



**MEETING AGENDA
SCHERTZ ECONOMIC DEVELOPMENT BOARD
REGULAR SESSION - SEPTEMBER 24, 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 regular monthly meeting on Thursday, September 24, 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.

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 August 27, 2026.

Discussion Only

2. Staff briefing on SEDC monthly Financial Statements for August 2026. (A. Madison)
3. Staff update on the Lookout Road Reconstruction project. (A. Madison/J. Nowak)
4. Discussion regarding the Schertz Economic Development Corporation 30th Anniversary (August 9, 2027). (A. Madison)

Requests and Announcements

- Announcements by staff.
 - 2026 ED Sales Tax Workshop Austin, December 11, 2026 8:00am to 4pm
 - Next SEDC Regular Board Meeting - October 22, 2026
- Ribbon Cuttings:
 - RGE Texas Molding - Park 35 - September 3, 2026
 - Enchante Nail - Schertz Station - TBD
- 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 18th day of September 2026, at 4:00 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.

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: 09/24/2026
Department: Economic Development Corporation
Subject: Approval of the Minutes for the Board of Directors Regular Monthly Meeting held August 27, 2026.

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

August Minutes - DRAFT

DRAFT



MINUTES
REGULAR MEETING
THURSDAY, AUGUST 27, 2026
6:00 PM

The City of Schertz Economic Development Corporation (SEDC) Board of Directors met for a Regular Monthly Meeting on Thursday, August 27, 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
Ray Chavez, Vice President
Bryan Jones, Secretary
Sharon Denson, Director
John Faubush III, Director

Absent: Allison Heyward, Treasurer
Matt Clingo, Director

Staff present: Amy Madison, Interim Executive Director
Brian James, Deputy City Manager
Ashley Ritchey, Business Engagement Manager
Kimberly Lovejoy, Administrative Assistant
Robert Sheridan, City Council Member, SEDC Liaison

Attendees: Julie Warthman, General Counsel, Hollingsworth
Brenda Jones, Resident

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 6:00pm. Members Allison Heyward, Treasurer, and Matt Clingo were absent.

Julie Warthman, General Counsel, Hollingsworth Logistics Group, LLC, stopped by to speak and observe and Brenda Jones, resident, 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 Special Called Meeting held July 16, 2026.

Bill Dixon, Board President, asked for a motion to approve the consent agenda for July 16, 2026. Ray Chavez moved to approve, seconded by Bryan Jones. Motion carries unanimous; 5-0.

Discussion Only

2. Staff briefing on SEDC monthly financial statement for July 2026. (A. Madison)

Amy Madison, Interim Executive Director, provided an overview of the July 2026 Financial Statement.

Sales tax received in the month of July totaled \$699,132, representing a -40.3% decrease of the same period in the prior year. Total expenses in July 2026 were \$1,930,369, which includes opening an escrow account with Fidelity National Title Agency Inc in the amount of \$1,900,000 to fund the Economic Development Program Project Funding Escrow Agreement with STX Frio Operating LLC, and payments to Group C Media Inc in the amount of \$5,850 for advertising, Chumra Economics & Analytics, LLC for Jobs EQ annual renewal, and Texas Economic Development Corporation for an annual renewal.

Bill Dixon asked about the oversight of the Fidelity National Title Agency Inc escrow account, which Amy advised the requirements from SEDC before any draw requests are funded. Ray Chavez expressed his delight in the new format of the slide presentation.

3. AEDO Visit Accreditation Update (A. Madison)

Amy Madison, Interim Executive Director, provided an update on the AEDO Accreditation visit that occurred August 2-4, 2026. She ensured the successful coordination of logistics for the staff and 30 participants involved in the interview process.

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-95
- E-116

Start time: 6:16pm

End time: 6:56pm

President Bill Dixon reconvened to Open Session at 6:57pm

Reconvene to Regular Session

Discussion and Possible Action

5. **Resolution 2026-6** - Authorizing the Second Amendment to the Economic Development Performance Agreement between the City of Schertz Economic Development Corporation and Las P Schertz Operations, LLC, and other required documents in connection herewith. (A. Madison)

Bill Dixon, Board President, asked for a motion to approve the recommendation for City Council approval of the Second Amendment to the Economic Development Performance Agreement between the City of Schertz Economic Development Corporation and Las P Schertz Operations, LLC, and for the SEDC Interim Director to execute the Agreement and other required documents therewith. Bryan Jones moved to approve, seconded by Sharon Denson. Motion approved unanimously; 5-0.

Public Hearings

In accordance with provisions of the Texas Local Government Code Sec. 505, the Schertz Economic Development Board will hold public hearings for projects on this agenda. The public hearings will open to receive reports from staff, the applicant, or any other interested persons. Upon completion, the hearing will close. The Board will discuss and consider the application, request additional information from staff or applicants as needed prior to acting upon the following items. If approved, the project will be forwarded to City Council for final consideration.

6. **Resolution 2026-5** - Public hearing, discussion and possible action authorizing the City of Schertz Economic Development Corporation Interim Executive Director to enter into an Incentive Agreement with Hollingsworth Logistics Group, LLC. (A. Madison)

Public Hearing opened at 6:58pm

Amy Madison, Interim Executive Director, presented an overview of the Incentive Agreement with Hollingsworth Logistics Group, LLC and recommended approval of the Agreement, along with authorization to present to the City Council for approval. The Agreement provides a maximum grant of \$1,500,000 over six years, with terms, to support the Company's relocation and expansion of its Schertz, Texas operations.

President Bill Dixon, called for public comments on the Incentive Agreement with Hollingsworth Logistics Group, LLC.

Julie Warthman, General Counsel for Hollingsworth Logistics Group, LLC, spoke on behalf of Hollingsworth. Rather than move operations to Dearborn, Michigan, Ms. Warthman advised Hollingsworth's desire to remain in Schertz and relocate to a larger facility. She advised the anticipated November 1, 2026 renovation completion, with an overlap in moving from the current multiple locations to one location.

Public Hearing closed at 7:05pm

Bill Dixon, Board President, asked for a motion to approve the recommendation for City Council approval of the Incentive Agreement with Hollingsworth Logistics Group, LLC and for the SEDC Interim Executive Director to execute the Agreement and other required documents in connection therewith. Ray Chavez moved to approve, seconded by Bryan Jones. Motion carries unanimously; 5-0.

Requests and Announcements

- Announcements by staff (A. Madison)
 - City of Schertz Comprehensive Economic Development Strategic Plan (CEDS) as accepted by City Council - Completed
 - 2026 ED Sales Tax Workshop Austin, December 11, 2026, 8:00am to 4:00pm
 - Website launch 08/27/2026
 - Next Regular Board Meeting - September 24, 2026
- Ribbon Cuttings

- RGE Texas Molding - Park 35 - September 3, 2026
- Enchante Nail - Schertz Station - TBD
- Requests by Board Members to place items on a future SEDC Board Meeting agenda

Adjournment

MINUTES PASSED AND APPROVED THIS ____ DAY _____ 2026.

William Dixon
Board President

SEDC Board Member

SEDC MEMORANDUM

SEDC
Board Meeting: 09/24/2026
Department: Economic Development Corporation
Subject: Staff briefing on SEDC monthly Financial Statements for August 2026.
(A. Madison)

BACKGROUND

COMMUNITY BENEFIT

FISCAL IMPACT

SUMMARY OF RECOMMENDED ACTION

Attachments

August 2026 Financial Statement

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

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

620-SED CORPORATION
FINANCIAL SUMMARY OVERVIEW

<u>Revenues</u>				
Sales Tax	<u>Sales Tax</u>	\$ 699,132.00	Payment Received in August for month of June*	
		-43.1%	Annual Decrease	
		139.2%	12-Month Rolling Average	

<u>Expenses</u>		
RESUMPLIFI, INC		4,800.00
Blue Horizon Media		2,990.00

<u>Year-to-Date</u>		
Total Revenue	\$ 21,448,472.01	
Total Expenses	<u>\$ 3,066,025.19</u>	
Over/Under		<u>\$ 18,382,446.82</u>

<u>Cash & Investments</u>		
Cash	\$ (793,025.57)	
Investments	<u>\$ 60,932,778.17</u>	
Total		<u>\$ 60,139,752.60</u>

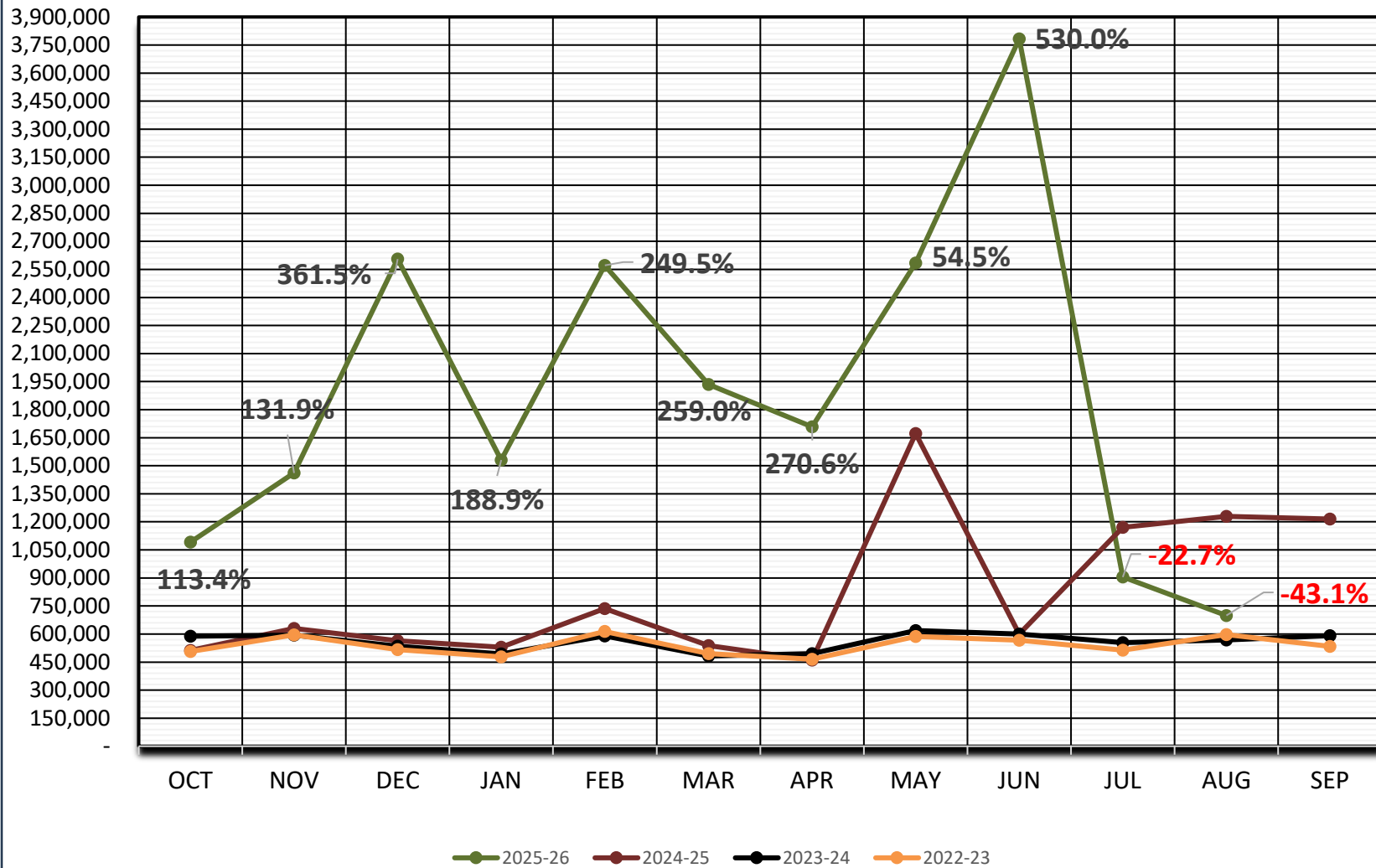
*sales taxes are delayed 2 months from received to earned. Sales Taxes recognized in report are estimates and are adjusted to actual when payments are received.

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: August 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	743,684.72	9,828,618.92	19,664,714.44	-	(11,996,106.44)	256.43%
Fund Transfers	-	-	-	-	-	-	0.00%
Miscellaneous	1,260,000	202,812.93	1,570,777.08	1,783,757.57	-	(523,757.57)	141.57%
TOTAL REVENUES	8,928,608	946,497.65	11,399,396.00	21,448,472.01	-	(12,519,864.01)	240.22%
<u>EXPENDITURE SUMMARY</u>							
<u>NONDEPARTMENTAL</u>							
City Supported Services*	15,299,100	-	9,335,299	2,050,730	-	13,248,370.00	13.40%
TOTAL NONDEPARTMENTAL	15,299,100	-	9,335,299	2,050,730.00	-	13,248,370.00	13.40%
<u>ECONOMIC DEVELOPMENT</u>							
Personnel Services	41,775	2,659	17,081	32,540	-	9,234.90	77.89%
Supplies & Equipment	68,725	5,291	42,633	50,312	12,000	6,412.97	90.67%
City Supported Services	188,100	-	3,812	2,207	-	185,892.54	1.17%
Utility Services	1,075	-	429	348	-	726.69	32.40%
Operating Expense	399,685	4,352	140,259	245,712	46,799	107,173.82	73.19%
Professional Services	61,300	2,260	7,694	42,472	-	18,827.74	69.29%
Fund Charges/Transfers	641,703	-	609,080	641,703	-	-	100.00%
TOTAL ECONO DEVELOPMENT	1,402,363	14,562.87	820,987.38	1,015,295.19	58,799.15	328,268.66	76.59%
TOTAL EXPENDITURES	16,701,463	14,562.87	10,156,286.55	3,066,025.19	58,799.15	13,576,638.66	18.71%
** REVENUE OVER(UNDER) EXPEND	(7,772,855)	931,934.78	1,243,109	18,382,447			

4B SALES TAX

By Collection Month



SED CORPORATION
CASH IN BANK AND INVESTMENTS

AS OF: August 31st , 2026

Cash in Bank	Investment Type	Yield	Maturity	Amount
Claim on Operating Cash Pool-Checking	Bank	3.76	-	\$ (793,025.57)
Cash in Investments				
Texas Class Investment-Economic Development Corp	Pool*	3.83	-	58,416,032.92
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	5/10/2027	1,291,784.82
Schertz Bank & Trust-Certificate of Deposit 1 Year	CD	4.00	1/5/2027	1,224,960.43
Total Cash in Bank & Investments				\$ 60,139,752.60

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