



**MEETING AGENDA
SCHERTZ ECONOMIC DEVELOPMENT BOARD
SPECIAL CALLED MEETING - July 16, 2026**

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

The City of Schertz Economic Development Corporation (SEDC) Board of Directors will hold a Special Called Meeting on Thursday, JULY 16, 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.

Election of Schertz Economic Development Corporation Board Officers. (W. Dixon)

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 June 25, 2026.

Discussion Only

2. Discussion regarding the SEDC Monthly Financial Statement for June 2026. (A. Madison)

Discussion and Possible Action

3. **Resolution 2026-4** - Authorizing the Second Amendment to the Economic Development Performance Agreement between the City of Schertz Economic Development Corporation and Boomerang-Lovett and authorizing the SEDC Deputy Director to execute the amendment and other required documents in connection therewith.

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.

Reconvene to Regular Session

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

Requests and Announcements

- Announcements by staff.
- July 23, 2026 - Regular Meeting decision
- Requests by Board Members to place items on a future SEDC Board Meeting agenda.

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 16th day of July 2026, at 2:30 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: 07/16/2026
Department: Economic Development Corporation
Subject: Approval of the Minutes for the Board of Directors Regular Monthly Meeting held June 25, 2026.

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

Draft Minutes 06-25-2026

DRAFT



ECONOMIC DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY, JUNE 25, 2026

6:00 PM

The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for 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 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
Allison Heyward, Director

Absent:

Eryn McElroy, Vice President
Bryan Jones, Secretary

Staff present:

Steve Williams, City Manager
Brian James, Deputy City Manager
Sheree Courney, Deputy City Secretary
Irene Chavez, Assistant City Secretary
Jessica Dycus, Assistant Director of Finance
Scott Wayman, Executive Director
Amy Madison, Deputy Director
Ashley Ritchey, Business Engagement Manager
Kimberly Lovejoy, Administrative Assistant

Attendees:

Dr. Robert Sheridan, Council Member
Tom Stellman, TIP Strategies Presenter
Alexis Angelo, TIP Strategies Presenter
Verne Futagawa, SEDC Advisory Committee
Richard Sifuentes, SEDC Advisory Committee
Maggie Titterington, SEDC Advisory Committee
Lauren Dalton, The Chamber

Call to Order

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

Bill 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 and Lauren Dalton, The Chamber, stopped by as visitors to observe.

Tom Stellman and Alexis Angelo, as representatives of TIP Strategies, attended to present the Comprehensive Economic Development Strategic Plan (CEDS) Proposal. Advisory Committee Members Verne Futagawa, Richard Sifuentes, and Maggie Titterington attended for the presentation.

Bill Dixon, Board President, deferred the SEDC Board Member Oath of Office for a later time during the meeting. Allison Heyward arrived at 6:45 pm and Bill Dixon called for the Oath of Office to be administered.

- Allison Heyward, Term Ending 09/30/2027

Sheree Courney, Deputy City Secretary, administered the Oath of Office to Allison Heyward for appointment to the Schertz Economic Development Board at **6:48 pm**. Board President Bill Dixon welcomed the newest Board Member Allison Heyward, appointed on June 16, 2026 by the Schertz City Council to fill Eryn McElroy's seat. Following her appointment, Ms. Heyward immediately joined as a voting member for the remainder of the board meeting.

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 April 23, 2026.

Bill Dixon, Board President, asked for a motion to approve the consent agenda for April 23, 2026. John Faubush moved to approve, seconded by Sharon Denson. Motion carries unanimous; 5-0.

Discussion Only

2. Discussion regarding the SEDC Monthly Financial Statements for April 2026 & May 2026 (S. Wayman)

Scott Wayman, Executive Director, provided an overview of the April 2026 & May 2026 Financial Statements.

Sales tax received in the month of April totaled \$1,708,646.99, representing a 270.6% increase of the same period in the prior year. Total expenses in April 2026 were \$321,506.12, which includes a payment to the City of Schertz Inc. for SEDC Indirect Interfund Charges April 2026 in the amount of \$320,851.50.

Sales tax received in the month of May totaled \$2,583,591.43, representing a 54.5% increase of the same period in the prior year. Total expenses in May 2026 were \$51321.64, which includes the third payment to TIP Strategies, Inc. for the comprehensive strategic plan in the amount of \$29,000 and payment to Golden Shovel Agency, LLC for website migration in the amount of \$11,500.

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)

Scott Wayman, Executive Director, presented information regarding the placement of the Schertz Parkway Logo located at I-35 and Schertz Parkway and the Chamber Logo located on Pat Booker Road.

Discussion and Possible Action

4. Recommending City Council approval of the Comprehensive Economic Development Strategic Plan (CEDS) (T. Stellman, TIP Strategies)

Tom Stellman, TIP Strategies, presented the CEDS.

Ray Chavez inquired about the order of items on Goal 1. Business Attraction, Retention & Development. Tom advised the items were in no particular order of priority. Amy Madison advised the list is reviewed on an annual basis to ensure each listed item is being addressed.

Bill Dixon thanked the EDC Board and staff for carrying out the initiative. He emphasized the importance of ensuring that our partners are also doing their part. Bill then asked whether TIP Strategies is providing CRM software to manage a database of existing businesses in Schertz. Tom Stellman clarified that the EDC already has the software necessary to manage such a database.

Bill Dixon, Board President, asked for a motion to approve the recommendation for approval of the CEDS to the City Council. Ray Chavez moved to approve, seconded by Sharon Denson. Motion carries unanimous; 5-0.

Recess called at 6:53 pm

Reconvened at 6:58pm

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)

Scott Wayman provided an overview of the Provision of Professional Service Agreement. The contract for professional services must be arrived by the SEDC annually and contains details of the costs and services from the City of Schertz including personnel, rent, internal services, and fleet costs for FY2026-27. Scott W. noted Rent and Fleet remained the same, with an overall 3.5% overall increase based on actual personnel numbers and 2% increase for internal services.

Bill Dixon, Board President, asked for a motion to approve the authorization for 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. Allison Heyward moved to approve, seconded by Ray Chavez. Motion carries unanimous; 6-0.

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)

Public Hearing opened at 7:04 pm

Amy Madison, Deputy Director, presented the FY2026-27 Budget and Reserves as proposed, with no change in budget from FY2025-26.

Matt Clingo asked for details regarding Advertising Expense. Amy M. advised expenses include branding and travel, etc.

President Bill Dixon called for public comments on the FY2026-27 Budget and Reserves. There being no response, he closed the public hearing.

Public Hearing closed at 7:12 pm

Bill Dixon, Board President, asked for a motion to approve the recommendation for City Council approval of the proposed Schertz Economic Development Corporation FY2026-27 Budget and Reserves. John Faubush moved to approve, seconded by Sharon Denson. Motion carries unanimous; 6-0.

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

Start time: 7:13pm

End time: 8:21pm

President Bill Dixon reconvened to Open Session at 8:21pm

Reconvene to Regular Session

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

No action was taken.

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

President Bill Dixon adjourned the meeting at 8:22 pm

MINUTES PASSED AND APPROVED THIS ____ DAY _____ 2026.

William Dixon
Board President

SEDC Board Member

SEDC MEMORANDUM

SEDC
Board Meeting: 07/16/2026
Department: Economic Development Corporation
Subject: Resolution 2026-4 - Authorizing the Second Amendment to the Economic Development Performance Agreement between the City of Schertz Economic Development Corporation and Boomerang-Lovett and authorizing the SEDC Deputy Director to execute the amendment and other required documents in connection therewith.

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

Resolution 2026-4

SEDC RESOLUTION 2026-4

A RESOLUTION BY THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION, AUTHORIZING THE SECOND AMENDMENT TO THE ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT BETWEEN THE CITY OF SCHERTZ ECONOMIC DEVELOPMENT CORPORATION AND BOOMERANG-LOVETT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz Economic Development Corporation ("SEDC") is a non-profit industrial 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 Act authorizes a development corporation to fund certain projects as defined by the Act and request development corporations to enter into performance agreements to establish and provide for the direct incentive or make an expenditure on behalf of a business enterprise under a project; and

WHEREAS, the parties entered into that Economic Development Performance Agreement with an effective date of September 25, 2023; and

WHEREAS, the EDA was amended on January 10, 2025 (the "EDA Amendment") to (i) clarify the reimbursement available is dependent on whether one or two Developers construct and deliver their projects; and (ii) provide that the SEDC is responsible for and will fund all costs and expenses to increase the size of the Public Improvements by up to sixteen inches (16") (the "Oversizing") which will result in the expansion of the Public Improvements from an eight-inch (8") wastewater line to up to a twenty-four-inch (24") wastewater line, with the EDA Amendment being incorporated herein by reference; and

WHEREAS, Boomerang desires to begin construction of the Public Improvements, and through this Amendment, the Parties wish to amend the reimbursement available for construction of the wastewater line and the timing and schedule for reimbursement thereof; and

WHEREAS, the Parties wish to provide the terms under which Boomerang will receive the funding from the SEDC contemplated in the EDA and EDA Amendment for the portion of the Public Improvements that is subject to the Oversizing and which Boomerang will construct; and,

WHEREAS, pursuant to Article X, Section 9 of the EDA, the Parties now desire to amend the EDA, as amended, to the extent provided in this Amendment.

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 approve the Economic Development Performance Agreement Amendment attached hereto as Exhibit A and authorizes the President to execute and deliver in the substantial form as attached.

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 person 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 16th day of July, 2026.

CITY OF SCHERTZ ECONOMIC
DEVELOPMENT CORPORATION

William Dixon, SEDC Board President

ATTEST:

SEDC Board Member