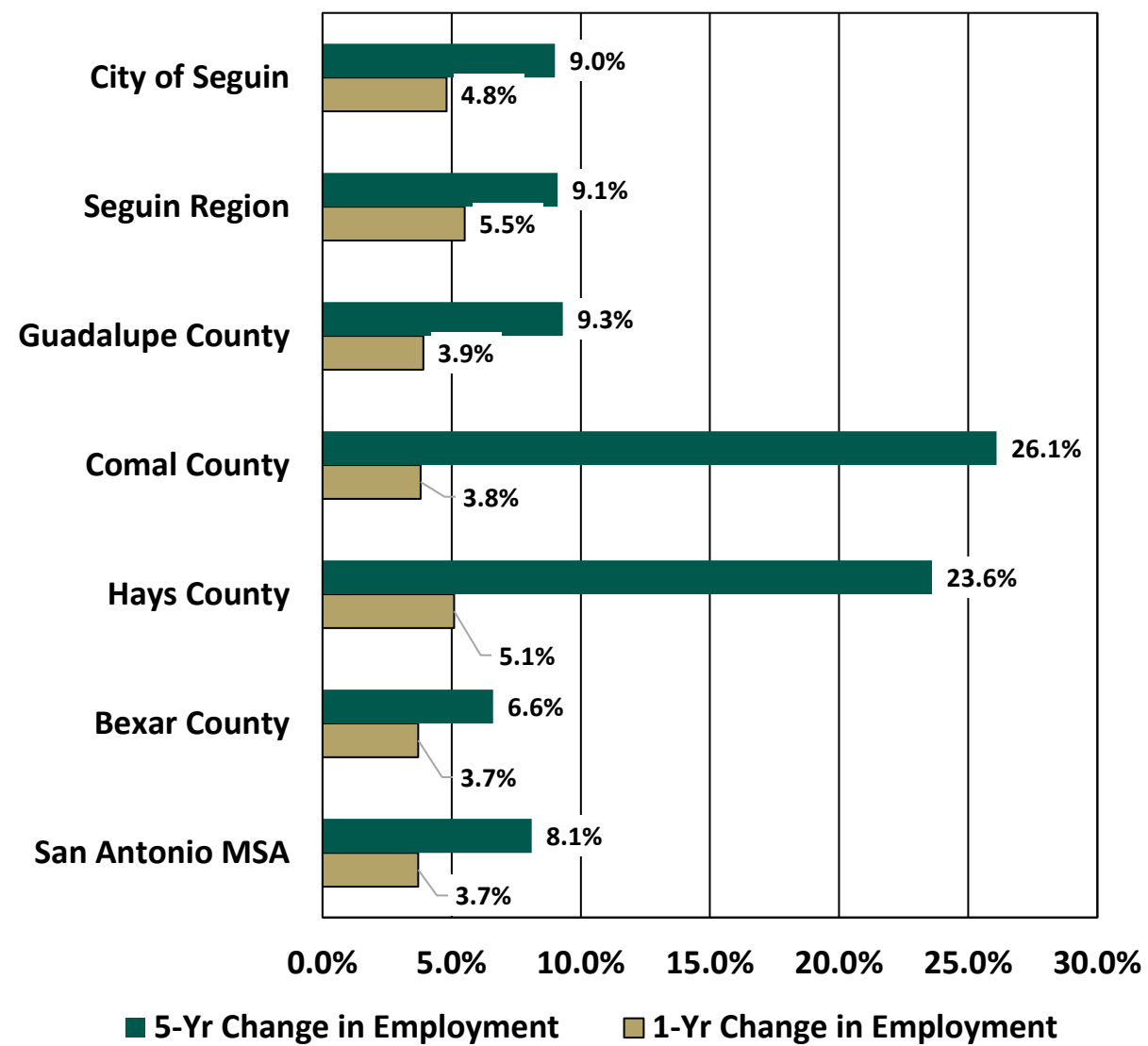


Growing Employment Opportunities

Total Employment

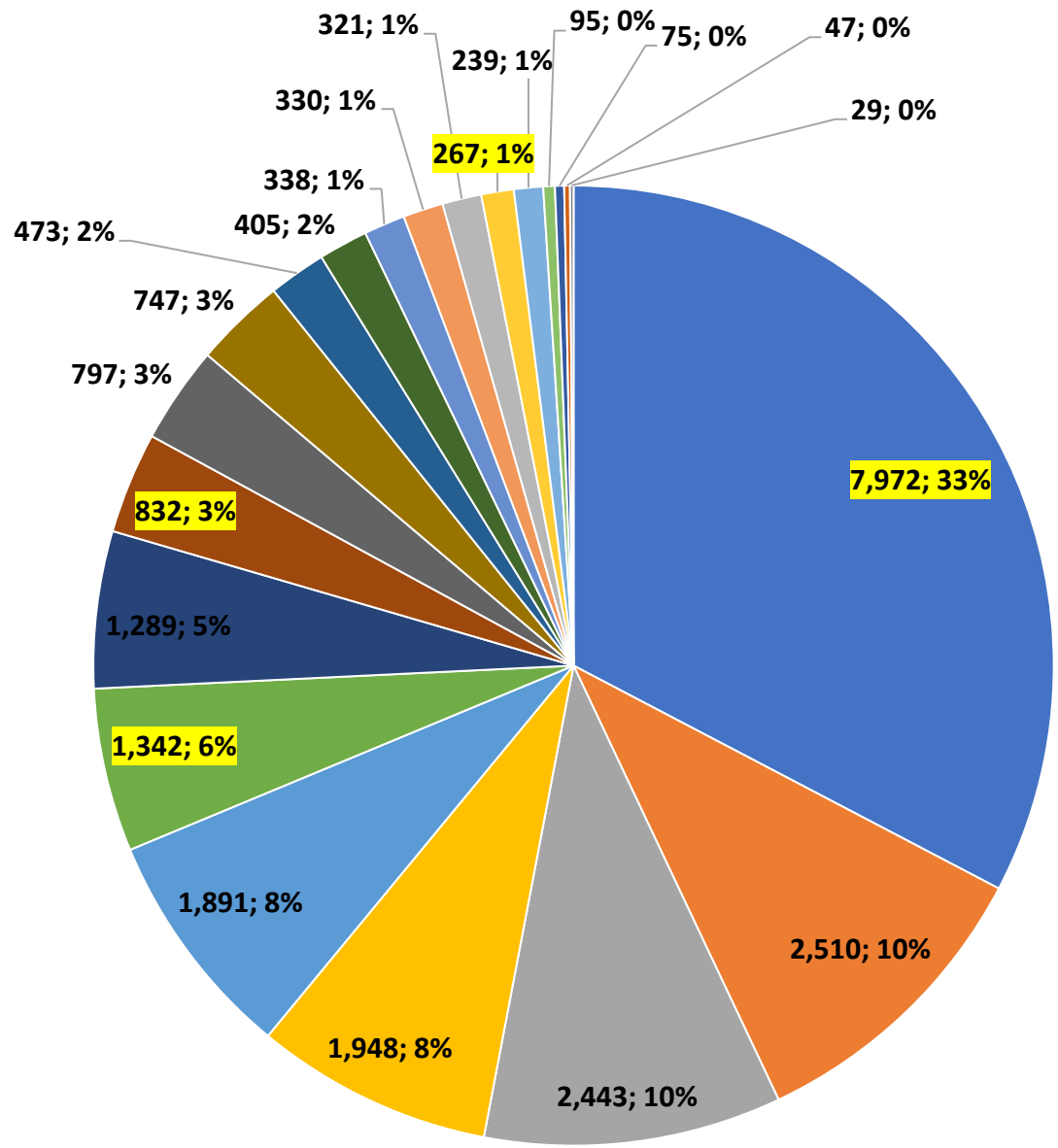


% Change in Total Employment



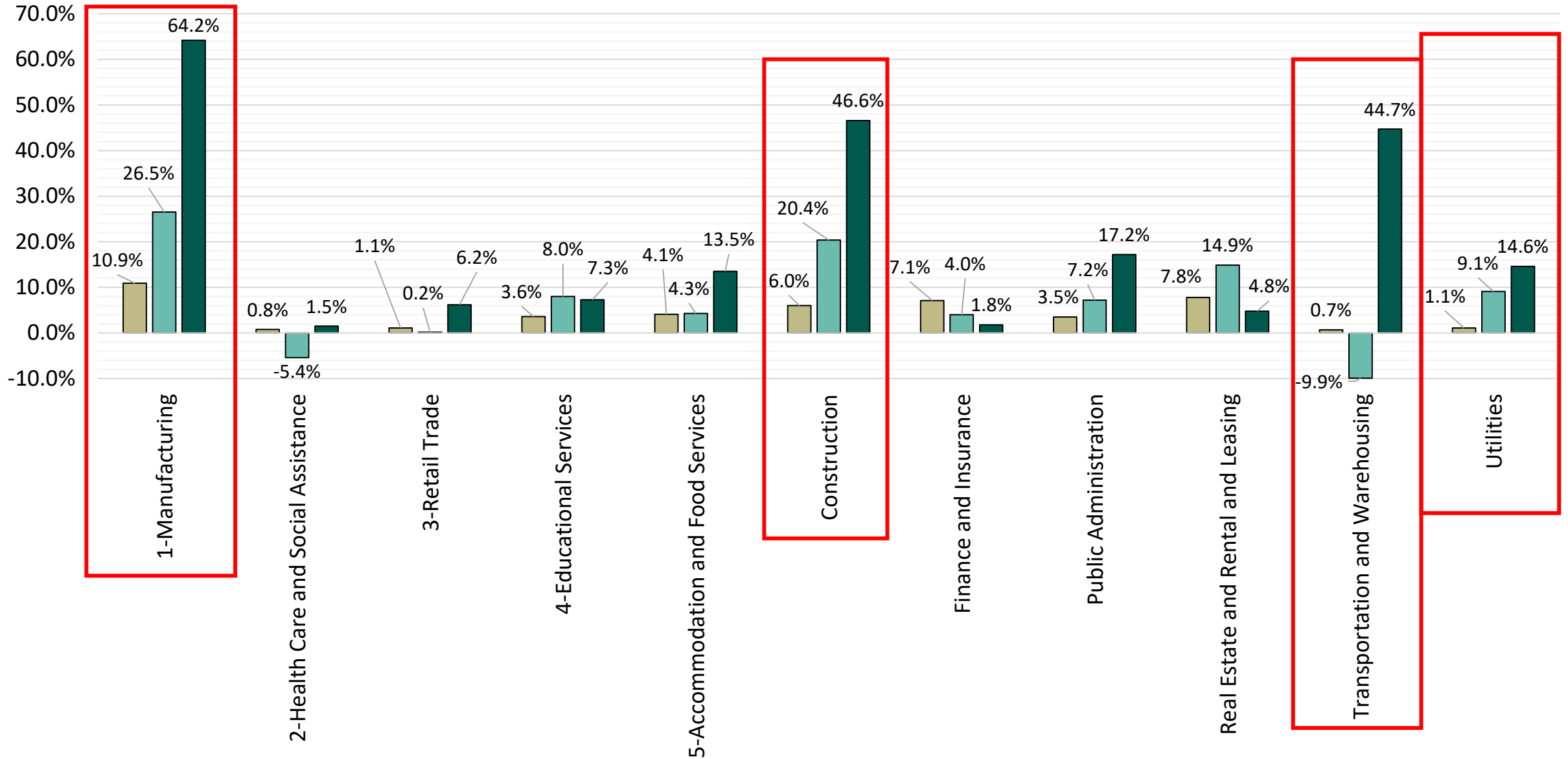
Source(s): JobsEQ, US BLS
Data as of 2022 Q3

Strong Industry Concentration – Seguin Region



- Manufacturing**
- Health Care and Social Assistance
- Retail Trade
- Educational Services
- Accommodation and Food Services
- Construction**
- Administrative and Support and Waste Management and Remediation Services
- Transportation and Warehousing**
- Public Administration
- Other Services (except Public Administration)
- Professional, Scientific, and Technical Services
- Wholesale Trade
- Real Estate and Rental and Leasing
- Agriculture, Forestry, Fishing and Hunting
- Finance and Insurance
- Utilities**
- Arts, Entertainment, and Recreation
- Management of Companies and Enterprises
- Information
- Mining, Quarrying, and Oil and Gas Extraction
- Unclassified

Growth in Critical Industry Sectors – Seguin Region



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TSTC's Future in Seguin, Guadalupe County and the
South-Central Texas Region

History of Workforce Development & Higher Education Initiatives in Seguin/NB

2004 to 2016

- CTTC Phase 1 Opens (2004)
 - Partners: City of New Braunfels, City of Seguin, Guadalupe County, NB ISD, SISD, CISD, AACOG, LCRA, NBU, US EDA, NB CoC.
- CTTC Educational Partner: Alamo Colleges
- High School STEM Programming Partner: Alamo Academies

2016 to 2020

- CTTC Expands Footprint, Phase 2 Opens (2016)
 - Partners: City of New Braunfels, City of Seguin, SEDC, NBEDC, Guadalupe County, NB ISD, SISD, CISD, AACOG, LCRA, NBU, US EDA, NB CoC.
- Challenges with Alamo Academies (2017)
- Challenges with Alamo Colleges (2018)
 - Leadership Changes, Lack of Lease Agreement, Maintenance Responsibilities, etc.

2020 to Today

- COVID Challenges
- Exploration of Establishing FAME Begins (2020)
- FAME Chapter Established; Right of First Refusal Legislation is Leveraged (2021/2022)
- TSTC Selected as FAME Educational Provider (2022)
- Lease Agreement Established – CoNB, TSTC, Alamo Colleges (2022)
- HB 4997 Passed (2023)
- Building A Tenant: TSTC | Building B Tenant: Alamo Colleges (2023)
- FAME Lone Star Chapter Inaugural Cohort Starts Classes (Today)

House Bill 4997

- Service area jurisdiction rules previously prevented TSTC from providing their programming without the established district community college first declining to serve as the educational provider.
- Authored by Kuempel & Issac. Sponsored by Campbell
- Passed 6/11/23. Signed by Governor & Effective Immediately
- Allows TSTC to operate by right in Comal and Guadalupe counties.
- Gives TSTC flexibility to immediately bring in new programs without going through the process of offering right of first refusal each time.
- With passage of HB 4997, TSTC now has the authority to build a campus or campuses in Comal and/or Guadalupe Counties.



Texas State Technical College to operate in Guadalupe, Comal Counties

Seguin, TX, USA / Seguin Today

Cindy Aguirre

Jun 16, 2023 | 12:00 AM



Proposed Seguin/NB TSTC Campus Details

- **Location:** Seguin or New Braunfels
- **Land Requirement:** 80 to 100 acres
- Anticipated to be 1/3 smaller than Fort Bend Campus
- **Project Cost:** \$100 Million*
- **Potential Educational Programs:** Welding, Industrial Systems, Robotics & Industrial Controls Technology, Electrical Power & Controls, Machining, HVAC Technology, Line Worker Technology, Diesel Technology
- Earliest Campus Construction would start is 2026/27. Timeline dependent on meeting fundraising goals.

Seguin/New Braunfels Game Plan

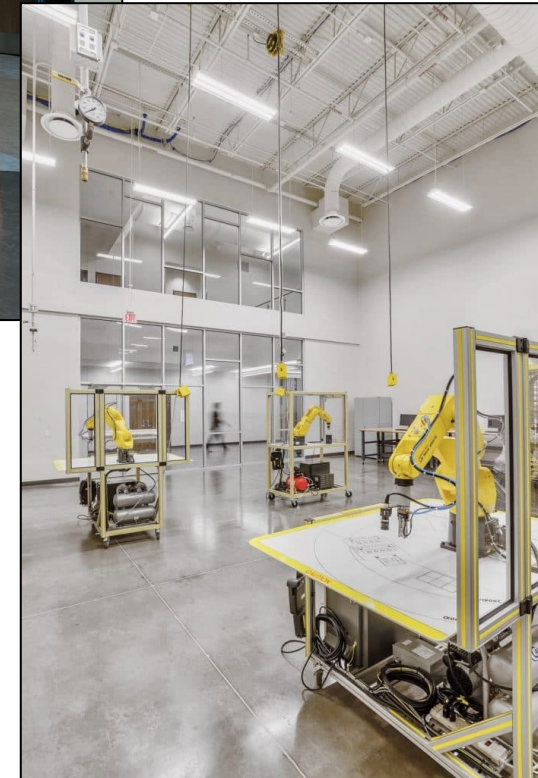
- Establish “Task Forces” in each of our respective communities
- Community Task Forces will:
 - Evaluate real estate opportunities in Seguin/New Braunfels that could a fit for a potential TSTC Campus
 - Prioritize real estate opportunities based upon metrics such as population density, proximity to employers that align with the educational programs TSTC offers, accessibility, visibility, access to adequate infrastructure, etc.
 - Develop value propositions that highlight why these real estate opportunities that are an ideal location for a new TSTC campus
 - Identify fundraising targets and other mechanisms to help fund the construction of a new TSTC Campus

The “Playbook” – TSTC Fort Bend County

- TSTC’s Newest Campus
- 80+ Acres on I-69 in Rosenberg, TX
- **Existing Facilities:**
 - Industrial Technology Center – 120,000 SF
 - Brazos Center – 57,000 SF
 - Faraday Center (Telsa) – 6,000 SF
- **Top Industries & Programs:** Engineering/Manufacturing, Transportation, Construction/Maintenance, Computer & IT, Environmental & Safety
- **Funding Partners helped raise more than \$40 MM for the Project:** Cities of Richmond and Rosenberg, Richmond EDC, Rosenberg EDC, the George and Henderson-Wessendorf Foundations, Fort Bend County, Fort Bend County Business Community



TSTC Fort Bend Campus



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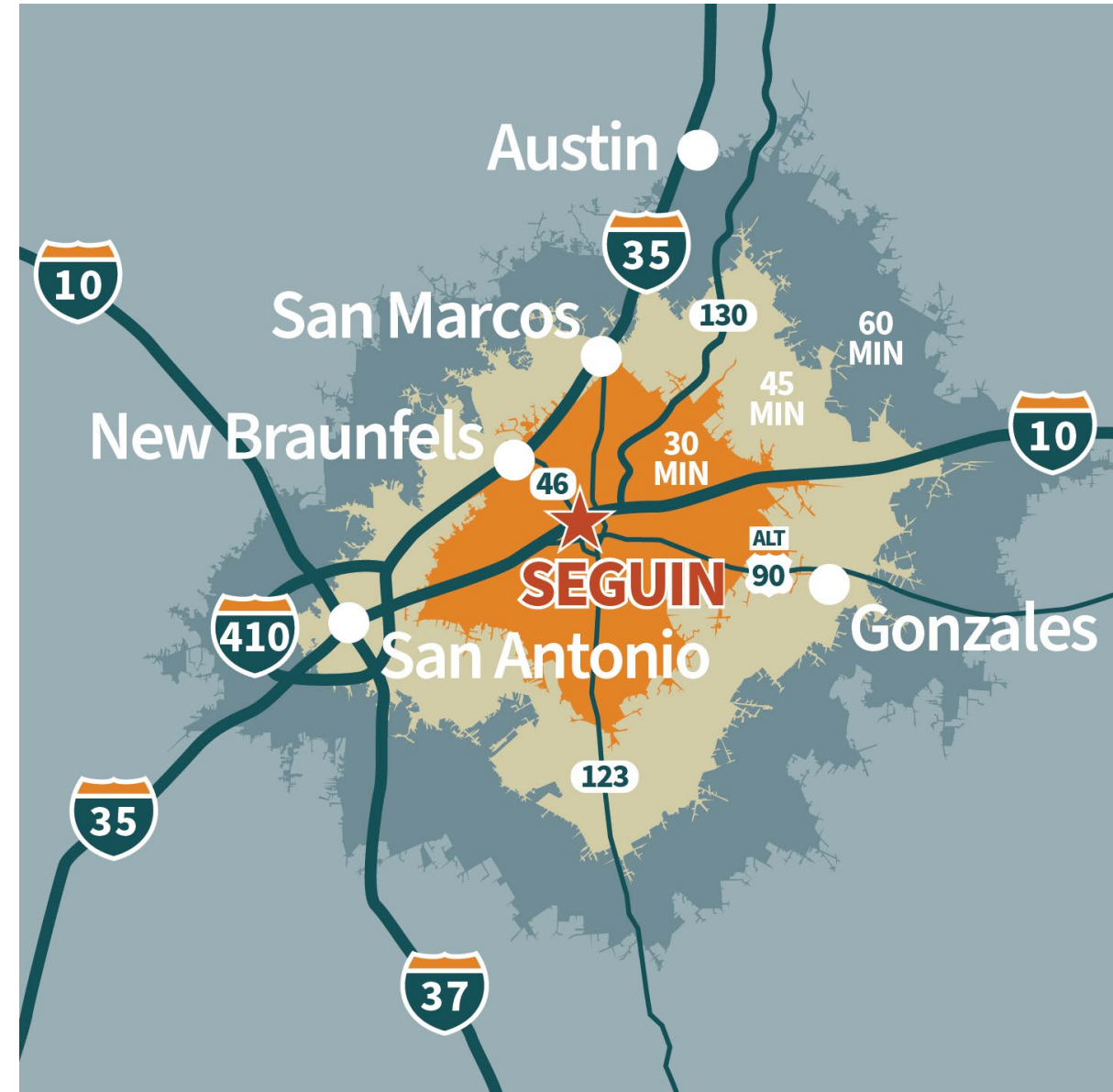
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Site Selection

TSTC Site Requirements

- 80 to 100 Acres
- Located on a major thoroughfare
- Easily accessible
- Good visibility
- Proximity to business and industry TSTC serves
- Proximity to high growth population centers
- Located on a major thoroughfare



TSTC Real Estate Focus Areas

- **I-35, I-10, SH 46, SH 123 Corridors**
- **Total 45 Min Population:** 1.5 MM to 2.7 MM
- **% of Population 18+:** 70% to 80%
- **Employed Labor Force Population:** 1.1 MM to 1.5 MM
- **Key Industry Employment:**
 - Manufacturing: 64k+
 - Construction: 87k+
 - Utilities: 7.5k+
 - Transportation/Warehousing: 62k+

Site between Seguin and New Braunfels would be ideal (SH 46/SH 123)



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Fundraising Opportunities & Funding Ideas

Fundraising Opportunities & Funding Ideas

- TSTC Funding Model places new campus funding responsibility solely on the shoulders of Seguin, New Braunfels, Comal and Guadalupe Counties, Business Community, Philanthropic Organizations, etc.
- **Fundraising Goal:** \$100,000,000.00*
- Once facility is built and operational, TSTC and the State of Texas assume all future operational costs. This is a one-time financial commitment from the local area.
- **Who Can We Target?**
 - Philanthropic Organizations – Local, Regional, Statewide, National
 - EDC's – Seguin & New Braunfels
 - Governmental Entities
 - Business Community & Corporate Foundations
 - Community At Large

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Project Timeline

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- **August 28, 2023:** Individual Community Task Force Meetings Held
- **September 19, 2023:** Joint Seguin & New Braunfels Task Force Meeting
- **September 2023:** Individual Community Task Force Reconvenes
- **October 2023:** Joint Seguin & New Braunfels Task Force Reconvenes
- **October/November 2023:** Present Short-Listed Sites to TSTC for Evaluation
- **Future Ongoing Tasks:**
 - Identifying Fundraising Opportunities & Targets, Identifying Other Funding Options, Developing Value Propositions.
 - Begin meeting with Fundraising Targets
 - Begin meeting with Property Owners (timing subject to TSTC feedback)
 - Individual and Joint Task Force Meetings As Needed

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Questions? | Comments?