



To: Donna Dodgen, Mayor
Seguin City Council

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

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

Date: November 4, 2025

Subject: Consideration and approval of a Resolution authorizing the City Manager to execute a Chapter 380 Economic Development Agreement between the City of Seguin and Curt Manufacturing, LLC.

Background

Curt Manufacturing, LLC ("Curt"), a Delaware limited liability company, plans to lease and operate a new manufacturing facility within the Ackerman Seguin Industrial Park. The project involves the construction of an approximately 403,000 square foot build-to-suit manufacturing facility by Baltisse-Ackerman Seguin, LLLP ("Developer") on Lot 2 of the Ackerman Seguin Subdivision, as recorded in the Official Public Records of Guadalupe County, Texas.

Curt intends to utilize the facility for the production of aftermarket automotive parts to supply its customers throughout the United States. The project represents a total anticipated capital investment of approximately \$80 million, which includes an estimated \$60 million investment by the Developer in site and building improvements, and a minimum \$20 million investment by Curt in fixtures, machinery, and equipment.

Under the terms of the Chapter 380 Economic Development Agreement ("Agreement"), Curt has committed to creating and maintaining a minimum of 320 full-time equivalent employees with a total annualized payroll of at least \$20 million by December 31, 2029. The Agreement also requires Curt to obtain a Certificate of Occupancy no later than December 31, 2026, and to achieve its job creation and payroll benchmarks according to the schedule established in Article IV of the Agreement.

In return for these commitments, the City will provide Curt with a 10-year property tax rebate incentive with a total value not to exceed \$2,500,000. Incentive payments will be calculated as a percentage of property taxes paid on real and personal property improvements associated with the Project and will decline over the term of the Agreement according to the following schedule:

- Years 1–2: 80% rebate
- Years 3–4: 75% rebate
- Year 5: 50% rebate
- Year 6: 40% rebate
- Year 7: 30% rebate
- Year 8: 20% rebate
- Years 9–10: 10% rebate

All payments are performance-based and contingent upon Curt's continued compliance with the investment, job creation, and payroll thresholds outlined in the Agreement.

Action Requested

Adopt a Resolution approving a Chapter 380 Economic Development Agreement between the City of Seguin and Curt Manufacturing, LLC, and authorizing the City Manager to execute said Agreement.

Fiscal Impact

The Agreement provides for a property tax rebate incentive not to exceed \$2,500,000 over a ten-year period, paid exclusively from property tax revenues generated by the Project. The incentive will be funded through the City's General Fund and will be performance-based, meaning payments will only be made after the City receives property tax revenue from the Project and Curt verifies annual compliance with the Agreement's performance benchmarks.

The project is expected to generate significant new taxable value for the City, enhance the City's industrial base, and create hundreds of high-quality manufacturing jobs for area residents.

Staff Recommendation

Staff recommends approval of a Resolution approving a Chapter 380 Economic Development Agreement between the City of Seguin and Curt Manufacturing, LLC, and authorizing the City Manager to execute said Agreement.

Attachments

1. City Council Resolution
2. Chapter 380 Economic Development Agreement between the City of Seguin and Curt Manufacturing, LLC