



**ECONOMIC
DEVELOPMENT
CORPORATION**

MEMORANDUM

To: Mayor Donna Dodgen
Seguin City Council

CC: Steve Parker, City Manager
Sam Aguirre, City Attorney

From: Josh Schneuker, Director of Economic Development / SEDC Executive Director

Date: 01/23/2023

Subject: GVEC Easement for KWED Radio Tower

Background Information

The City of Seguin and the Seguin Economic Development Corporation have been working with Yukon Ventures, a cold storage facilities developer, on a proposed development here in Seguin. Yukon Ventures is proposing the construction of a new cold storage warehouse facility on a 15.8-acre tract of land located at the northwest corner of Lawson Street and US Hwy 90 (Kingsbury Street). Yukon Ventures recently closed in the purchase of the 15-acre site which was previously comprised of two tracts of land, one of which was owned by Seguin Media Group LTD (aka "KWED"). Located on the former Seguin Media Group tract of land is the KWED radio tower which needs to be relocated as a component of Yukon Venture's proposed development.

In order to facilitate the development of the cold storage warehouse facility, the Economic Development Staff worked with Seguin Media Group to identify land options to relocate the radio tower. The property identified for the relocation of the radio tower was the City owned property located on Stagecoach Road. On June 7, 2022, the Seguin City Council approved Resolution 2022R-088, authorizing a ground lease agreement between the City of Seguin and Seguin Media Group for approximately 8.049 acres on the City's Stagecoach Road Property. The lease allows for the construction and operation of a radio transmission tower, service road, parking and along with other necessary operational equipment and building. Seguin Media Group may also rent space on the tower to other entities as long as said tower's primary use is that of transmission of radio signals for Seguin Media Group and its radio station. The term of the lease agreement is 99-years, beginning July 1, 2022, and ending June 30, 2121.

Need for GVEC Easement

Construction for the radio tower relocation project is set to begin imminently. As a component of the project, dedication of an electrical easement for GVEC is necessary so that power can be run to the site for the radio tower.

Staff Recommendation

Staff recommends approval of the Resolution authorizing the dedication of an easement to GVEC.