



ECONOMIC
DEVELOPMENT
CORPORATION

205 N. River Street, Seguin, Texas 78155
Phone: (830) 401-2415 | www.SeguinEDC.com

NOTICE OF MEETING

The Board of Directors of the Seguin Economic Development Corporation (SEDC) held a regular meeting on **Thursday, July 11, 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.

President Carlos Moreno called the meeting to order at 12:06 PM.

2. Pledge of Allegiance.

3. Roll Call.

Board Members in attendance: Elaine Bennett, Robert Meservey, Carlos Moreno, Don Keil.

Others in attendance: Steve Parker, Joshua Schneuker, Alora Wachholz, Jessica Dersen, Susan Caddell, Jeffery Ayala, Mayor Donna Dodgen (online).

Board Members Absent: Drew Engelke.

4. Public Comments.

None.

5. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on June 13, 2024 – Carlos Moreno.

Director Robert Meservey made a motion to approve the minutes from June 13, 2024. Don Keil seconded the motion. The motion carried unanimously.

6. Presentation and approval of the SEDC Financial Report as of April 30, 2024 – Susan Caddell.

Susan Caddell presented on the SEDC Financial Report as of April 30, 2024. Director Elaine Bennett made a motion to approve the SEDC Financial Report and Don Keil seconded the motion. The motion carried unanimously.

7. Presentation, discussion, and possible action on a Resolution to approve a Professional Services Agreement with Pape-Dawson Consulting Engineers, LLC for an Industrial Real Estate Identification and Feasibility Study – Alora Wachholz.

Alora Wachholz presented on the Professional Services Agreement with Pape-Dawson Consulting Engineers, LLC. Director Robert Meservey made a motion on the Resolution to approve the Professional Services Agreement with Pape-Dawson Consulting Engineers, LLC and Director Don Keil seconded the motion. The motion carried unanimously.

8. Presentation, discussion, and possible action on a Resolution authorizing an amendment to the 2023-2024 SEDC Budget – Josh Schneuker.

Director Robert Meservey made a motion to approve the budget amendment and Director Elaine Bennett seconded the motion. The motion carried unanimously.

9. Presentation and discussion on the proposed Fiscal Year 2025 Seguin Economic Development Corporation Budget – Josh Schneuker.

Josh Schneuker presented the proposed Fiscal Year 2025 SEDC budget. No action was taken on the item.

10. 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 SEDC Staff Report. No action was taken on the item.

11. **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

The SEDC Board of Directors convened into Closed Session at 1:02 PM.

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.

- Project High Tech

12. Reconvene into Regular Session


The SEDC Board of Directors reconvened into Regular Session at 1:34 PM.

13. Possible discussion and action related to Project Jackpot, Project DIY, and/or Project High Tech – Josh Schneuker.

No action was taken.

14. Adjournment.

SEDC Board President Carlos Moreno adjourned the meeting at 1:35 PM.

Signature:	
Name:	ROBERT MESSINGER
Position:	Secretary
Date:	8/11/2024