



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### Seguin Economic Development Corporation

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Thursday, May 6, 2021

12:00 PM

Seguin City Council Chambers

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Public

#### NOTICE OF MEETING

The Seguin Economic Development Corporation (SEDC) Board of Directors held a regular meeting on Thursday, May 6, 2021 at 12:00 p.m. at the Seguin City Council Chambers, 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.

#### MEETING AGENDA

1. Call to Order.

**SEDC Vice President Don Keil called the meeting to order at 12:00 PM.**

2. Roll Call.

**Also present were Steve Parker - Seguin City Manager, Mayor Donna Dodgen - Mayor of Seguin, Susan Caddell - Seguin Finance Director, Josh Schneuker - SEDC Executive Director, Lindsay Dennis - SEDC Assistant Director, Ashlynn Read - SEDC Business Retention Specialist, Brittney Watson - SEDC Admin/Marketing Assistant, Charles Zech - SEDC Attorney.**

**SEDC President Carlos Moreno and SEDC Director Elaine Bennett arrived to the meeting at 12:07 PM.**

**Present:** 5 - Elaine Bennett, Carlos Moreno, Robert Meservey, Don Keil, and Drew Engelke

3. Public Comments.

**No public comments were made.**

4. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on April 1, 2021 – Carlos Moreno.

**SEDC Director Rob Meservey made a motion to approve the minutes of the SEDC Regular Meeting held on April 1, 2021. Director Drew Engelke seconded the motion, the motion carried unanimously.**

5. Presentation and approval of the SEDC Financial Reports as of February 28, 2021 – Susan Caddell.

**Director Rob Meservey made a motion to approve the SEDC Financial Reports as of February 28, 2021. Director Drew Engelke seconded the motion, the motion carried unanimously.**

6. Discussion and possible action on a Resolution amending the Fiscal Year 2021 Budget – Josh Schneuker.

**Director Elaine Bennett made a motion to approve a Resolution amending the Fiscal Year 2021 Budget. Director Rob Meservey seconded the motion, the motion carried unanimously.**

7. Discussion and possible action on a Resolution adopting a fund balance policy for the Seguin Economic Development Corporation – Josh Schneuker.

**Director Rob Meservey made a motion to approve a Resolution adopting a fund balance policy for the Seguin Economic Development Corporation. Director Don Keil seconded the motion, the motion carried unanimously.**

8. Discussion and possible action related to a Performance Agreement between the Seguin Economic Development Corporation and Quality Bioresources. – Lindsay Dennis.

**Director Don Keil made a motion to declare Quality Bioresources in partial default of their Performance Agreement for failing to fulfill their capital investment obligation as required under Article V, Section 1. Director Rob Meservey seconded the motion, the motion carried unanimously.**

9. Presentation on Seguin Economic Development Corporation Monthly Staff Report

- Marketing and Recruitment Activities Update
- Business Retention & Expansion Program Activities Update
- Small Business Development Activities Update
- Active Projects Update
- Monthly Economic Indicators

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

**The SEDC Board of Directors convened into Executive Session at 12:22 P.M.**

**Section 551.072 – Deliberation Regarding Real Property**

Value of SEDC Owned Property at Intestate 10 and Grein Place

**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 Denali
- Project Hyperion
- Johnny Pickles Distillery

11. Reconvene into Open Session:

**Director Drew Engelke left the meeting at 1:08 P.M. The SEDC Board of Directors reconvened into Regular Session at 1:12 PM.**

Discussion and possible action rescinding SEDC Resolution 2021-11 and SEDC Resolution 2021-12 – Josh Schneuker.

**Director Rob Meservey made a motion to rescind SEDC Resolution 2021-11 and SEDC Resolution 2021-12. Director Elaine Bennett seconded the motion, the motion carried unanimously.**

Discussion and possible action on a Resolution authorizing the Sale of SEDC owned land located at Interstate 10 and Grein Place – Josh Schneuker.

**Director Don Keil made a motion to approve a Resolution authorizing the sale of SEDC owned land located at Interstate 10 and Grein Place. Director Rob Meservey seconded the motion, the motion carried unanimously.**

Possible discussion and action related to Project Denali, Project Hyperion, and/or Johnny Pickles Distillery – Josh Schneuker.

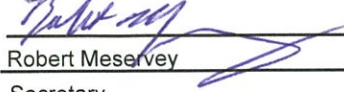
**No action taken.**

12. Requests and Announcements:

- Announcement and/or Requests by Board Members to place items on a future SEDC Board Meeting agenda.
- Announcements by staff.

13. Adjournment.

**SEDC Board President Carlos Moreno adjourned the meeting at 1:15 PM.**

Signature:   
 Name: Robert Meservey  
 Position: Secretary

Date: 7/1/2021