

CITY OF SEGUIN

RESOLUTION NO. _____

STATE OF TEXAS

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE A PROPERTY
CONVEYANCE DEVELOPMENT AGREEMENT (PCDA) BETWEEN THE
CITY OF SEGUIN AND GFNT-SEGUIN, LLC, FOR THE PROPOSED
REDEVELOPMENT OF THE NOLTE PROJECT**

WHEREAS, on July 16, 2025, the City of Seguin ("City") entered into an Exclusive Negotiating Agreement ("ENA") with GFNT, LLC, now GFNT-Seguin, LLC ("Developer"), to establish a period of good faith negotiations toward acceptable business terms for the redevelopment of the Nolte Building located at 101 East Nolte Street, Seguin, Texas; and

WHEREAS, on October 6, 2025, the City Council approved Resolution 2025R-212, which approved a non-binding Term Sheet between the City of Seguin and Developer for the proposed project and authorized the City Manager to execute said Term Sheet; and

WHEREAS, the culmination of the Term Sheet was an executed Property Conveyance Development Agreement (PCDA) which would legally bind the City and Developer to such terms and conditions related to project development that could then result in a Purchase and Sale Agreement (PSA); and

WHEREAS, the drafted PCDA is now prepared and ready for consideration by Council;

NOW THEREFORE, BE IT RESOLVED by the City Council of Seguin, Texas:

SECTION 1. The City Council authorizes the City Manager to execute the Property Conveyance Development Agreement (PCDA) with GFNT-Seguin, LLC, on behalf of the City.

SECTION 2. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 16th day of June, 2026.

**DONNA DODGEN
MAYOR**

ATTEST:

**KRISTIN MUELLER
CITY SECRETARY**