



**MEETING AGENDA  
SCHERTZ ECONOMIC DEVELOPMENT BOARD  
REGULAR SESSION - APRIL 23, 2026**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS CONFERENCE ROOM  
1400 SCHERTZ PARKWAY BUILDING #4  
SCHERTZ, TEXAS 78154**

**AGENDA  
THURSDAY, APRIL 23, 2026 at 6:00 p.m.**

The City of Schertz Economic Development Corporation (SEDC) Board of Directors will hold a regular monthly meeting on Thursday, APRIL 23, 2026, at 6:00 p.m. at the Hal Baldwin Municipal Complex, Council Chambers Conference Room, Building No. 4, 1400 Schertz Parkway, Schertz, Texas. This is an open meeting, subject to the open meeting laws of the State of Texas.

In accordance with provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code notice is hereby given that a Possible Quorum of the governing body of the City of Schertz, Texas may take place at this meeting.

**Call to Order**

1. Roll call, recognition of visitors, and review of meeting instructions for effective Board interaction and public participation.

**Hearing of Residents**

*This time is set aside for any person who wishes to address the Board. Presentations should be limited to no more than 3 minutes. The presiding officer will call on those persons who have signed up to speak.*

**Consent Agenda**

2. Approval of the Minutes for the Board of Directors Regular Monthly meeting held March 26, 2026.

**Discussion Only**

3. Staff briefing on SEDC monthly financial statement for the month of March 2026. (S.Wayman)
4. Discussion regarding the Annual Schertz Economic Development Corporation (SEDC) 2025 Report. (A. Ritchey)

**Closed Session**

5. Called in accordance with Section 551.087 of the Texas Government Code, Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (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 locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- E-80
- E-107
- E-114

6. Take any actions based on discussion held in closed session under Agenda Item No. 5.

**Requests and Announcements**

- Announcements by staff.
- Requests by Board Members to place items on a future SEDC Board Meeting agenda.
- Next SEDC Board Meeting scheduled for May 28, 2026 at 6:00 pm

**Adjournment**

**CERTIFICATION**

I, Amy Madison, Deputy Director, of the City of Schertz Economic Development Corporation, do hereby certify that the above agenda was posted on the official bulletin boards on this the 14th day of April 14, 2026, at 9:50 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

\_\_\_\_\_  
Deputy Director - Economic  
Development

**I certify that the attached notice and agenda of items to be considered by the Schertz Economic Development Corporation Board of Directors was removed from the official bulletin board on \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

**Name/Title:** \_\_\_\_\_

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1070.*

**The Economic Development Corporation Board of Directors reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.**

**Closed Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This**

**provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.**

**SEDC MEMORANDUM**

**SEDC**  
**Board Meeting:** 04/23/2026  
**Department:** Economic Development Corporation  
**Subject:** Approval of the Minutes for the Board of Directors Regular Monthly meeting held March 26, 2026.

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**BACKGROUND**

**COMMUNITY BENEFIT**

**FISCAL IMPACT**

**SUMMARY OF RECOMMENDED ACTION**

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**Attachments**

Draft Minutes 03\_26\_26

# DRAFT



**MEETING AGENDA  
SCHERTZ ECONOMIC DEVELOPMENT BOARD  
REGULAR SESSION - MARCH 26, 2026**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS CONFERENCE ROOM  
1400 SCHERTZ PARKWAY BUILDING #4  
SCHERTZ, TEXAS 78154**

**AGENDA  
THURSDAY, March 26, 2026 at 6:00 p.m.**

The City of Schertz Economic Development Corporation (SEDC) Board of Directors will hold a regular monthly meeting on Thursday, MARCH 26, 2026, at 6:00 p.m. at the Hal Baldwin Municipal Complex, Council Chambers Conference Room, Building No. 4, 1400 Schertz Parkway, Schertz, Texas. This is an open meeting, subject to the open meeting laws of the State of Texas.

The following members present to-wit:

- Present: Bill Dixon, President  
Eryn McElroy, Vice President  
Rey Chavez, Treasurer  
Bryan Jones, Secretary  
Matt Clingo, Board Member  
John Faubush III, Board Member
- Absent: Sharon Denson, Board Member
- Staff present: Scott Wayman, Executive Director  
Amy Madison, Deputy Director  
Brian James, Deputy City Manager  
Kari Baker, Administrative Assistant
- Attendees: Jessica Dycus, Assistant Finance Director

## Call to Order

Roll call, recognition of visitors, and review of meeting instructions for effective Board interaction and public participation.

William Dixon, Board President, presided over the meeting and called it to order at 6:00 pm. All Board Members were in attendance except for Board Member, Sharon Denson.

Robert Sheridan, newly appointed City Council Member, stopped by as a visitor to observe. Kelly Kallies (City of Schertz Police Department) visited as a part of a requirement for The Chamber Leadership program.

## Hearing of Residents

*This time is set aside for any person who wishes to address the Board. Presentations should be limited to no more than 3 minutes. The presiding officer will call on those persons who have signed up to speak.*

No residents signed up to speak. No comments were made.

## Consent Agenda

1. Approval of the Minutes for the Board of Directors Regular Monthly meeting held February 26, 2026.

William Dixon, Board President, asked for a motion to approve the consent agenda for February 26, 2026. Eryn McElroy moved to approve, seconded by Ray Chavez. Motion carries unanimous; 6-0.

## Discussion Only

2. Staff briefing on SEDC monthly financial statement for the month of February 2026. (S. Wayman)

Scott Wayman, Executive Director, provided an overview of the February 2026 Financial Statements. Sales tax received in the month of February totaled \$2,571,579.45, representing a 249.5% increase over the same period in the prior year. Total expenses in February 2026 were \$158,216.44 which includes an incentive payment to Caterpillar, Inc. in the amount of \$100,730, annual subscription to The Retail Coach, LLC for \$20,000 and first payment to TIP Strategies for the comprehensive strategic plan in the amount of \$29,000.

3. Presentation and discussion regarding the Comprehensive Economic Development Strategic Plan 3.0. (TIP Strategies)

Tom Stellman of TIP Strategies provided an update on the progress of the EDC Strategic Plan. He outlined the strategic planning process, including its key phases—discovery, opportunity, and implementation—and facilitated a group discussion with Board members to gather input. Mr.

Stellman noted that maintaining the high quality of life offered by Schertz emerged as a priority among stakeholders interviewed during the process. He also confirmed that the project remains on schedule, with delivery of the Strategic Plan anticipated by summer 2026.

## **Discussion and Possible Action**

4. Resolution 2026-1 - Discussion and acceptance of the Independent Auditor's Report for the SEDC Annual Financial Report for the year ending September 30, 2025. (ABIP/J. Walters)

Jeremy Barbatto of ABIP presented the SEDC Annual Financial Report for the fiscal year ending September 30, 2025. He noted that this engagement marked ABIP's first audit for the City of Schertz and SEDC. Key financial highlights included total revenues of \$13 million, representing an increase of \$4.3 million over fiscal year 2024, and a fund balance increase of \$2.8 million.

After conclusion of the presentation, William Dixon, Board President, asked for a motion to accept the Annual Financial Report year ending September 30, 2025. Ray Chavez motioned to approve and Bryan Jones seconded. Motion carries unanimous; 6-0.

## **Closed Session**

5. Called in accordance with Section 551.087 of the Texas Government Code, Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (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 locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- E-114
- E-80

Closed Session started at: 7:00 pm

Closed Session concluded at: 7:25 pm

## **Reconvene to Regular Session**

6. Take any actions based on discussion held in closed session under Agenda Item No. 3.

No actions taken.

## **Requests and Announcements**

### ***Requests by Board Members to place items on a future SEDC Board Meeting agenda***

No requests by Board Members.

### ***Announcements by staff***

- Park 35 - 30,000 square foot LEASED
- Ribbon Cuttings
  - Portillos - March TBA
  - Smokie Joes - April TBA
  - Home Depot - TBA
- Next SEDC Regular Meeting scheduled for April 23, 2026

Scott Wayman provided staff announcements, including the addition of a new tenant at Park 35 Industrial Park. He reported that a plastic injection molding company will lease approximately 30,000 square feet of warehouse space. The grand opening is anticipated in September 2026.

### **Adjournment**

William Dixon, Board President, adjourned meeting at 7:26 pm.

**MINUTES PASSED AND APPROVED THE 23RD DAY OF APRIL, 2026**

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**William Dixon, Board President**

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**SEDC Board Member**

**SEDC MEMORANDUM**

**SEDC  
Board Meeting:** 04/23/2026  
**Department:** Economic Development Corporation  
**Subject:** Staff briefing on SEDC monthly financial statement for the month of  
March 2026. (S.Wayman)

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**BACKGROUND**

**COMMUNITY BENEFIT**

**FISCAL IMPACT**

**SUMMARY OF RECOMMENDED ACTION**

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**Attachments**

March 2026 Financial Report

**CITY OF SCHERTZ**  
**REVENUE AND EXPENSE REPORT (UNAUDITED)**  
**AS OF: Mar 31st , 2026**

\*\*\*\*\* 2025 - 2026 \*\*\*\*\*

**620-SED CORPORATION**  
**FINANCIAL SUMMARY OVERVIEW**

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Revenues

Sales Tax	<u>Sales Tax</u>	\$ 1,934,275.60	Payment Received in March*
		259.0%	Annual Increase
		152.9%	12-Month Rolling Average

Expenses

TIP Strategies, Inc	29,000.00
Impact Data Source LLC	6,340.00
Conway Data, Inc	4,500.00

Year-to-Date

Total Revenue	\$ 12,567,594.97	
Total Expenses	<u>\$ 643,148.77</u>	
Over/Under		<u>\$ 11,924,446.20</u>

Cash & Investments

Cash	\$ 761,666.07	
Investments	<u>\$ 51,259,328.27</u>	
Total		<u>\$ 52,020,994.34</u>

\*sales taxes are delayed 2 months from received to earned. Sales Taxes recognized in report are estimates and are adjusted to actual when payments are received.

**CITY OF SCHERTZ**  
REVENUE AND EXPENSE REPORT (UNAUDITED)  
AS OF: Mar 31st , 2026

\*\*\*\*\* 2025-2026 \*\*\*\*\*

<b>620-SED CORPORATION</b>	CURRENT	CURRENT	PRIOR YEAR	CURRENT	Y-T-D	BUDGET	% OF
FINANCIAL SUMMARY	BUDGET	PERIOD	Y-T-D ACTUAL	Y-T-D ACTUAL	ENCUMBR	BALANCE	BUDGET
<u>REVENUE SUMMARY</u>							
Taxes	7,668,608	1,306,517.20	4,509,692.30	11,663,238.64	-	(3,994,630.64)	152.09%
Fund Transfers	-	-	-	-	-	-	0.00%
Miscellaneous	<u>1,260,000</u>	<u>151,494.29</u>	<u>922,173.28</u>	<u>904,356.33</u>	-	<u>355,643.67</u>	<u>71.77%</u>
<b>TOTAL REVENUES</b>	<b><u>8,928,608</u></b>	<b><u>1,458,011.49</u></b>	<b><u>5,431,865.58</u></b>	<b><u>12,567,594.97</u></b>	<b>-</b>	<b><u>(3,638,986.97)</u></b>	<b><u>140.76%</u></b>
<u>EXPENDITURE SUMMARY</u>							
<u>NONDEPARTMENTAL</u>							
City Supported Services*	<u>15,299,100</u>	-	<u>7,460,799</u>	<u>100,730</u>	-	<u>15,198,370.00</u>	<u>0.66%</u>
<b>TOTAL NONDEPARTMENTAL</b>	<b><u>15,299,100</u></b>	<b>-</b>	<b><u>7,460,799</u></b>	<b><u>100,730.00</u></b>	<b>-</b>	<b><u>15,198,370.00</u></b>	<b><u>0.66%</u></b>
<u>ECONOMIC DEVELOPMENT</u>							
Personnel Services	27,775	3,175	9,552	18,968	-	8,807.15	68.29%
Supplies & Equipment	58,975	6,787	22,597	18,929	-	40,046.41	32.10%
City Supported Services	213,100	-	584	270	-	212,830.15	0.13%
Utility Services	975	10	262	177	620	177.99	81.74%
Operating Expense	398,535	35,700	82,780	144,601	92,764	161,170.18	59.56%
Professional Services	61,300	3,111	6,745	38,533	-	22,767.00	62.86%
Fund Charges/Transfers	<u>641,703</u>	-	<u>304,540</u>	<u>320,942</u>	-	<u>320,761.50</u>	<u>50.01%</u>
<b>TOTAL ECONO DEVELOPMENT</b>	<b><u>1,402,363</u></b>	<b><u>48,782.29</u></b>	<b><u>427,059.86</u></b>	<b><u>542,418.77</u></b>	<b><u>93,383.85</u></b>	<b><u>766,560.38</u></b>	<b><u>45.34%</u></b>
<b>TOTAL EXPENDITURES</b>	<b><u>16,701,463</u></b>	<b><u>48,782.29</u></b>	<b><u>7,887,859.03</u></b>	<b><u>643,148.77</u></b>	<b><u>93,383.85</u></b>	<b><u>15,964,930.38</u></b>	<b><u>4.41%</u></b>
<b>** REVENUE OVER(UNDER) EXPEND</b>	<b><u>(7,772,855)</u></b>	<b><u>1,409,229.20</u></b>	<b><u>(2,455,993)</u></b>	<b><u>11,924,446</u></b>			

**MARCH 2026 PAYABLES REPORT**

SED CORPORATION	VENDOR NAME	DESCRIPTION	AMOUNT
	TIP Strategies, Inc	Comprehensive Strategic Plan - Contract	29,000.00
	Impact Data Source LLC	IMPACT Data Source Annual Renewal 2026	6,340.00
	TIP Strategies, Inc	Travel & Other Expenses	248.46
	Conway Data, Inc	Site Selection, March 2026 - 1/2 page Ad	4,500.00
	Denton Navarro Rodriguez Bernal Santee & Zech, P.C.	Legal Invoice	46.00
	Andrew Taylor Vincent dba Drew Vincent Creative	Invoice 0003 3/15/26 Annual Report	2,475.00
	Amy Madison	Per Diem Uber Ride	48.88
	Ashley Ritchey	Per Diem	175.85
	City Public Service	CPS Energy Encroachment/Release Fee	590.00
	US Bank	EDC Cardholders	5,070.34
	Ubeo, LLC	Copier Rental	287.76
		<b>SUBTOTAL:</b>	48,782.29
		<b>TOTAL:</b>	\$48,782.29
			48,782.29
			48,782.29

# CITY OF SCHERTZ

## REVENUE REPORT (UNAUDITED)

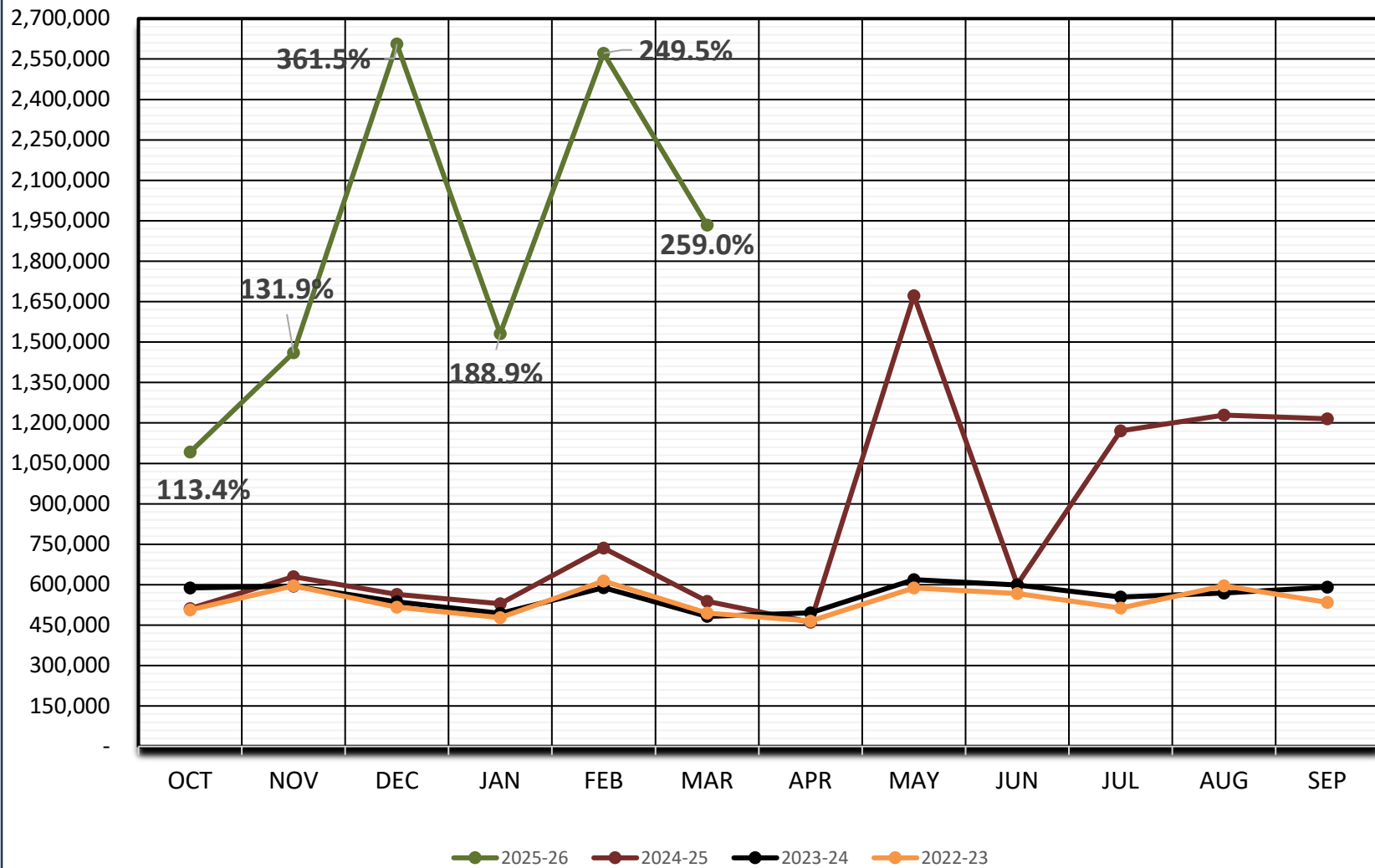
AS OF: Mar 31st , 2026

\*\*\*\*\* 2025 - 2026 \*\*\*\*\*

620-SED CORPORATION REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D ACTUAL	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	% OF BUDGET
<u>Taxes</u>							
000-411500 Sales Tax Revenue (4B)	7,668,608	1,306,517.20	4,509,692.30	11,663,238.64	-	(3,994,630.64)	152.09%
<b>TOTAL Taxes</b>	<b>7,668,608</b>	<b>1,306,517.20</b>	<b>4,509,692.30</b>	<b>11,663,238.64</b>	<b>-</b>	<b>(3,994,630.64)</b>	<b>152.09%</b>
<u>Fund Transfers</u>							
000-486000 Transfer In	-	-	-	-	-	-	0.00%
<b>TOTAL Fund Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<u>Miscellaneous</u>							
000-491000 Interest Earned	10,000	-	4,140	8,251	-	1,749.07	82.51%
000-491200 Investment Earnings	1,250,000	151,494	918,033	896,105	-	353,894.60	71.69%
000-497000 Misc Income	-	-	-	-	-	-	0.00%
<b>TOTAL Miscellaneous</b>	<b>1,260,000</b>	<b>151,494.29</b>	<b>922,173.28</b>	<b>904,356.33</b>	<b>-</b>	<b>355,643.67</b>	<b>71.77%</b>
<b>TOTAL REVENUES</b>	<b>8,928,608</b>	<b>1,458,011.49</b>	<b>5,431,865.58</b>	<b>12,567,594.97</b>	<b>-</b>	<b>(3,638,986.97)</b>	<b>140.76%</b>

# 4B SALES TAX

By Collection Month



**SED CORPORATION**  
**CASH IN BANK AND INVESTMENTS**

AS OF: Mar 31st , 2026

Cash in Bank	Investment Type	Yield	Maturity	Amount
Claim on Operating Cash Pool-Checking	Bank	3.59	-	\$ 761,666.07
<b>Cash in Investments</b>				
Texas Class Investment-Economic Development Corp	Pool*	3.78	-	48,767,830.12
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	5/10/2026	1,266,537.72
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	1/5/2027	1,224,960.43
<b>Total Cash in Bank &amp; Investments</b>				<b><u>\$ 52,020,994.34</u></b>

\*Local Government Investment Pool, most comparable to a Money Market Mutual Fund

**SEDC MEMORANDUM**

**SEDC**  
**Board Meeting:** 04/23/2026  
**Department:** Economic Development Corporation  
**Subject:** Discussion regarding the Annual Schertz Economic Development Corporation (SEDC) 2025 Report. (A. Ritchey)

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**SUBJECT:**

Discussion regarding the Annual Schertz Economic Development Corporation (SEDC) 2025 Report.  
(A. Ritchey)

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## **Attachments**

SEDC 2025 Annual Report



SCHIERTZ  
ECONOMIC DEVELOPMENT CORPORATION

# ANNUAL REPORT

FISCAL YEAR 2025



# Contents

04	Director's Welcome
06	Community Profile
08	Recruitment
10	Business Retention & Expansion
14	Expansions
16	Projects
21	Marketing
22	Recognitions of Excellence
23	Financials



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our website



Caterpillar  
Schertz Facility



# 2025

**has been outstanding**  
for the Schertz Economic  
Development Corporation



With a new set of goals established in the latter part of 2024, the Schertz Economic Development Corporation (Schertz EDC) set about successfully completing impactful projects. This past year, the Schertz EDC took the final steps in planning for the funding of a large Town Creek Sewer project that will provide a large portion of the city north of Interstate 35 with public sewer capability.

Three groups have committed to constructing the sewer and are currently in the planning phases of completing the project. Funding will be provided by Schertz EDC utilizing sales tax proceeds, so the cost isn't passed on to residents through property taxes. As is true with many projects, the time horizon will be several years out, but the final result will be nearly 15,000 linear feet of sewer that will open a large portion of Schertz for development, as well as upgrading some critical portions of existing public sewer infrastructure. As is true with most projects, the time horizon is still several years out but it is worth the wait. The project includes an upgrade of existing public infrastructure and extends a 15,000 linear foot sewer line to develop over 1,700 acres in Schertz.

In terms of retail assistance, we made our first payment towards Schertz Station, our newest shopping center, to cover roadways, water, sewer, signage, and signalization improvements. This shopping center is in the process of bringing new dining opportunities, with Panera Bread, Chipotle and Dave's Hot Chicken leading the way and being the first to open. The construction for Home Depot is underway and will anchor the 250,000 square feet development. So many new things to come with this development.

In terms of park improvements, Schertz EDC committed to funding a large portion of Capital Improvement Projects. The first project completed this year is the addition of Soccer Field Lights at the Schertz Soccer Complex on all soccer fields at the Schertz Soccer Complex on Maske Road. The addition of these lights will allow for extended play and greater youth participation in our region.

**Thank you for supporting the Schertz EDC and for being a wonderful community who are committed to our economic future!**

A handwritten signature in black ink that reads "Scott Wyman". The signature is fluid and cursive.

**Executive Director**

# Mission

Strategically strengthen the City's economy by attracting and retaining businesses, investing in infrastructure, and promoting and enhancing the quality of life for residents and businesses through innovative measures, creating a sustainable and vibrant community.

# Goals

- Optimize the talent pipeline
- Expand industry base via targeted industries
- Improve quality of life
- Prioritize real estate assets and development strategies

## Board Members & Staff



**Bill Dixon**  
President



**Eryn McElroy**  
Vice President



**Rey Chavez**  
Treasurer



**Bryan Jones**  
Secretary



**Matt Clingo**  
Director



**Sharon Denson**  
Director



**John Faubush III**  
Director



**Amy Madison**  
Deputy Director



**Ashley Ritchey**  
Business Engagement Manager



**Kari Baker**  
Administrative Assistant

## Community Profile

# Schertz is second to none for residents and businesses

### Strategic location with a growing workforce

Sitting along the I-35 corridor between San Antonio and Austin, Schertz offers direct access to major highways, airports, and the broader Texas Triangle, connecting employers to millions of residents and a strong regional labor force. This centralized location is one reason that Schertz attracts families and skilled talent through excellent schools, safe neighborhoods, and strong partnerships with our schools, colleges, and the Texas Workforce Commission.

### High quality of life and military community

Offering a family-friendly atmosphere with 25 parks, youth sports facilities, community events, and recent improvements such as the Soccer Complex LED lighting upgrade, Schertz provides an unmatched quality of life. As a gateway community to Randolph Air Force Base and Joint Base San Antonio, the city has deep ties to the military, with many residents who are active duty service members, veterans, and military families, making Schertz a strong place to live and work.

### Pro-business climate equals environment of opportunity

Competitive costs, shovel ready sites, and strong collaboration between the city and the EDC make Schertz a preferred destination for business retention, expansion, and new development. This environment has helped attract more than 250 manufacturing, logistics, and distribution facilities and continues to position Schertz as a growing regional employment center.





43K  
City Population

1.3M  
MSA Population

39  
Median Age

\$339K  
Median Home Value

\$102K  
Median Household Income

3.2%  
Growth

53%  
Residents with a College Degree



# Recruitment

## By The Numbers

RFI's Recieved	134
RFI's Submitted	85
Site Visits Conducted	25
New Jobs Created	400+
New Square Feet Occupied	430K
Capital Expenditure	\$13M
Commerical COs Issued	90

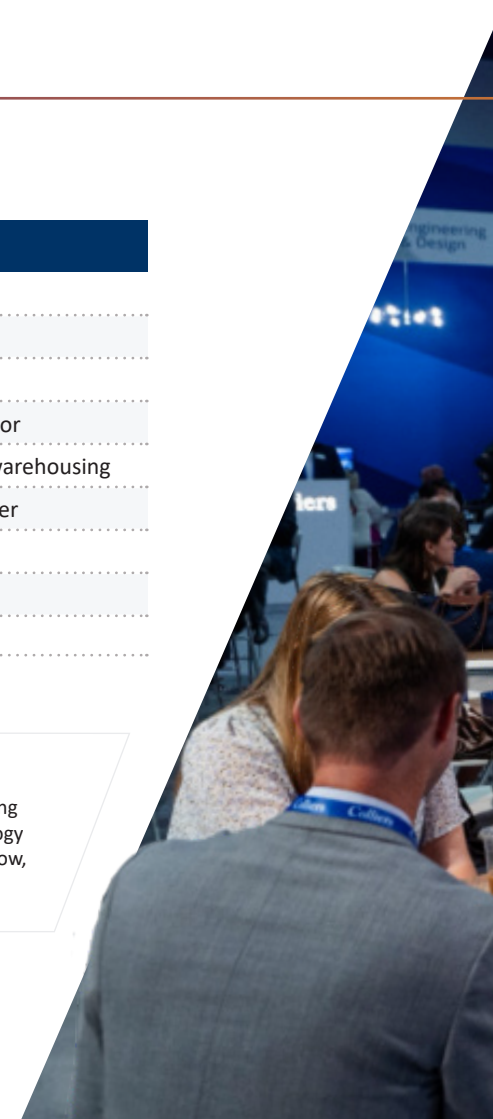
## New Businesses

The Reynolds Company: Electrical supplier
Rexel: Electrical supplier
Mac Discount: Brand-name auction house
Vazlo: Auto parts manufacturer and distributor
2 Gringos Chupacabra: Seasoning & snacks warehousing
Simply Doors: Door manufacturer and supplier
Harrell's: Fertilizer supplier
The Heritage Group: Chemical wholesaler
Extended Stay America: Hotel

# 12

## Marketing Missions

This year we promoted Schertz across the country. Examples include Select USA Foreign Direct Investment Summit, International Convention of Shopping Centers Las Vegas, Semiconductor Industry Tradeshow, Fabrication Technology Tradeshow, Site Selection Consultant Summit, Team Texas: Chicago Road Show, greater:SATX: New York Road Show, and LiveXchange Forums.





# Business Retention & Expansion

## Top Employers by Employee Count

SCUC ISD	2,000
Sysco	800
Amazon	700
FedEx Ground	700
Brandt Companies	700
RNDC	600
H-E-B	600
City of Schertz	450
Visionworks	400
Hollingsworth	400

## Top Industries by Employee Count

Transportation & Warehousing	4.8K
Retail Trade	2.1K
Accommodation & Food Services	2.0K
Wholesale Trade	1.9K
Construction	1.8K
Manufacturing	1.6K
Educational Services	1.6K
Health Care & Social Assistance	1.4K
Other Services (Except Public Administration)	1.3K

84

### BRE Visits Conducted

Help staff learn about operating situations

58

### BRE Technical Assists Provided

Address business specific challenges

18%

### Employment increase in our Transportation & Warehousing sector

JobsEQ, 10 Year Average Annual Percentage Change in Employment

Fortune 100 Companies





# Empowering Our Workforce

Today's Workforce

## Quarterly Job Fairs

The Schertz EDC partners with the Cibolo EDC, Seguin EDC, and the New Braunfels Chamber of Commerce to host quarterly regional Job Fairs, rotating locations each quarter to broaden outreach and support employers across the I-35 and I-10 corridor. This collaborative effort strengthens the regional workforce pipeline, expands access to job opportunities, and consistently draws strong attendance, including a record **720 job seekers** at the winter event in Seguin.

# 1,195

**Combined Job Seeker Attendance**

across this year's four Regional Job Fairs

“The location of the job fair was convenient and central. There was a lot of traffic, and we were able to speak with a large number of job seekers. We were very happy with the outcome.”

Navarro Independent School District

# CTE Partnership & DECA Engagement

Schertz EDC strengthened its partnership with Schertz-Cibolo-Universal City ISD's Career & Technical Education (CTE) program to expand career exploration, build stronger connections between students and local employers, and advance workforce readiness.

Staff also served as judges for Distributive Education Clubs of America (DECA) competitions, evaluating student business plans and offering real-world industry feedback. Through these efforts, Schertz EDC is actively supporting the development of the next generation of entrepreneurs, innovators, and future workforce leaders in our community.



# Expansions

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# 400K+

**Square Feet Added**

# \$7M

**Combined Capital Expenditure**

## Schertz Expansions This Year

- Magi Foods – Oats and organic food manufacturer and distributor
- Acadian Crossing – Private label product development and distribution
- RXO – Warehouse and logistics company
- Hanson’s Installations – Casework and millwork installations
- Nelsen Corporation – Water treatment supplier
- Vantage Pump & Compressor – Pumps and compressor supplier
- Major Wire – Manufacturer of wire screens
- Tiger Landscaping – Stone supplier
- Vallance Security Systems – Security systems supplier and installation
- CEMEX – Building material supplier

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## Supporting Existing Business: Job Board

Our centralized Job Board helps connect local employers with area job seekers. The platform highlights openings across manufacturing, logistics, retail, and service industries, making it easier for residents to find work close to home and supporting employers with their ongoing hiring needs. This year, we saw **20 submissions by companies** seeking qualified employees.





### Expansion Spotlight

This year, MaGi Foods, Texas-based manufacturer of all-natural oatmeal and breakfast products, expanded its Schertz operations by increasing its footprint and occupying their entire building located at 17750 Lookout Road. The expansion enhances the company's production and packaging capacity to meet growing customer demand and underscores their long-term commitment to Schertz as a strategic location for food manufacturing.

**105K** Square Feet of Occupied Space After Expanding This Year

# Schertz Station

## \$65 Million

Capital Expenditure

## 250,000

Square Feet

This project, the city's newest mixed-use commercial destination, saw continued build-out in 2025, with Panera Bread becoming its first tenant open for business. The ribbon cutting drew strong community attendance and marked a significant step in activating the site with new dining, retail, and employment opportunities.

Tenants - Open



Tenants - Coming Soon

More To Be Announced!







# Additional Projects

## \$63.7M

Combined Capital Expenditure



### **Soccer Lights Installed/Ribbon Cutting**

Schertz EDC partnered with the Schertz Parks & Recreation Department to deliver a major lighting upgrade at the Schertz Soccer Complex located on Maske Road, replacing aging fixtures with new LED systems that improve field visibility, enhance safety, and reduce long-term maintenance costs. The project demonstrates the City's commitment to quality-of-life amenities and continues to support local sports programming and tournaments.

### **Park 35 Business Park**

Park 35 completed its first phase and continues to experience strong industrial demand, with new tenant activity and build-out progress across multiple large-format buildings. As one of Schertz's premier logistics and advanced manufacturing destinations, Park 35 contributes significantly to job creation and the city's expanding commercial tax base.

### **Specs Liquor**

Spec's began construction on its new Schertz location in 2025, bringing a major regional retailer to the FM 3009 corridor. Once completed, the project will expand retail options for residents and is expected to generate new sales tax revenue and increased consumer activity. The development remains on schedule with site and building work progressing throughout the year.



### **Las Palapas**

Las Palapas continued progressing through construction and site development in 2025. The popular Texas-based restaurant's new location along Interstate 35 and Schertz Parkway, remained active throughout the year. Once completed, it will add new dining options, local jobs, and increased activity within the corridor.

# Schertz 35 Business Park

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**197K**

Square Feet

**\$2.8M**

Capital Expenditure

Schertz 35 reached a major milestone in 2025 with the completion of its first-Class A industrial building, delivering new high-quality space for logistics and advanced manufacturing prospects along the I-35 corridor.

The project continues to position Schertz as a regional destination for large-scale industrial users seeking premier connectivity and modern infrastructure.





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# Core 5 Logistics Center

Located at I-10 and Loop 1604, Core 5 completed Phase 1 and continued momentum with leasing interest and site activity driven by Schertz's strong regional workforce and connectivity. The development adds to the city's growing inventory of modern Class A industrial facilities and expands opportunities for new employers in logistics, distribution, and production.

**1M+**  
Square Feet

**\$52M**  
Capital Expenditure

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# Marketing

## New CMS System – Hub Spot

This new Content Management System (CMS) platform streamlines how the team tracks projects, manages BRE outreach, and communicates with local businesses and developers. It improves data organization, follow-up efficiency, and reporting, giving staff a more modern and effective tool to support BRE and attraction efforts.

## Newsletter Rebrand – The Schertz Scoop

Our monthly newsletter has a refreshed name and look: The Schertz Scoop. The rebrand modernizes our communications by offering a cleaner design, clearer project updates, and more engaging content for local businesses, partners, and residents.

## OUR REACH IN 2025

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944

**Website Visits**  
Feb-Dec 2025

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987

**Facebook Followers**  
61% Increase YOY

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817

**LinkedIn Followers**  
41% Increase YOY

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252

**Newsletter Subscribers**

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11

**Schertz Magazine Articles**  
Featuring our economic  
development work

# Recognitions of Excellence



## Texas Economic Development Council (TEDC)

The Council honored Schertz EDC with the Economic Excellence Recognition, a prestigious award that places Schertz among an elite group of 71 organizations recognized for their outstanding commitment to economic development.



## International Economic Development Council (IEDC)

Schertz EDC earned major honors at both the state and national levels. The IEDC awarded Schertz a Gold Award for its Workforce Resource Manual, recognizing excellence in workforce communication and employer engagement.

“ We are honored to be recognized for our ongoing work to serve our existing businesses, invite new investment, and communicate about the continued successes of Schertz. ”

Amy Madison, Deputy Director



# Financials

**Corporation Name**

Schertz Economic Development Corporation

FISCAL YEAR	2025
HQ CITY	SCHERTZ
EDC TYPE CODE	TYPE B
EDC CITY	SCHERTZ
REVENUE Sales Tax	\$7,230,391
REVENUE Total	\$8,357,484
EXPENSE Total	\$16,664,010
ASSETS Land	YES
ASSETS Other	YES
OBJECTIVES Infrastructure	YES
OBJECTIVES Job Creation & Job Retention	YES
OBJECTIVES Sports Facilities & Recreation	YES
OBJECTIVES Tourism	YES



For more details on the City of Schertz Economic Development Corporation's extraordinary progress and future, visit: [www.schertzedc.com](http://www.schertzedc.com)