



ECONOMIC DEVELOPMENT CORPORATION

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: 11-18-2025

Subject: Ordinance Approving Tax Increment Reinvestment Zone Number 1 Project and Financing Plan

Overview

On August 20, 2024, the City Council of the City of Seguin approved Ordinance No. 2024-037, establishing Tax Increment Reinvestment Zone Number One (TIRZ #1) within the Seguin City limits. On September 30, 2024, the Council appointed five citizen members to serve as the Board of Directors via Resolution 2024R-213 and in a subsequent Resolution approved on November 4, 2025, Councilperson Jason Biesenbach was named Chairperson of the TIRZ #1 Board. This Board will act as recommending body for all TIRZ #1 administration activities to the City Council, who will retain ultimate approval authority.

One of the key requirements in the creation of a tax increment reinvestment zone, under Chapter 311.011(a) of the Texas Tax Code, is that a Project and Financing Plan be approved. This plan identifies specific improvements that the TIRZ fund anticipates supporting, while also providing certain details on how these improvements will be paid for. Although a Project and Financing Plan can be adjusted throughout the term of a TIRZ, approval of such a plan at the outset of its creation ensures that the intention behind the increment capture within a zone is authorized by the Texas Tax Code.

Included within the creation Ordinance for TIRZ #1, (Ordinance No. 2024-037), was a preliminary Project and Financing Plan, which has now subsequently become the final Project and Financing Plan up for consideration before the TIRZ #1 Board of Directors today.

At the TIRZ #1 Board of Directors' inaugural meeting, held November 12, 2025, the Board voted to approve a Resolution authorizing and accepting the presented Project and Financing Plan for the Zone. Now, having been recommended to the City Council via acceptance of this Resolution, an Ordinance approving the TIRZ #1 Project and Financing Plan (Ordinance No. 2025-____) is presented for action.

Fiscal Impact

None

Staff Recommendation

Staff recommends approval of the Ordinance approving and authorizing the Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Seguin, Texas.

Attachments

1. TIRZ Board #1 Project and Financing Plan Resolution
2. City Council Ordinance 2025-____