



City of Sequin

210 E. Gonzales Street
Sequin TX, 78155

Meeting Minutes

Sequin Economic Development Corporation

Thursday, August 7, 2025

12:00 PM

Sequin City Council Chambers

Public

NOTICE OF MEETING

The Sequin Economic Development Corporation (SEDC) Board of Directors will held a regular meeting on Thursday, August 7, 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 12:02 PM.

2. Pledge of Allegiance.

3. Roll Call – Brittney Watson.

Also present were Donna Dodgen - City of Sequin Mayor, Steve Parker - City of Sequin City Manager, Josh Schneuker - SEDC Executive Director, Alora Wachholz - SEDC Deputy Director, Jessica Dersen - SEDC Industry and Workforce Development Manager, 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 SEDC Regular Meeting held on July 10, 2025 – Don Keil.

Director Elaine Bennett made a motion to approve the Minutes of the SEDC Regular Meeting held on July 10, 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.

Director Tess Coody-Anders made a motion to approve the SEDC Financial Report as of May 31, 2025. Director Rob Meservey seconded the motion, the motion carried unanimously.

7. Presentation, Discussion, and Possible Action on a Resolution Authorizing the Execution of a Professional Services Contract with Pettit & Ayala Consulting for the Creation of Seguin Tax Increment Reinvestment Zone (TIRZ) No. 2 – Josh Schneuker & Alora Wachholz.

Director Eddie Davila made a motion to approve a Resolution Authorizing the Execution of a Professional Services Contract with Pettit & Ayala Consulting for the Creation of Seguin Tax Increment Reinvestment Zone (TIRZ) No. 2. Director Elaine Bennett seconded the motion, the motion carried unanimously.

8. Presentation and Discussion on the basics of Tax Increment Reinvestment Zones (TIRZ) by Pettit & Ayala Consulting – Josh Schneuker & Alora Wachholz.

Pettit & Ayala Consulting presented on the basics of Tax Increment Reinvestment Zones (TIRZ)

9. Presentation and Discussion on the Draft Final Report for the SEDC's Industrial Real Estate Feasibility Study – Alora Wachholz.

Pape Dawson presented on the Draft Final Report for the SEDC's Industrial Real Estate Feasibility Study.

10. Presentation, Discussion, and Possible Action on a Resolution Approving the Fiscal Year 2026 SEDC Budget – Josh Schneuker.

Director Elaine Bennett made a motion to approve a Resolution Approving the Fiscal Year 2026 SEDC Budget. Director Rob Meservey seconded the motion, the motion carried unanimously.

11. 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

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 1:15 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
- Project Vast

13. Reconvene into Open Session.

The SEDC Board of Directors reconvened into Regular Session at 1:58 PM.

14. Possible Discussion and Action Related to TSTC Future Campus Project, Project Vast, and/or Project Vaquero – Josh Schneker.

No action was taken.

15. Adjournment.

SEDC Board President Don Keil adjourned the meeting at 1:58 PM.

Signature: _____

Name: _____

Position: _____


Robert Meserve
Secretary

Date: _____

9/11/25