

STATE OF TEXAS

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE TAX ABATEMENT AGREEMENT BETWEEN THE CITY OF SEGUIN AND MARUICHI STAINLESS TUBE TEXAS CORPORATION; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, on October 18, 2022, the City of Seguin (the "City") entered into a Tax Abatement Agreement (the "Agreement") with Maruichi Stainless Tube Texas Corporation ("Maruichi") to support the construction and operation of a new stainless-steel tube manufacturing facility in Seguin; and

**WHEREAS**, Maruichi has successfully satisfied its capital investment obligation, completing an approximately \$55 million project, which has been verified under the associated Economic Development Performance Agreement; and

**WHEREAS**, due to significant, industry-wide delays experienced by key customers in the semiconductor industry, Maruichi has faced production ramp-up and hiring delays that were outside of the Company's reasonable control; and

**WHEREAS**, actual appraisals performed by the Guadalupe Appraisal District have determined that the original taxable value thresholds in the Agreement—based on early-stage estimates—were higher than the actual values placed on the tax rolls due to depreciation schedules, asset classification, and appraisal methodology; and

**WHEREAS**, Maruichi has requested, and City Staff recommends, a Second Amendment to the Agreement to align the performance criteria with a realistic, phased hiring plan and appraisal-supported taxable values, while maintaining the long-term payroll benefit to the community; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:**

**Part 1.** The City Council hereby authorizes execution of the Second Amendment to the Tax Abatement Agreement between the City of Seguin and Maruichi Stainless Tube Texas Corporation, substantially in the form presented to the City Council.

**Part 2.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED this 16<sup>th</sup> day of December, 2025.**

\_\_\_\_\_  
Donna Dodgen  
Mayor

**ATTEST:** \_\_\_\_\_  
Kristin Mueller  
City Secretary