



ECONOMIC DEVELOPMENT CORPORATION

# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### Seguin Economic Development Corporation

Monday, March 8, 2021

12:00 PM

Seguin City Council Chambers

#### Public and Virtual

#### NOTICE OF MEETING

The Seguin Economic Development Corporation (SEDC) Board of Directors held a regular meeting on Monday, March 8, 2021 at 12:00 p.m. at the Seguin City Council Chambers, 210 E. Gonzales Street, Seguin, Texas 78155. This meeting will be open to the public and is subject to the open meeting laws of the State of Texas. Members of the public can also watch the meeting live online at: <https://www.youtube.com/user/SeguinEDC>

#### MEETING AGENDA

1. Call to Order.

**SEDC Board of Directors President Carlos Moreno called the meeting to order at 12:03 P.M.**

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.**

**Present:** 4 - Elaine Bennett, Robert Meservey, Don Keil, and Drew Engelke

**Presiding:** 1 - Carlos Moreno

3. Public Comments.

**No public comments were made.**

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

**Director Don Keil made a motion to approve the minutes of the SEDC Regular Meeting held on February 4, 2021. Director Elaine Bennett seconded the motion, the motion carried unanimously.**

5. Presentation and approval of the SEDC Financial Reports as of December 31, 2020 – Susan Caddell.

Director Drew Engelke made a motion to approve the SEDC Financial Reports as of December 31, 2020. Director Don Keil seconded the motion, the motion carried unanimously.

6. Presentation and approval of the SEDC Investment Report for the 1st Quarter of Fiscal Year 2021 – Susan Caddell.

Director Drew Engelke made a motion to approve the SEDC Investment Report for the 1st Quarter of Fiscal Year 2021. Director Elaine Bennett seconded the motion, the motion carried unanimously.

7. Discussion and possible action on a Resolution authorizing an amendment to a Performance Agreement between the Seguin Economic Development Corporation and Cone Bioproducts Corporation. – Lindsay Dennis.

The SEDC Board of Directors determined the Performance Agreement between the Seguin Economic Development Corporation and Cone Bioproducts Corporation to be in default due to the terms of the agreement not having been met by March 1. Director Robert Meservey made a motion to terminate the Performance Agreement. Director Don Keil seconded the motion, the motion carried unanimously.

8. Discussion on possible action on a Resolution authorizing the Executive Director to execute a Memorandum of Understanding between the Seguin Economic Development Corporation and the Greater San Marcos Partnership – Josh Schneuker.

Director Don Keil made a motion to authorize the Executive Director to execute a Memorandum of Understanding between the Seguin Economic Development Corporation and the Greater San Marcos Partnership. Director Elaine Bennett seconded the motion, the motion carried unanimously.

9. Presentation on Seguin Economic Development Corporation Monthly Staff Report

- Business Retention & Expansion Program Activities Update
- Marketing and Recruitment 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 12:58 P.M.**

Section 551.072 – Deliberation Regarding Real Property

Sale 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
- Johnny Pickles Distillery

**Director Carlos Moreno and Director Robert Meservey both recused themselves from this topic and waited outside the meeting.**

- CoffeeTech Industries

11. Reconvene into Open Session: The Seguin Economic Development Corporation Board of Directors will reconvene into open session to discuss, consider, and/or take any action necessary related to the executive session, and/or related items.

**The SEDC Board of Directors reconvened into Regular Session at 1:43 P.M.**

- a) Discussion and possible action pertaining to a Performance Agreement between the Seguin Economic Development Corporation and CoffeeTech Industries, Inc. – Josh Schneuker.

**The SEDC Board of Directors discussed the Performance Agreement between the Seguin Economic Development Corporation and CoffeeTech Industries, Inc. Director Don Keil made a motion to revoke the Performance Agreement between the SEDC and CoffeeTech Industries, Inc. Director Drew Engleke seconded the motion, the motion carried unanimously.**

- b) Possible discussion and action related to Project Denali and/or Johnny Pickles Distillery and/or Sale of SEDC Owned Property at Interstate 10 and Grein Place – Josh Schneuker.

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 1:45 P.M.**

Signature:   
 Name: Robert Meservey  
 Position: Secretary

Date: 4/1/2021