



**ECONOMIC
DEVELOPMENT
CORPORATION**

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May 2, 2024 SEDC Board of Directors Meeting Minutes

The Board of Directors of the Seguin Economic Development Corporation (SEDC) held a regular meeting on **Monday, May 2, 2024, at 12:00 P.M.** at the **Seguin City Council Chambers**, located at 210 E. Gonzales Street, Seguin, Texas 78155. This meeting was open to the public and subject to the open meeting laws of the State of Texas.

Agenda and Meeting Minutes

1. Call to Order.

Carlos Moreno called the meeting to order at 12:01 pm

Board Members Present: Carlos Moreno, Don Keil, Elaine Bennett, Drew Engelke, Robert Meservey.

Others: Josh Schneuker, Jessica Dersen, Alora Wachholz, Mayor Donna Dodgen, Allison Bastian Rodriguez.

2. Pledge of Allegiance.
3. Roll Call.
4. Public Comments.
5. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on March 7, 2024 – Carlos Moreno.

Director Don Keil made a motion to approve the minutes of the SEDC Regular Meeting held on March 7, 2024. Director Robert Meservey seconded the motion. The motion carried unanimously.

6. Presentation and approval of the SEDC Financial Report as of February 29, 2024 – Susan Caddell.

Director Elaine Bennett made a motion to approve the minutes of the SEDC Financial Report as of February 29, 2024. Director Robert Meservey seconded the motion. The motion carried unanimously.

7. Presentation and discussion on the proposed Seguin Industrial Real Estate Feasibility Study – Alora Wachholz.

Josh Schneuker introduced Alora Wachholz, the new Deputy Director of Economic Development to present on the proposed Seguin Industrial Real Estate Feasibility Study. Alora presented on the

proposed study which will focus on potential industrial real estate opportunities on the east side of Seguin, specifically along the I-10 and SH 130 corridors. Alora highlighted the fact that this study aligns with the SEDC Strategic Plan and is a proactive initiative to ensure that we continue to grow our inventory of shovel ready industrial sites. There is currently a mega site feasibility study off the IH 10 corridor. There is a need to proactively activate sites for future development. Staff are soliciting proposals from local and regional engineering firms for this study. A huge component of this study will be to identify tracts of land potentially suitable for future industrial development, as well as developing a game plan to expand infrastructure and utilities capable of supporting future industrial development. Staff plans to bring the item back to the Board in July for possible action.

No action was taken by the Board on this item.

8. Presentation on Seguin Economic Development Corporation Monthly Staff Report – Josh Schneuker.
- **Marketing and Recruitment Report:** Targeted Industry Recruitment Update, Retail Recruitment Update, Lead Generation and Marketing Activities Update.
 - **Business Retention & Expansion (BRE) Program Report:** BRE KPI Report, BRE Activities Update, Workforce Development Projects Update.
 - **Active Projects Report:** Comprehensive Economic Development Strategy (CEDS) Update, Active Incentive Agreements Update, New Business/Development Projects Update, Business Expansion Projects Update, Active Infrastructure Projects Update, Active Retail Projects Update.
 - **Economic Indicators Report:** City of Seguin Permit Data Update, Labor Market Information Update.

Josh Schneuker presented the Monthly Staff Report to the SEDC Board. Items covered included:

- *Attending the 2024 Site Selectors Guild Annual Conference in April;*
- *Participating in the Greater SATX Regional FAM Tour in April;*
- *Hosting the MFG Executives Roundtable in March;*
- *Preparations for the ICSC Trade Show in May; and,*
- *An update on the SEDC's CEDS first 90-day tasks, specifically the creation of industry focused workforce and talent collaboratives.*

9. **Closed Session:** The Seguin Economic Development Corporation Board of Directors will meet in Closed Session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

Section 551.087 – Deliberation Regarding Economic Development Negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (2) to deliberate the offer of a financial or other incentive to a business prospect.

- Project Jackpot
- Project DIY

Section 551.072 – Deliberation Regarding Real Property: to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- TSTC Future Campus Project

The SEDC Board of Directors convened into Closed Session at 12:26 PM.

10. Reconvene into Regular Session


The SEDC Board of Directors reconvened into Regular Session at 1:01 PM

11. Possible discussion and action related to Project Jackpot, Project DIY, and/or the TSTC Future Campus Project – Josh Schneuker.

No Action was taken.

12. Adjournment.

SEDC Board President Carlos Moreno adjourned the meeting at 1:02 PM

Signature:	
Name:	Robert Meservey
Position:	Secretary
Date:	06/13/2024