



**ECONOMIC
DEVELOPMENT
CORPORATION**

205 N. River Street, Seguin, Texas 78155
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NOTICE OF MEETING

The Board of Directors of the Seguin Economic Development Corporation (SEDC) held a regular meeting on **Thursday, June 13, 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 is subject to the open meeting laws of the State of Texas.

AGENDA

1. Call to Order.

Carlos Moreno called the meeting to order at 12:02 PM.

Board Members in attendance: Drew Engelke, Robert Meservey, Carlos Moreno, Don Keil, Elaine Bennett (online).

Others in attendance: Josh Schneuker, Susan Caddell, Ana Rodriguez, Alora Wachholz, and Jessica Dersen.

2. Pledge of Allegiance.
3. Roll Call.
4. Public Comments.

None.

5. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on May 2, 2024 – Carlos Moreno.

Director Don Keil made a motion to approve the minutes of the SEDC Regular Meeting held on May 2, 2024. Director Drew Engelke seconded the motion. The motion carried unanimously.

6. Presentation and approval of the SEDC Financial Report as of March 31, 2024 – Susan Caddell.

Director Robert Meservey motioned to approve the SEDC Financial Report and Director Don Keil seconded the motion. The motion was carried unanimously.

7. Presentation and approval of the SEDC Investment Report for the 2nd Quarter of Fiscal Year 2024 – Susan Caddell.

Director Robert Meservey motioned to approve the SEDC Investment Report and Director Drew Engelke seconded the motion. The motion was carried unanimously.

8. Presentation and discussion on the SEDC's Future Workforce Development Initiatives – Jessica Dersen.

Jessica Dersen, Industry and Workforce Development Manager, presented on recent labor market trends for Seguin and Guadalupe County. She is currently leading a workforce development strategy using the Talent Pipeline Management (TPM) model developed by U.S. Chamber of Commerce Foundation, that provides a structure to employer-led industry collaboratives. These industry collaboratives will kick off in the fall of this year and will include workforce development planning for high-demand, high-wage industries such as advanced manufacturing, construction/skilled trades, and healthcare.

No action was taken by the Board on this item.

9. 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.

Joshua Schneuker provided an overview of the June 2024 Staff Report. Items covered included:

- ***International Council of Shopping Centers (ICSC)***
- ***Recent Business Retention and Expansion Visits***
- ***Workforce Development Events***
- ***TX FAME Lone Star Updates***
- ***Spring Regional Job Fair Updates***

No action was taken by the Board on this item.

10. **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 12:34 PM.

11. Reconvene into Regular Session


The SEDC Board of Directors reconvened into Regular Session at 12:56 PM.

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

No action was taken.

13. Adjournment.

SEDC Board President Carlos Moreno adjourned the meeting at 12:57 PM.

Signature:	
Name:	ROBERT MESTERVEY
Position:	SECRETARY
Date:	7/11/2024