



Meeting Minutes

Seguin Economic Development Corporation

Tuesday, March 18, 2025

2:00 PM

City of Seguin Council Chambers

Public

NOTICE OF MEETING

The Seguin Economic Development Corporation (SEDC) Board of Directors held a regular meeting on Tuesday, March 18, 2025, at 2:00 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 Board of Directors President Don Keil called the regular meeting to order at 2:02 PM.

2. Pledge of Allegiance.

3. Roll Call – Brittney Watson.

Also present were Donna Dodgen - City of Seguin Mayor, Steve Parker - City of Seguin City Manager, Josh Schneker - SEDC Executive Director, Alora Wachholz - SEDC Deputy Director, Brittney Watson - SEDC Marketing and Events Manager, and Allison Bastian-Rodriguez - SEDC Attorney.

Present: 4 - Robert Meservey, Elaine Bennett, Eddie Davila, and Tess Coody-

Anders Presiding: 1 - Don Keil

4. Public Comments.

No public comments were made.

5. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on February 13, 2025 – Don Keil.

Director Elaine Bennett made a motion to approve the minutes of the SEDC Regular Meeting held on February 13, 2025. Director Tess Coody-Anders seconded the motion, the motion carried unanimously.

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

Director Eddie Davila made a motion to approve the SEDC Financial Report as of December 31, 2024. Director Rob Meservey seconded the motion, the motion carried unanimously.

7. Presentation and approval of the SEDC Investment Report for the 1st Quarter of Fiscal Year 2025 – Susan Caddell.

Director Elaine Bennett made a motion to approve the SEDC Investment Report for the 1st Quarter of Fiscal Year 2025. Director Tess Coody-Anders seconded the motion, the motion carried unanimously.

8. Presentation of the Fiscal Year 2023-2024 Seguin Economic Development Corporation Annual Audit – Susan Caddell and Deborah Fraser.

9. Presentation discussion, and possible action on a Resolution authorizing the execution of a Loan Agreement with Government Capital in the amount of \$7,484,381.86 – Josh Schneker.

Director Tess Coody-Anders made a motion to approve a Resolution authorizing the execution of a Loan Agreement with Government Capital in the amount of \$7,484,381.86. Director Eddie Davila seconded the motion, the motion carried unanimously.

10. Presentation, discussion, and possible action on a Resolution amending the Fiscal Year 2024-2025 SEDC Budget – Josh Schneker.

Director Rob Meservey made a motion to approve a Resolution amending the Fiscal Year 2024-2025 SEDC Budget. Director Elaine Bennett seconded the motion, the motion carried unanimously.

11. Presentation and discussion on SEDC Monthly Staff Report – Josh Schneker.

- Lead Generation and Marketing Activities Update
- Business Retention & Expansion (BRE) and Workforce Development Activities
- Update Infrastructure Projects Update
- City of Seguin Permit Data and Labor Market Information Update
- Staff Professional Development Update
- Quarterly KPI Report

12. 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:

The SEDC Board of Directors convened into Closed Session at 2:25 PM.

Section 551.071 – Consultation with Attorney: to receive attorney advice and consultation regarding the rights, duties, and obligations of the SEDC in regard to the Economic Development Performance Agreement with Aceroteca Metals, LLC.

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

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 Bahn Blitzen

Section 551.074 – Personnel Matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Joshua Schneuker.

13. Reconvene into Open Session

The SEDC Board of Directors reconvened into Regular Session at 3:22 PM.

14. Possible discussion and action related to Aceroteca Metals, LLC, Project High Tech, Project Bahn Blitzen, and/or Personnel Matters – Josh Schneuker.

No action taken on any of the items from Closed Session.


15. Discussion and possible action on a Resolution authorizing the execution of a Real Estate Contract with Joyce and Charles Urban in relation to the acquisition of certain real property located at the southeast corner of Cordova Road and SH 46, in Guadalupe County, Texas, and consisting of approximately 133 acres of land; providing for signatories; addressing related matters; and declaring an effective date – Josh Schneuker.

Director Eddie Davila made a motion to approve a Resolution authorizing the execution of a Real Estate Contract with Joyce and Charles Urban in relation to

the acquisition of certain real property located at the southeast corner of Cordova Road and SH 46, in Guadalupe County, Texas, and consisting of approximately 133 acres of land; providing for signatories; addressing related matters; and declaring an effective date. Director Rob Meservey seconded the motion, the motion carried unanimously.

16. Adjournment.

SEDC Board President Don Keil adjourned the meeting at 3:24 PM.

Signature: 
Name: Robert Meservey
Position: Secretary

Date: 5/15/25