



**MEETING AGENDA
SCHERTZ ECONOMIC DEVELOPMENT BOARD
REGULAR SESSION - June 25, 2026**

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

**AGENDA
THURSDAY, JUNE 25, 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, JUNE 25, 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

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

SEDC Board Member Oath of Office for appointment to the Schertz Economic Development Board by the Schertz City Council on 06/16/2026. (S. Courney)

- Allison Heyward, Term Ending 09/30/2027

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

1. Approval of the Minutes for the Board of Directors Regular Monthly Meeting held April 23, 2026.

Discussion Only

2. Discussion regarding the SEDC Monthly Financial Statements for April 2026 & May 2026 (S. Wayman)
3. Discussion regarding the placement and funding of the City of Schertz Logo on the turnaround bridge located at I-35 and Schertz Parkway (S. Wayman)

Discussion and Possible Action

4. Recommending City Council approval of the Comprehensive Economic Development Strategic Plan (CEDs) (T. Stellman, TIP Strategies)
5. **Resolution 2026-02** - Authorizing the Board President to execute an agreement for Provision of Professional Services between the City of Schertz and the Schertz Economic Development Corporation, and other matters in connection therewith. (S. Wayman)

Public Hearings

6. **Resolution 2026-03** - Briefing, public hearing and possible action on recommending approval by the City Council for the proposed Schertz Economic Development Corporation FY2026-27 Budget and Reserves. (A. Madison)

Closed Session

7. 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-116
- E-117
- E-80

Reconvene to Regular Session

8. Take any actions based on discussion held in closed session under Agenda Item No. 7.

Requests and Announcements

- Announcements by staff.
 - Ground breaking STX Frio
 - Home Depot TBD
 - Reveal of the Logo on the Bridge - Mid June
- Requests by Board Members to place items on a future SEDC Board Meeting agenda.
- Next SEDC Regular Meeting July 23, 2026

Adjournment

CERTIFICATION

I, Kimberly Lovejoy, Administrative Assistant, of the City of Schertz Economic Development Corporation, do hereby certify that the above agenda was posted on the official bulletin board on this 18th day of June 2026, at 2:15 p.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.

Kimberly Lovejoy
Administrative Assistant- 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: 06/25/2026
Department: Economic Development Corporation
Subject: Approval of the Minutes for the Board of Directors Regular Monthly Meeting held April 23, 2026.

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

Draft Minutes 04-23-2026

DRAFT



ECONOMIC DEVELOPMENT CORPORATION

MINUTES
REGULAR MEETING
April 23, 2026
6:00 PM

The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for 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 was 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.

Present: Bill Dixon, President
Rey Chavez, Treasurer
Sharon Denson, Director
Matt Clingo, Director
John Faubush III, Director

Absent: Eryn McElroy, Vice President
Bryan Jones, Secretary

Staff present: Scott Wayman, Executive Director
Brian James, Deputy City Manager
Amy Madison, Deputy Director
Ashley Ritchey, Business Engagement Manager
Kimberly Lovejoy, Administrative Assistant

Attendees: Robert Sheridan, Councilman

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. Members Eryn McElroy, Vice President, and Bryan Jones, Secretary, were absent.

City Council Member Robert Sheridan stopped by as a visitor to observe.

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 March 26, 2026.

William Dixon, Board President, asked for a motion to approve the consent agenda for March 26, 2026.

John Faubush, III moved to approve, seconded by Sharon Denson. Motion carries unanimous; 5-0.

Discussion Only

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

Scott Wayman, Executive Director, provided an overview of the March 2026 Financial Statements. Sales tax received in the month of March totaled \$1,934,275.60, representing a 259.0 % increase over the same period in the prior year. Total expenses in March 2026 were \$48,782.29 which includes the second payment to TIP Strategies, Inc. for the comprehensive strategic plan in the amount of \$29,000.

3. Presentation and discussion regarding the Annual Schertz Economic Development Corporation (SEDC) 2025 Report. (A. Ritchey)

Ashley Ritchey, Business Engagement Manager, presented the Schertz Economic Development Corporation (SEDC) 2025 Annual Report. Ray Chavez recommended adding demographic information for attendees of the quarterly job fair.

Closed Session

4. 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

Closed Session started at: 6:15 pm

Closed Session concluded at: 6:44 pm

Reconvene to Regular Session

5. Take any actions based on discussion held in closed session under Agenda Item No. 4.

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 (S. Wayman)

- Ribbon Cuttings
 - Specs - May 9
 - Portillas - May 26
 - Smokey Mo's - TBA
 - Home Depot - TBA
- Bridge logo signs at the turnaround at Schertz Parkway and Interstate 35, expected to be completed in June.
- Introduction of newly hired Schertz Economic Development Administrative Assistant, Kim Lovejoy.
- Next SEDC Board Meeting scheduled for May 28, 2026 at 6:00 pm

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.

MINUTES PASSED AND APPROVED THIS 25TH DAY JUNE, 2026.

William Dixon
Board President

SEDC Board Member

SEDC MEMORANDUM

SEDC
Board Meeting: 06/25/2026
Department: Economic Development Corporation
Subject: Discussion regarding the SEDC Monthly Financial Statements for April 2026 & May 2026 (S. Wayman)

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

April 2026 Financials
May 2026 Financials

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: Apr 30th , 2026

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

620-SED CORPORATION
FINANCIAL SUMMARY OVERVIEW

<u>Revenues</u>										
Sales Tax	<table><tr><td><u>Sales Tax</u></td><td>\$ 1,708,646.99</td><td>Payment Received in April for month of February*</td></tr><tr><td></td><td>270.6%</td><td>Annual Increase</td></tr><tr><td></td><td>172.2%</td><td>12-Month Rolling Average</td></tr></table>	<u>Sales Tax</u>	\$ 1,708,646.99	Payment Received in April for month of February*		270.6%	Annual Increase		172.2%	12-Month Rolling Average
<u>Sales Tax</u>	\$ 1,708,646.99	Payment Received in April for month of February*								
	270.6%	Annual Increase								
	172.2%	12-Month Rolling Average								

<u>Expenses</u>	
SDEC Indirect Interfund Charges	320,851.50

<u>Year-to-Date</u>	
Total Revenue	\$ 14,459,312.14
Total Expenses	<u>\$ 964,564.89</u>
Over/Under	<u>\$ 13,494,747.25</u>

<u>Cash & Investments</u>	
Cash	\$ 2,115,952.38
Investments	<u>\$ 51,410,848.75</u>
Total	<u>\$ 53,526,801.13</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: Apr 30th , 2026

***** 2025 - 2026 *****							
620-SED CORPORATION	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	466,968.06	5,112,738.21	13,402,726.02	-	(5,734,118.02)	174.77%
Fund Transfers	-	-	-	-	-	-	0.00%
Miscellaneous	1,260,000	151,705.49	1,042,979.40	1,056,586.12	-	203,413.88	83.86%
TOTAL REVENUES	8,928,608	618,673.55	6,155,717.61	14,459,312.14	-	(5,530,704.14)	161.94%
<u>EXPENDITURE SUMMARY</u>							
<u>NONDEPARTMENTAL</u>							
City Supported Services*	15,299,100	-	7,485,799	100,730	-	15,198,370.00	0.66%
TOTAL NONDEPARTMENTAL	15,299,100	-	7,485,799	100,730.00	-	15,198,370.00	0.66%
<u>ECONOMIC DEVELOPMENT</u>							
Personnel Services	27,775	220	11,141	19,188	-	8,587.17	69.08%
Supplies & Equipment	58,975	-	23,026	18,929	-	40,046.41	32.10%
City Supported Services	213,100	-	1,421	270	-	212,830.15	0.13%
Utility Services	975	55	303	232	565	177.99	81.74%
Operating Expense	398,535	288	95,264	144,889	92,476	161,170.18	59.56%
Professional Services	61,300	92	6,814	38,625	-	22,675.00	63.01%
Fund Charges/Transfers	641,703	320,852	609,080	641,703	-	-	100.00%
TOTAL ECONO DEVELOPMENT	1,402,363	321,506.12	747,048.98	863,834.89	93,041.21	445,486.90	68.23%
TOTAL EXPENDITURES	16,701,463	321,506.12	8,232,848.15	964,564.89	93,041.21	15,643,856.90	6.33%
** REVENUE OVER(UNDER) EXPEND	(7,772,855)	297,167.43	(2,077,131)	13,494,747			

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: Apr 30th , 2026

***** 2 0 2 5 - 2 0 2 6 *****

620-SED CORPORATION		CURRENT	CURRENT	PRIOR YEAR	CURRENT	Y-T-D	BUDGET	% OF
REVENUES		BUDGET	PERIOD	Y-T-D ACTUAL	Y-T-D ACTUAL	ENCUMBR	BALANCE	BUDGET
<u>Taxes</u>								
000-411500	Sales Tax Revenue (4B)	7,668,608	466,968.06	5,112,738.21	13,402,726.02	-	(5,734,118.02)	174.77%
TOTAL Taxes		7,668,608	466,968.06	5,112,738.21	13,402,726.02	-	(5,734,118.02)	174.77%
<u>Fund Transfers</u>								
000-486000	Transfer In	-	-	-	-	-	-	0.00%
TOTAL Fund Transfers		-	-	-	-	-	-	0.00%
<u>Miscellaneous</u>								
000-491000	Interest Earned	10,000	-	4,601	8,775	-	1,224.77	87.75%
000-491200	Investment Earnings	1,250,000	151,520	1,038,379	1,047,626	-	202,374.12	83.81%
000-497000	Misc Income	-	185	-	185	-	(185.01)	0.00%
TOTAL Miscellaneous		1,260,000	151,705.49	1,042,979.40	1,056,586.12	-	203,413.88	83.86%
TOTAL REVENUES		8,928,608	618,673.55	6,155,717.61	14,459,312.14	-	(5,530,704.14)	161.94%

SED CORPORATION
CASH IN BANK AND INVESTMENTS

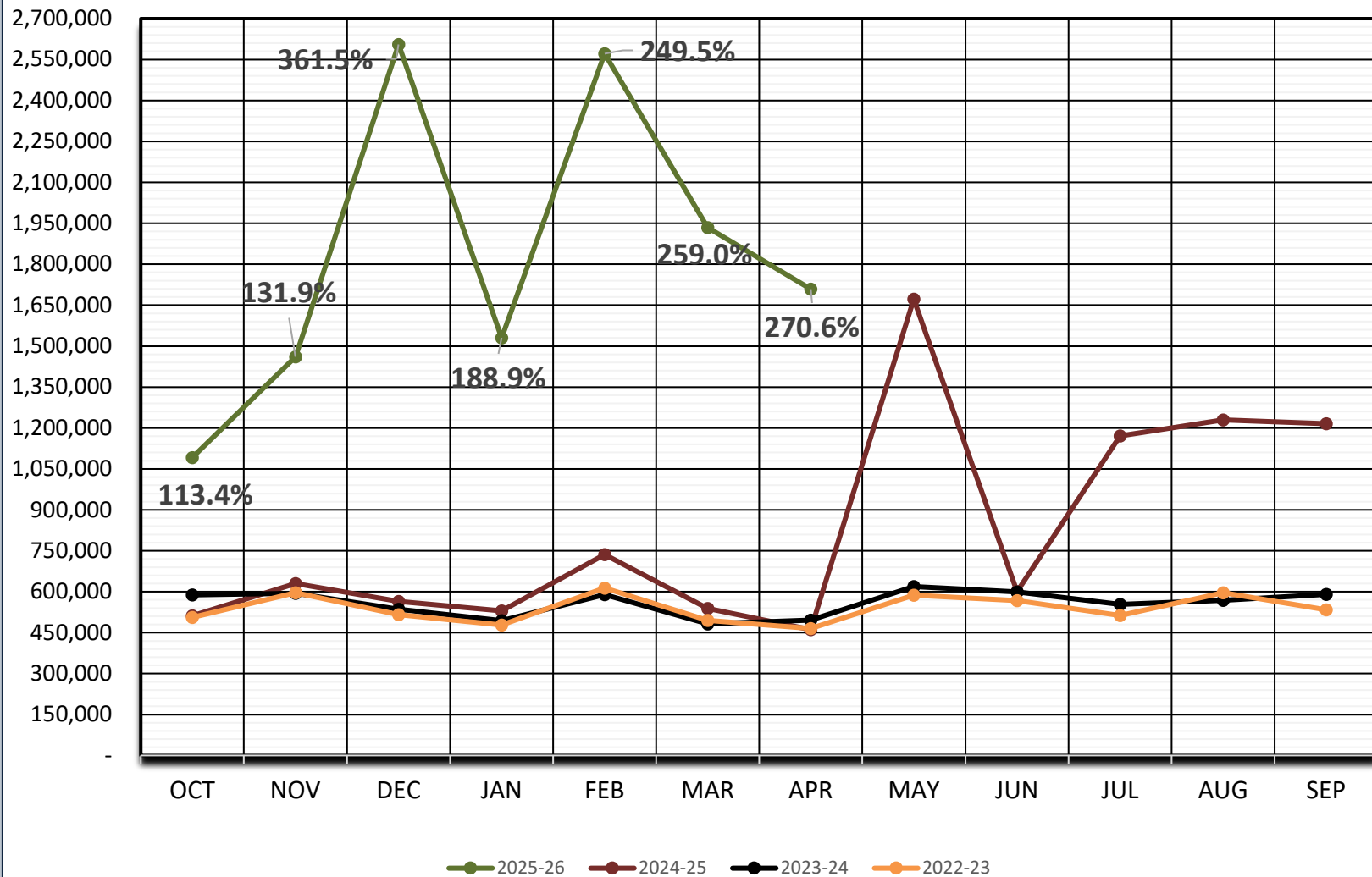
AS OF: Apr 30th , 2026

	Investment					LAST MONTH	INCREASE DECREASE
Cash in Bank	Type	Yield	Maturity	Amount			
Claim on Operating Cash Pool-Checking	Bank	3.61	-	\$ 2,115,952.38		\$ 762,280.22	\$ 1,353,672.16
Cash in Investments							
Texas Class Investment-Economic Development Corp	Pool*	3.77	-	48,919,350.60		48,767,830.12	151,520.48
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	5/10/2026	1,266,537.72		1,266,537.72	-
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	1/5/2027	1,224,960.43		1,224,960.43	-
Total Cash in Bank & Investments				\$ 53,526,801.13		\$ 52,021,608.49	\$ 1,505,192.64

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

4B SALES TAX

By Collection Month



APRIL 2026 PAYABLES REPORT

VENDOR NAME		DESCRIPTION	AMOUNT
SED CORPORATION	SDEC Indirect Interfund Charges	SDEC Indirect Interfund Charges April 2026	320,851.50
	Denton Navarro Rodriguez Bernal Santee & Zech, P.C.	Legal Invoice	92.00
	Amy Madison	Per Diem	219.98
	WEX Bank	FUEL FY 25/26	54.88
	Ubeo, LLC	Copier Rental	287.76
		SUBTOTAL:	321,506.12
		TOTAL:	\$321,506.12
			321,506.12
			321,506.12

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

***** 2 0 2 5 - 2 0 2 6 *****

620-SED CORPORATION
FINANCIAL SUMMARY OVERVIEW

Revenues

Sales Tax	<u>Sales Tax</u>	\$ 2,583,591.43	Payment Received in May for month of March*
		54.5%	Annual Increase
		147.6%	12-Month Rolling Average

Expenses

TIP Straegies, Inc	29,000.00
Golden Shovel Agency, LLC	11,500.00

Year-to-Date

Total Revenue	\$ 19,324,351.72
Total Expenses	<u>\$ 1,015,886.53</u>
Over/Under	<u>\$ 18,308,465.19</u>

Cash & Investments

Cash	\$ 660,675.11
Investments	<u>\$ 55,580,382.64</u>
Total	<u>\$ 56,241,057.75</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: May 31st , 2026

***** 2 0 2 5 - 2 0 2 6 *****							
620-SED CORPORATION	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	910,484.90	5,690,119.27	18,097,374.36	-	(10,428,766.36)	235.99%
Fund Transfers	-	-	-	-	-	-	0.00%
Miscellaneous	1,260,000	169,533.89	1,179,313.51	1,226,977.36	-	33,022.64	97.38%
TOTAL REVENUES	8,928,608	1,080,018.79	6,869,432.78	19,324,351.72	-	(10,395,743.72)	216.43%
<u>EXPENDITURE SUMMARY</u>							
<u>NONDEPARTMENTAL</u>							
City Supported Services*	15,299,100	-	9,335,299	100,730	-	15,198,370.00	0.66%
TOTAL NONDEPARTMENTAL	15,299,100	-	9,335,299	100,730.00	-	15,198,370.00	0.66%
<u>ECONOMIC DEVELOPMENT</u>							
Personnel Services	27,775	3,544	13,727	22,732	-	5,042.68	81.84%
Supplies & Equipment	58,975	12,073	23,155	31,002	12,000	15,972.99	72.92%
City Supported Services	213,100	-	1,421	270	-	212,830.15	0.13%
Utility Services	975	56	345	288	509	177.99	81.74%
Operating Expense	398,535	35,647	97,857	180,536	63,060	154,939.22	61.12%
Professional Services	61,300	-	6,837	38,625	-	22,675.00	63.01%
Fund Charges/Transfers	641,703	-	609,080	641,703	-	-	100.00%
TOTAL ECONO DEVELOPMENT	1,402,363	51,321.64	752,421.84	915,156.53	75,568.44	411,638.03	70.65%
TOTAL EXPENDITURES	16,701,463	51,321.64	10,087,721.01	1,015,886.53	75,568.44	15,610,008.03	6.54%
** REVENUE OVER(UNDER) EXPEND	(7,772,855)	1,028,697.15	(3,218,288)	18,308,465			

SED CORPORATION
CASH IN BANK AND INVESTMENTS

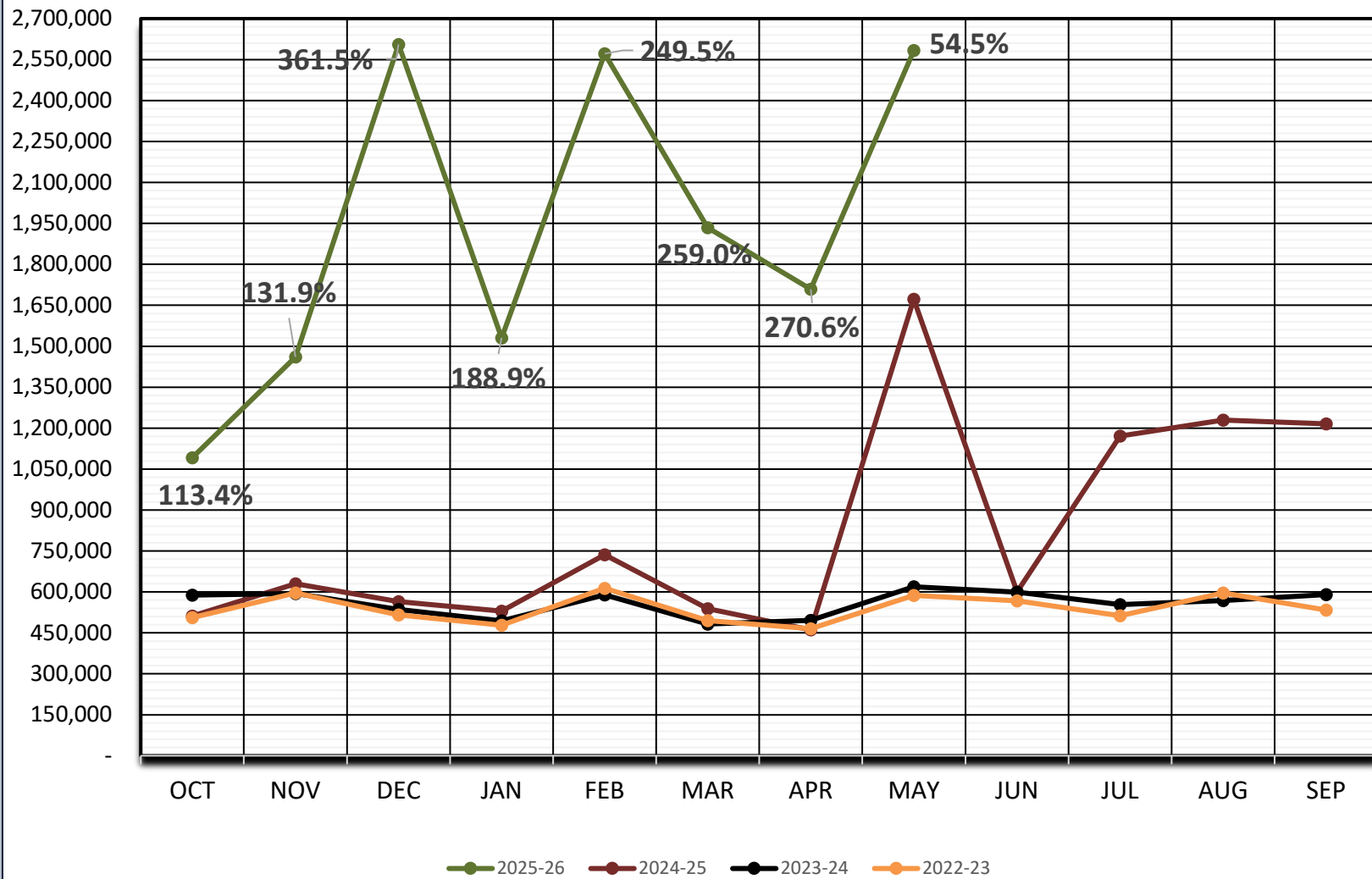
AS OF: May 31st , 2026

	Investment				LAST MONTH	INCREASE DECREASE
Cash in Bank	Type	Yield	Maturity	Amount		
Claim on Operating Cash Pool-Checking	Bank	3.61	-	\$ 660,675.11	\$ 2,116,809.27	\$ (1,456,134.16)
Cash in Investments						
Texas Class Investment-Economic Development Corp	Pool*	3.75	-	53,076,531.41	48,919,350.60	4,157,180.81
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	5/10/2027	1,278,890.80	1,266,537.72	12,353.08
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	1/5/2027	1,224,960.43	1,224,960.43	-
Total Cash in Bank & Investments				\$ 56,241,057.75	\$ 53,527,658.02	\$ 2,713,399.73

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

4B SALES TAX

By Collection Month



MAY 2026 PAYABLES REPORT

VENDOR NAME		DESCRIPTION	AMOUNT
SED CORPORATION			
Amy Madison		Per Diem	457.38
Ashley Ritchey		Per Diem	408.53
Scott Wayman		Per Diem	215.00
WEX Bank		FUEL FY 25/26	56.43
Ubeo, LLC		Copier Rental	287.76
US Bank CC		EDC Cardholders	9,267.96
TIP Straegies, Inc		Comprehensive Strategic Plan - Contract	29,000.00
TIP Straegies, Inc		Travel & Other Expenses	128.58
Golden Shovel Agency, LLC		Website Migration	11,500.00
		SUBTOTAL:	51,321.64
		TOTAL:	\$51,321.64
			51,321.64
			51,321.64
			0.00

SEDC MEMORANDUM

SEDC
Board Meeting: 06/25/2026
Department: Economic Development Corporation
Subject: Resolution 2026-02 - Authorizing the Board President to execute an agreement for Provision of Professional Services between the City of Schertz and the Schertz Economic Development Corporation, and other matters in connection therewith. (S. Wayman)

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

Resolution 2026-2

SEDC RESOLUTION 2026-2

A RESOLUTION BY THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION, TEXAS ADOPTING AN AGREEMENT FOR PROVISION OF PROFESSIONAL SERVICES BETWEEN THE CITY OF SCHERTZ AND THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz Economic Development Corporation ("SEDC") is a non-profit economic development corporation duly established under the Development Corporation Act of 1979, as amended (Section 501.001 et seq. Texas Local Government Code, formerly the Development Corporation Act of 1979) (the "Act");

WHEREAS, all powers of the corporation are vested in the SEDC Board of Directors (the "Board") appointed by the governing body of the corporation's authorizing unity; and

WHEREAS, the SEDC desires to engage the City of Schertz for the provision of certain professional and other services to assist the SEDC in carrying out its goals and objectives; and

WHEREAS, the SEDC Board hereby finds that it is the best interest to enter into the Agreement for Provision of Professional Services between the City of Schertz and the City of Schertz Economic Development Corporation, hereto attached as Exhibit A; and

WHEREAS, Section 501.073 of the Act requires that the SEDC receive final approval from the City Council, the authorizing unit to approve all programs and expenditures.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1. The Schertz Economic Development Board hereby authorizes the Agreement for Provision of Professional Services between the City of Schertz and Schertz Economic Development Corporation in substantially the form set forth on Exhibit A.

Section 2. The recitals contained in the preamble hereof found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____ day of _____ 2026.

CITY OF SCHERTZ ECONOMIC
DEVELOPMENT CORPORATION

William Dixon, SEDC Board President

ATTEST:

Bryan Jones, SEDC Board Secretary

EXHIBIT "A"

**AGREEMENT FOR PROVISION OF PROFESSIONAL
SERVICES BETWEEN THE CITY OF SCHERTZ AND THE
CITY OF SCHERTZ ECONOMIC DEVELOPMENT
CORPORATION**

[see attached]

**AGREEMENT FOR PROVISION OF PROFESSIONAL SERVICES
BETWEEN THE CITY OF SCHERTZ AND THE CITY OF SCHERTZ
ECONOMIC DEVELOPMENT CORPORATION**

THE STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF GUADALUPE

THIS AGREEMENT, executed the ____ day of _____, 2026, by and between the CITY OF SCHERTZ, a municipal corporation, acting by and through its City Council, situated in Guadalupe County, Texas (hereinafter referred to as "City"), and the City of Schertz Economic Development Corporation, a Texas non-profit economic development corporation (hereinafter referred to as "SEDC") acting by and through its President of the Board is as follows:

WITNESSETH:

I.

The City agrees to provide management, professional, administrative, financial and investment services to the SEDC according to the terms of this agreement. Direct services the City shall perform for the SEDC shall include:

1. Providing salary, workers' compensation, health and retirement expenses for City employees assigned to the SEDC.
2. Preparing all financial and investment reports and keeping all financial books and records required by applicable law.
3. Preparing a budget for the forthcoming year for review and approval by the Board and City Council.
4. Providing all necessary budgeting, accounting, financial management and investment management through the City's Finance Department.
5. Providing accounts payable, payroll, purchasing and other bookkeeping services with oversight and training of such services.
6. Providing for a repository of records, office and conference space.
7. Providing technology support for hardware, software and phone systems through the City's Information Technology Department.

8. Providing automotive support for vehicles through the City's Fleet Department.
9. Providing for legal services through the City Attorney's office at the rate that those services are provided to the City.
10. Providing for commercial insurance, communication equipment and services, and office equipment products and services at the rate that those products and services are provided to the City.
11. Providing for financial auditing services through the Finance Department at the rate that those services are provided to the City.
12. Providing executive and administrative support, review and oversight by the City Manager.

It is understood and agreed that access to City staff resources by the SEDC is secondary to the needs of the City Council of the City of Schertz.

II.

Subject to the SEDC continuing to contract with the City for management services, the SEDC will pay to the City for its services pursuant to the agreement, in the form of a flat fee (the Service Fee) in the amount of six hundred sixty four thousand one hundred thirteen and zero cents (\$664,113) per year. Said amount shall be paid in two equal payments on October 1, 2026, and April 1, 2027.

III.

It is the express purpose of this agreement for the City to provide certain management, professional, administrative and financial services to the SEDC.

IV.

Subject to early termination as provided in Article V below, this agreement shall be in effect for a period of one year commencing October 1, 2026 and ending September 30, 2027, and said agreement shall be extended for additional one-year terms thereafter under the same terms and conditions unless one party gives to the other party written notification at least thirty (30) days prior to the end of the existing term of its desire to terminate the agreement.

V.

1. This contract may be terminated by the City or SEDC, in whole, or from time to time, in part, upon thirty (30) days' notice from the terminating party to the other party. Termination shall be effective thirty (30) days after delivery of Notice of Termination, specifying to what extent performance or work under the contract shall be terminated thirty (30) days after receipt by the notified party.
2. After receipt of Notice of Termination, the City shall:
 - a. Cease work on the date as specified in the thirty (30) day Notice of Termination to the extent possible.
 - b. Place no further orders or subcontracts except as may be necessary for completion of the work not terminated.
 - c. Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination insofar as possible.
 - d. SEDC shall pay all expenses incurred through the date of termination.

IN WITNESS WHEREOF, the parties have executed this Contract in the year and on the day indicated.

CITY OF SCHERTZ ECONOMIC
DEVELOPMENT CORPORATION

CITY OF SCHERTZ, TEXAS

William Dixon
SEDC Board President

Steve Williams
City Manager

SEDC MEMORANDUM

SEDC
Board Meeting: 06/25/2026
Department: Economic Development Corporation
Subject: Resolution 2026-03 - Briefing, public hearing and possible action on recommending approval by the City Council for the proposed Schertz Economic Development Corporation FY2026-27 Budget and Reserves. (A. Madison)

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

Resolution 2026-3

SEDC RESOLUTION NO. 2026-3

A RESOLUTION BY THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION, TEXAS PROVIDING A RECOMMENDATION TO THE CITY COUNCIL FOR THE SEDC FISCAL YEAR 2026-27 BUDGET, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz Economic Development Corporation ("SEDC") is a non-profit economic development corporation duly established under the Development Corporation Act of 1979, as amended (Section 501.001 et seq. Texas Local Government Code, formerly the Development Corporation Act of 1979) (the "Act");

WHEREAS, according to the Act, the authorizing unit for the SEDC shall mean the City of Schertz City Council ("City Council"); and

WHEREAS, all of the powers of the SEDC are vested in the SEDC Board of Directors (the "Board") appointed by the City Council; and

WHEREAS, Section 501.073 of the Act requires the City Council to approve all programs and expenditures.

WHEREAS, the Executive Director of the SEDC submitted a budget proposal, hereto attached as Exhibit A, and in said budget proposal set forth the established revenues and expenditures to include the detailed classifications as required by the Act; and

WHEREAS, after consideration, the Board is of the opinion that the proposed budget should be submitted to the City Council for approval and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1. The Board hereby recommends the City Council consider approving the SEDC Fiscal Year 2026-27 Budget in substantially the form set forth on Exhibit A.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of

such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this _____ day of _____, 2026.

CITY OF SCHERTZ ECONOMIC
DEVELOPMENT CORPORATION

William Dixon, SEDC Board President

ATTEST:

Reynaldo Chavez, SEDC Board Treasurer

EXHIBIT “A”

SEDC FISCAL YEAR 2026-27 BUDGET

[see attached]



City of Schertz, TX

Budget Worksheet

Account Summary

For Fiscal: 2025-26 Period Ending: 09/30/2026

		Defined Budgets					
		2023-24	2023-24	2024-25	2024-25	2025-26	2026-27
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Base Budget
Fund: 620 - SED CORPORATION							
Revenue							
Department: 101 - Non Departmental							
620-101-411500	Sales Tax Revenue	7,092,000.00	6,698,059.29	7,083,000.00	11,298,737.28	7,668,608.00	8,207,050.00
620-101-480000	Transfer In	0.00	190,391.66	0.00	0.00	0.00	0.00
620-101-491000	Interest Earned - SED Corp	15,000.00	12,479.16	10,000.00	12,504.76	10,000.00	10,000.00
620-101-491200	Investment Income	1,300,000.00	1,855,644.94	1,250,000.00	1,723,813.35	1,250,000.00	1,250,000.00
620-101-497000	Miscellaneous Income	0.00	1,101.29	0.00	0.00	0.00	185.00
Department: 101 - Non Departmental Total:		8,407,000.00	8,757,676.34	8,343,000.00	13,035,055.39	8,928,608.00	9,467,050.00
Revenue Total:		8,407,000.00	8,757,676.34	8,343,000.00	13,035,055.39	8,928,608.00	9,467,050.00

Budget Worksheet

For Fiscal: 2025-26 Period Ending: 09/30/2026

Expense							Defined Budgets		
Department: 101 - Non Departmental									
ExpCategory: 532 - City Supported Services									
620-101-532011	Development Incentive Fund	3,027,510.00	83,984.70	8,479,100.00	7,562,849.17	8,479,100.00	100,730.00	8,479,100.00	10,580,463.00
620-101-532015	Contributions	8,650,000.00	488,523.09	6,820,000.00	1,849,500.00	6,820,000.00	0.00	6,820,000.00	12,755,500.00
ExpCategory: 532 - City Supported Services Total:		11,677,510.00	572,507.79	15,299,100.00	9,412,349.17	15,299,100.00	100,730.00	15,299,100.00	23,335,963.00
Department: 101 - Non Departmental Total:		11,677,510.00	572,507.79	15,299,100.00	9,412,349.17	15,299,100.00	100,730.00	15,299,100.00	23,335,963.00
Department: 966 - Economic Development									
ExpCategory: 511 - Personnel Services									
620-966-511606	Uniforms	800.00	170.13	800.00	24.00	800.00	112.58	800.00	800.00
620-966-511609	Employee Recognition-Morale	600.00	0.00	600.00	94.48	600.00	32.38	600.00	600.00
620-966-511610	Memberships-Professional	2,525.00	2,269.50	3,525.00	2,913.60	3,525.00	5,092.50	3,525.00	3,525.00
620-966-511611	Publications	800.00	0.00	800.00	0.00	800.00	25.00	800.00	800.00
620-966-511612	Training/Travel	12,000.00	11,073.05	15,100.00	13,394.00	15,200.00	19,484.91	15,200.00	15,200.00
620-966-511614	Meeting Expenses	7,850.00	2,210.55	7,850.00	2,827.66	6,850.00	3,507.92	6,850.00	7,850.00
ExpCategory: 511 - Personnel Services Total:		24,575.00	15,723.23	28,675.00	19,253.74	27,775.00	28,255.29	27,775.00	28,775.00
ExpCategory: 521 - Supplies and Equipment									
620-966-521100	Office Supplies	1,000.00	483.78	1,000.00	503.22	1,200.00	1,421.42	1,200.00	1,400.00
620-966-521701	Computer Fees & Licenses	54,675.00	48,092.16	54,675.00	41,401.32	52,475.00	37,123.82	52,475.00	52,475.00
620-966-521702	Postage	500.00	133.45	500.00	114.27	300.00	90.41	300.00	300.00
620-966-521708	Furniture & Fixtures	2,500.00	542.88	2,500.00	215.00	2,500.00	247.34	2,500.00	2,500.00
620-966-521710	Computer & Peripherals Under...	2,500.00	0.00	2,500.00	988.85	2,500.00	0.00	2,500.00	2,500.00
ExpCategory: 521 - Supplies and Equipment Total:		61,175.00	49,252.27	61,175.00	43,222.66	58,975.00	38,882.99	58,975.00	59,175.00
ExpCategory: 532 - City Supported Services									
620-966-532002	Promotional Events - Expenses	9,500.00	4,854.44	9,500.00	3,980.82	8,100.00	100.00	8,100.00	8,100.00
620-966-532012	Grant Fund	200,000.00	0.00	200,000.00	0.00	200,000.00	0.00	100,000.00	200,000.00
620-966-532013	Prospect Services	5,000.00	154.96	5,000.00	16.00	5,000.00	169.85	5,000.00	5,000.00
ExpCategory: 532 - City Supported Services Total:		214,500.00	5,009.40	214,500.00	3,996.82	213,100.00	269.85	113,100.00	213,100.00
ExpCategory: 533 - Utility Services									
620-966-533500	Vehicle Fuel	750.00	429.20	850.00	490.20	750.00	328.31	750.00	750.00
620-966-533550	Vehicle Maintenance	225.00	14.00	225.00	0.00	225.00	20.00	225.00	225.00
ExpCategory: 533 - Utility Services Total:		975.00	443.20	1,075.00	490.20	975.00	348.31	975.00	975.00

Budget Worksheet

For Fiscal: 2025-26 Period Ending: 09/30/2026

Defined Budgets									
	2023-24	2023-24	2024-25	2024-25	2025-26	2025-26	2025-26	2025-26	2026-27
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Projected	Base Budget	
ExpCategory: 534 - Operating Expenses									
620-966-534000	315,850.00	164,671.33	315,850.00	76,624.79	315,850.00	189,491.39	315,850.00	315,850.00	
620-966-534005	1,700.00	1,589.71	2,200.00	2,052.21	2,100.00	2,008.32	2,100.00	2,100.00	
620-966-534011	10,000.00	39.48	5,300.00	0.00	10,000.00	0.00	10,000.00	10,000.00	
620-966-534021	3,500.00	2,765.54	3,500.00	3,457.37	3,500.00	2,463.41	3,500.00	3,500.00	
620-966-534022	1,750.00	876.62	1,750.00	1,605.73	1,750.00	1,869.22	1,750.00	1,750.00	
620-966-534027	28,835.00	27,935.00	28,835.00	27,825.00	28,835.00	10,195.00	28,835.00	28,835.00	
620-966-534029	1,500.00	147.00	1,500.00	1,010.86	1,500.00	0.00	1,500.00	1,500.00	
620-966-534031	35,000.00	32,547.41	35,000.00	32,419.75	35,000.00	11,675.84	35,000.00	35,000.00	
ExpCategory: 534 - Operating Expenses Total:									
	398,135.00	230,572.09	393,935.00	144,995.71	398,535.00	217,703.18	398,535.00	398,535.00	
ExpCategory: 541 - Professional Services									
620-966-541000	6,300.00	6,300.00	6,300.00	6,900.00	6,300.00	4,171.00	6,300.00	6,300.00	
620-966-541004	40,000.00	0.00	40,000.00	0.00	40,000.00	33,065.00	40,000.00	40,000.00	
620-966-541012	15,000.00	3,624.00	15,000.00	2,269.50	15,000.00	1,389.00	15,000.00	15,000.00	
ExpCategory: 541 - Professional Services Total:									
	61,300.00	9,924.00	61,300.00	9,169.50	61,300.00	38,625.00	61,300.00	61,300.00	
ExpCategory: 548 - Fund Charges/Transfers									
620-966-548006	546,883.00	546,883.00	609,080.00	609,080.00	641,703.00	641,703.00	641,703.00	664,113.00	
ExpCategory: 548 - Fund Charges/Transfers Total:									
	546,883.00	546,883.00	609,080.00	609,080.00	641,703.00	641,703.00	641,703.00	664,113.00	
Department: 966 - Economic Development Total:									
	1,307,543.00	857,807.19	1,369,740.00	830,208.63	1,402,363.00	965,787.62	1,302,363.00	1,425,973.00	
Expense Total:									
	12,985,053.00	1,430,314.98	16,668,840.00	10,242,557.80	16,701,463.00	1,066,517.62	16,601,463.00	24,761,936.00	
Fund: 620 - SED CORPORATION Surplus (Deficit):									
	-4,578,053.00	7,327,361.36	-8,325,840.00	2,792,497.59	-7,772,855.00	18,258,760.00	5,168,722.00	-15,294,886.00	
Report Surplus (Deficit):									
	-4,578,053.00	7,327,361.36	-8,325,840.00	2,792,497.59	-7,772,855.00	18,258,760.00	5,168,722.00	-15,294,886.00	

Group Summary

ExpCategor...	Defined Budgets						
	2023-24	2023-24	2024-25	2024-25	2025-26	2025-26	2026-27
Revenue	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Base Budget
Department: 101 - Non Departmental							
	8,407,000.00	8,757,676.34	8,343,000.00	13,035,055.39	8,928,608.00	19,325,277.62	21,770,185.00
Department: 101 - Non Departmental Total:	8,407,000.00	8,757,676.34	8,343,000.00	13,035,055.39	8,928,608.00	19,325,277.62	21,770,185.00
Revenue Total:	8,407,000.00	8,757,676.34	8,343,000.00	13,035,055.39	8,928,608.00	19,325,277.62	21,770,185.00
							9,467,050.00
							9,467,050.00
							9,467,050.00

Budget Worksheet

For Fiscal: 2025-26 Period Ending: 09/30/2026

ExpCategory...	Defined Budgets						
	2023-24	2023-24	2024-25	2025-26	2025-26	2025-26	2026-27
Expense	Total Budget	Total Activity	Total Budget	Total Activity	YTD Activity	Projected	Base Budget
Department: 101 - Non Departmental							
532 - City Supported Services	11,677,510.00	572,507.79	15,299,100.00	9,412,349.17	100,730.00	15,299,100.00	23,335,963.00
Department: 101 - Non Departmental Total:	11,677,510.00	572,507.79	15,299,100.00	9,412,349.17	100,730.00	15,299,100.00	23,335,963.00
Department: 966 - Economic Development							
511 - Personnel Services	24,575.00	15,723.23	28,675.00	19,253.74	28,255.29	27,775.00	28,775.00
521 - Supplies and Equipment	61,175.00	49,252.27	61,175.00	43,222.66	38,882.99	58,975.00	59,175.00
532 - City Supported Services	214,500.00	5,009.40	214,500.00	3,996.82	269.85	113,100.00	213,100.00
533 - Utility Services	975.00	443.20	1,075.00	490.20	348.31	975.00	975.00
534 - Operating Expenses	398,135.00	230,572.09	393,935.00	144,995.71	217,703.18	398,535.00	398,535.00
541 - Professional Services	61,300.00	9,924.00	61,300.00	9,169.50	38,625.00	61,300.00	61,300.00
548 - Fund Charges/Transfers	546,883.00	546,883.00	609,080.00	609,080.00	641,703.00	641,703.00	664,113.00
Department: 966 - Economic Development Total:	1,307,543.00	857,807.19	1,369,740.00	830,208.63	965,787.62	1,302,363.00	1,425,973.00
Expense Total:	12,985,053.00	1,430,314.98	16,668,840.00	10,242,557.80	1,066,517.62	16,601,463.00	24,761,936.00
Fund: 620 - SED CORPORATION Surplus (Deficit):	-4,578,053.00	7,327,361.36	-8,325,840.00	2,792,497.59	18,258,760.00	5,168,722.00	-15,294,886.00
Report Surplus (Deficit):	-4,578,053.00	7,327,361.36	-8,325,840.00	2,792,497.59	18,258,760.00	5,168,722.00	-15,294,886.00

