



City of Sequin

210 E. Gonzales Street
Sequin TX, 78155

Meeting Minutes

Sequin Economic Development Corporation

Thursday, July 10, 2025

12:00 PM

Sequin City Council Chambers

Public

NOTICE OF MEETING

The Sequin Economic Development Corporation (SEDC) Board of Directors held a regular meeting on Thursday, July 10, 2025, at 12:00 p.m. at the Sequin City Council Chambers, 210 E. Gonzales Street, Sequin, 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 12:03 PM.

2. Pledge of Allegiance.

3. Roll Call – Brittney Watson.

Also present were, Rick Cortes - City of Sequin Deputy City Manager, Josh Schneuker - SEDC Executive Director, Alora Wachholz - SEDC Deputy Director, and Brittney Watson - SEDC Marketing and Events Manager, and Daniel Santee - Rampage Law Firm Shareholder, filling in for SEDC Attorney, Allison Bastian-Rodriguez. Director Elaine Bennett arrived to the meeting at 12:07 PM.

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 SEDC Regular Meeting held on May 15, 2025 – Don Keil.

Director Robert Meservey made a motion to approve the minutes of the SEDC Regular Meeting held on May 15, 2025. Director Eddie Davila seconded the motion, the motion carried unanimously.

6. Presentation and Approval of the SEDC Financial Report as of May 31, 2025 – Susan Caddell.

Josh Schneuker made it known that the Financial Report is actually as of April 30, 2025 instead of May 31, 2025.

Director Tess Coody-Anders made a motion to approve the SEDC Financial Report as of April 30, 2025. Director Robert Meservey seconded the motion, the motion carried unanimously.

7. Presentation and Discussion on the Proposed FY 2026 SEDC Budget – Josh Schneuker.

Josh Schneuker presented the proposed FY 2026 SEDC Budget.

8. Presentation and Discussion on a Professional Services Contract with Pettit & Ayala Consulting for the creation of Seguin Tax Increment Reinvestment Zone (TIRZ) No. 2 – Josh Schneuker & Alora Wachholz.

There was no action taken on this agenda item, but time is of the essence for this project. The SEDC Board provided direction to proceed with the contract. Formal action on this item will be taken during the next SEDC Board of Directors Meeting in August.

9. Presentation and Discussion on the SEDC Monthly Staff Report – Josh Schneuker.

Josh Schneuker presented the SEDC Monthly Staff Report.

- Lead Generation and Marketing Activities Update
- Business Retention & Expansion (BRE) and Workforce Development Activities
- Update Infrastructure Projects Update
- Staff Professional Development Update
- SEDC Quarterly Key Performance Indicators & CEDS Progress Status Update

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:

The SEDC Board of Directors convened into Closed Session at 1:04 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.

- TSTC Future Campus Project

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 Vaquero

11. Reconvene into Open Session

The SEDC Board of Directors reconvened into Regular Session at 1:14 PM.

12. Possible Discussion and Action Related to TSTC Future Campus Project and/or Project Vaquero – Josh Schneuker.

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


Adjournment.

SEDC Board President Don Keil adjourned the meeting at 1:14 PM.

Signature:

Name:

Position:


Robert Meservey
Secretary

Date:

8/7/25