



2025-2026 RESULTS

2026-2027 PROGRAM OF WORK





SHERMAN
ECONOMIC DEVELOPMENT CORPORATION



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Ashton Bellows,
Chief Financial Officer

Shannon Blake,
Vice President of
Business Development

Camila Bocanegra,
Administrative Assistant



**PROGRAM
OF WORK
RESULTS**

2025/2026

FY 25-26 GOALS

Retain & Expand Existing
Primary Employers

A

Recruit Targeted Primary
Employers & Allies

B

Support Workforce Development
& Employment Programs

C

Manage & Market SEDCO Real Estate
to Attract Industrial Investments

D

Educate & Promote Sherman
Minority-Owned and/or
Women-Owned Businesses

E

TARGET INDUSTRIES



Advanced
Manufacturing



Industrial Research &
Development



Corporate
Headquarters

MISSION

Grow and diversify the economy of Sherman and the surrounding area through the addition of new jobs and investment of primary employers.



GOAL A

RETAIN & EXPAND EXISTING PRIMARY EMPLOYERS

Continue supporting our existing primary employers for continued growth of new jobs and investments through our Business Retention & Expansion Program.

- Attended Coherent and NVIDIA's Reindustrializing America: Manufacturing for the AI Era announcement and groundbreaking for Coherent's \$650 million Sherman expansion, supported by a \$2 billion strategic investment from NVIDIA.
- Attended the groundbreaking ceremony for Rayburn Energy Station II, a \$685 million investment in critical energy infrastructure that will support grid reliability and Sherman's continued growth.
- Presented GlobiTech, Inc. with its second annual incentive payment in the amount of \$364,500 after the company met the terms of its agreement, including maintaining an annual average of 200 full-time equivalent employees.
- Presented the first two payments of \$350,000 to Coherent in recognition of their combined capital investment of \$29,171,961 and their continued commitment to maintaining an annual average of 338 full-time employees at their Sherman facility.
- Presented the second of three incentive payments in the amount of \$307,369.83 to Tyson Fresh Meats, Inc. following verification of compliance with the Agreement for Financial Assistance, supporting the company's \$30.7 million capital investment and continued employment of at least 1,600 full-time employees at its Sherman facility.
- Presented the final incentive payments totaling \$462,267 to Harvest Hill Holdings, Inc., parent company of Sunny Delight Beverages, following the company's completion of two expansion projects at its Sherman facility with a capital investment of more than \$38 million while maintaining an annual average of 181 employees.
- Presented DSB WorldWide, Inc., with a Small Business Development Grant in support of their more than \$145,000 investment in their Sherman location. They also fulfilled their community commitment with a \$500 donation to the Crisis Center.
- Presented the second \$5.5 million incentive payment to GlobalWafers America after verifying compliance with the Agreement for Financial Assistance, including \$2.54 billion in capital investment and the creation of 200 jobs.
- Approved Resolution No. SEDCO-2026.1 authorizing a performance-based incentive agreement with Coherent Corporation to support approximately \$100 million in capital investment at its Sherman facility and the addition of 65 new jobs. The project includes expansion and transfer of production lines and continued operation of the company's advanced optoelectronics manufacturing operations in Sherman.
- Conducted six Business Retention and Expansion (BRE) visits.
- Hosted the Sherman Industry Classic Softball Tournament, bringing together six teams from GlobiTech, GlobalWafers America, Eaton, Tyson, and City of Sherman partners for friendly competition, networking, and appreciation. Congratulations to GlobalWafers America, the 2026 tournament champion.
- Hosted two Leadership Lunches and two Plant Manager and Safety Leader Forums.
- Attended and presented at numerous events, meetings, trainings, webinars, and conferences and served on local, regional, and state committees and boards.
- Provided sponsorships to local, regional, and state organizations.



GOAL B

RECRUIT TARGETED PRIMARY EMPLOYERS & ALLIES

Market Sherman's attributes to attract primary employers – companies with statewide, national and global markets. Continue to build relationships with key partners including site selectors, real estate professionals, other economic development agencies, and local leadership.

- Attended the Molinos USA and Lawrence Equipment groundbreaking and later toured the Molinos facility to review construction progress, project updates, and future operations in Sherman.
- Hosted 19 site visits and prospect meetings.
- Marketed Sherman through key industry, site selection, and economic development conferences and events.
- Resolution No. SEDCO-2025.25: Authorizing a \$50,000 Small Business Development Grant for DSB Worldwide, Inc., dba EduClasses, to support a \$145,000 capital investment at its Sherman facility, while retaining at least seven full-time jobs and participating in SEDCO's Community Involvement Initiative through a 1% contribution to a local nonprofit.
- Resolution No. SEDCO-2025.26: Authorizing up to \$2.2 million in incentives for Tower Extrusions, LLC to support a \$71.8 million investment to purchase, upgrade, and reopen the former Kaiser Aluminum facility in Sherman, creating and maintaining at least 70 manufacturing jobs and participating in SEDCO's Community Involvement Initiative with a 1% contribution to a local nonprofit.
- Visited Easy Foods in Kissimmee, FL to discuss the Sherman location and tour the company's facility.
- Met with Laurence Chiang and Arthur Chen of the Greater Dallas Taiwanese Chamber of Commerce to discuss opportunities for Taiwanese technology companies and promote Sherman's assets.
- The SEDCO staff meet with Rob Rae and Kerri Turner, Development Services, for a 101 Planning/Process meeting part 1 and 2 to better understand the permitting process and how we can assist projects.
- Discussions with Grayson County and Denison Developmental Alliance regarding long term planning at North Texas Regional Airport.
- Met with site selectors and other allies to discuss Sherman's programs and assets.
- Worked with 2x2 Media on videos highlighting Sherman to recruit jobseekers and new companies.



GOAL C

SUPPORT WORKFORCE DEVELOPMENT & EMPLOYMENT PROGRAMS

Continue to actively support the regional educational institutions, economic development organizations, workforce agencies, and industries on workforce development and training opportunities.

- Continued supporting student scholarships for the Industrial Maintenance Technician (IMT) program at Grayson College.
- Supported five Sherman teachers for the Business Education for Teachers Program through a \$1,000 stipend paid per teacher at the end of their one-week externship at an area industry or business.
- Resolution No. SEDCO-2025.27: Authorizing a \$500,000 grant for new equipment for the Engineering Program at Austin College to support hands-on training and strengthen the local engineering and advanced manufacturing workforce pipeline in Sherman.
- Kent serves on the Workforce Solutions Texoma Board, representing SEDCO and remaining engaged in regional workforce initiatives, priorities, and updates.
- Expanded the Women in STEM initiative through continued collaboration with industrial, workforce, and education partners: Hosted the Gear Up Girls Summer Camp for 30 incoming sixth-grade girls from Sherman and Denison ISDs, providing hands-on STEM experiences, industry tours, and exposure to career opportunities in advanced manufacturing and technology. Hosted a Women in STEM booth at the Denison ISD 6th Grade College and Career Fair, highlighting STEM careers and opportunities within local industry. Hosted three industry meet-ups.
- Worked with Dr. Smriti Bhargava of Austin College to complete a new labor study for the Texoma region.
- Ashton continued serving on the Texoma Pathway Leadership Team (TPLT) which drives Texoma's economic growth by developing strong cross-sector partnerships, removing barriers, supporting robust CTE programs, and fostering a community ready to contribute to a competitive economy while promoting opportunity for all.
- Supported three regional workforce job fairs in partnership with Workforce Solutions Texoma and other community partner.
- Promoted the Grayson College Job Fair to Sherman industries, resulting in participation from five Sherman industries.
- Participated in Texas Workforce Commissioner Brent Connett's visit to Workforce Solutions Texoma to discuss regional workforce priorities, employer hiring and training needs, skills gaps, barriers to employment, and opportunities to strengthen collaboration among state, workforce, education, economic development, and community partners.
- Met with Texas Instruments, Denison Development Alliance, Workforce Solutions Texoma, and Interlink to coordinate Sherman semiconductor outreach efforts and discuss the NNME Microelectronics grant opportunity and efforts to support workforce upskilling and reskilling.
- Attended the Tarrant County Workforce Development Forum, featuring a keynote address by Adriana Cruz, Executive Director of the Texas Economic Development & Tourism Office, a collaborative workforce discussion, and a panel on Tarrant County's future growth.
- Maintained and promoted Sherman industry job openings through ShermanTXJobs.com, organic social media, and targeted social media advertising.



GOAL D

MANAGE & MARKET SEDCO REAL ESTATE TO ATTRACT INDUSTRIAL REAL ESTATE INVESTMENTS

Maintain and market industrial land, as well as industrial buildings, to attract primary employers that result in the development of property.

- Resolution No. SEDCO-2025.21: Wastewater Easement SEDCO Parcel 125531 with the City of Sherman concerning property situated in the Sherrod Dunman Survey, Abstract No. 329, located south of Progress Park VIII.
- Resolution No. SEDCO-2025.22: Three rail easements with DJL Properties Texas, LLC consisting of 7.169 acres, 3.943 acres, and 1.264 acres in the W.A. Martin Survey located in Progress Park II.
- Resolution No. SEDCO-2025.23: License Agreement and State Law Addendum with the Board of Regents of The University of Texas System for a 100-square-foot area on Progress Park I and IV for Seismic Study.
- Resolution No. SEDCO-2025.24: Authorizing and approving the execution of an Access Easement with a Temporary Construction Easement with the City of Sherman, Texas, concerning property situated in the Sherrod Dunman Survey, Abstract No. 329.
- Resolution No. SEDCO-2026-03: Authorizing up to \$47,717 for SEDCO's share of a construction change order associated with new rail infrastructure in Progress Park.
- Resolution No. SEDCO-2026-04: Amended and restated license agreement with Rayburn Country Electric Cooperative for an additional 6.98-acres in Progress Park V to support industrial infrastructure installation.
- Met with the seismic study team to discuss placement of equipment on Progress Park I and IV.
- Met with Huitt-Zollars, BGE, Inc., and Via Rail to discuss dirt placement options in Progress Park VI related to new industrial construction and identify a solution that best served all parties.
- Continued coordination with BNSF Railroad, Via Rail, and Sherman industries through ongoing meetings to discuss current and future rail projects within Progress Park.
- Worked with Huitt-Zollars to update site and utility information on the Progress Park property flyers.
- Finalized aerial map edits with Flyer View and completed printing of the updated maps.
- Updated the SEDCO boardroom display to include logos representing new and expanding Sherman industries.



GOAL E

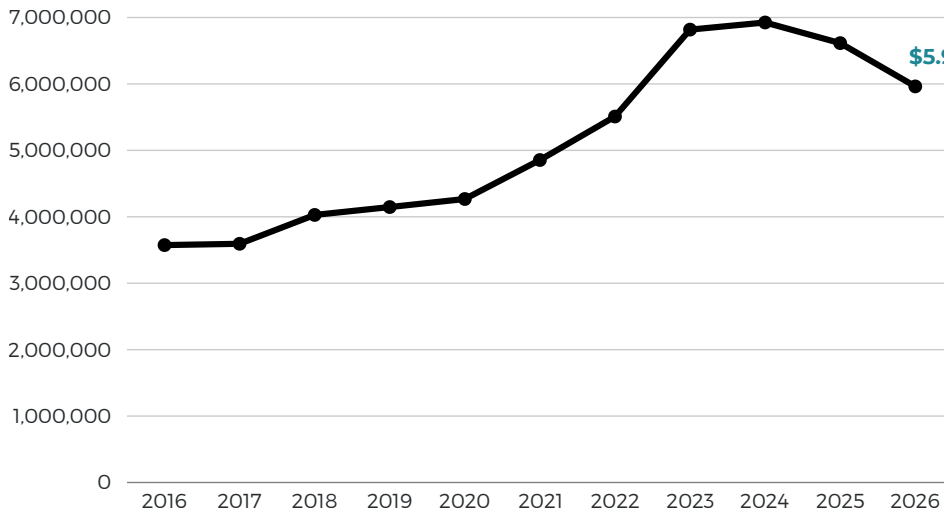
EDUCATE & PROMOTE SHERMAN WOMEN-OWNED AND/OR MINORITY-OWNED (WOMO) BUSINESSES

Create an environment of education and support to increase the number and size of Sherman minority-owned and/or women-owned businesses.

- Marketed the WOMO directory on social media and sedco.org.
- Continued to educate WOMO business owners on resources available to grow and expand their operations.
- Encouraged participation of WOMO business owners in events and other networking opportunities within the City of Sherman to market their businesses.
- Continued planning and promotion for the WOMO: Connect & Shop Expo, including notifying Sherman women-owned and/or minority-owned businesses of their vendor application status and convening the WOMO committee to finalize event details.
- Hosted the WOMO: Connect & Shop Expo on April 30, featuring 28 Sherman women-owned and/or minority-owned businesses, and worked with the WOMO Committee throughout the year to plan, promote, and support the event.



- Received the Economic Excellence Award from Texas Economic Development Corporation (TEDC).
- Hosted the 2025 Sherman Mayor's Roundtable, bringing together community leaders, industry partners, and stakeholders for updates on Sherman's growth, development, and future priorities.
- Co-hosted the Partners in Progress Workshop with the Denison Development Alliance team, bringing together leaders from Sherman and Denison to discuss regional opportunities and barriers. Continued planning for the broader Partners in Progress Regional Event with both Mayors and DDA staff, including a coordination meeting at Sherman Independent School District to finalize event details, staffing, security, and logistics.
- Ashton successfully earned the Certified Texas Economic Developer (CTED) designation through the Texas Economic Development Council in partnership with Texas A&M Engineering Extension Service.
- Ashton completed Business Credit Analysis, the second of four courses to earn the Economic Development Finance Professional (EDFP) Certification.
- Celebrated Camila's graduation from Austin College, where she earned a Bachelor of Arts degree with a double major in International Business and Economics.
- Camila completed the Basic Economic Development Course through Texas A&M Engineering at Southlake, TX.
- Held a plaque dedication and reception honoring former SEDCO Board Chair Janie Bates, recognizing her leadership and service with a commemorative plaque for Austin College's upcoming Engineering Building.

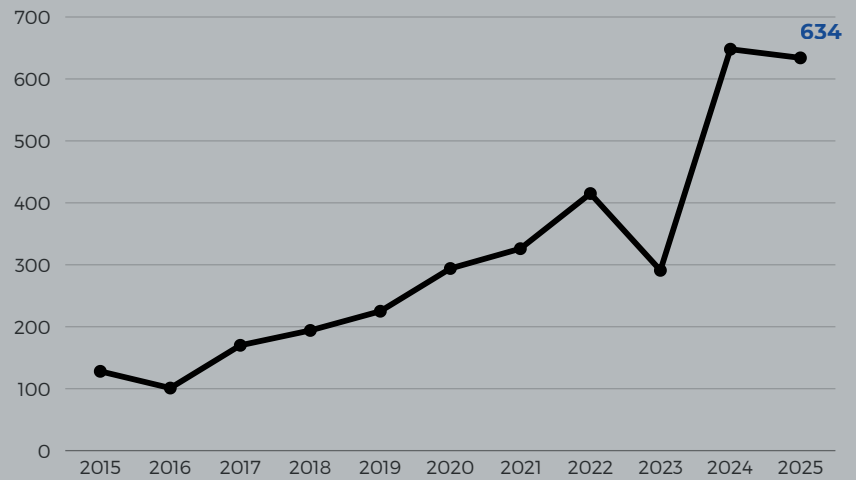


SEDCO SALES TAX COLLECTION OCT 2016 - SEPT 2026

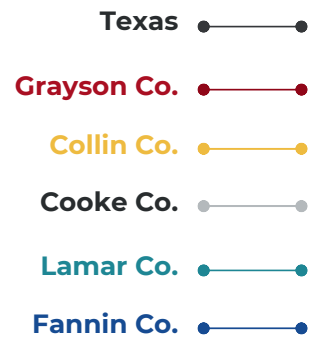
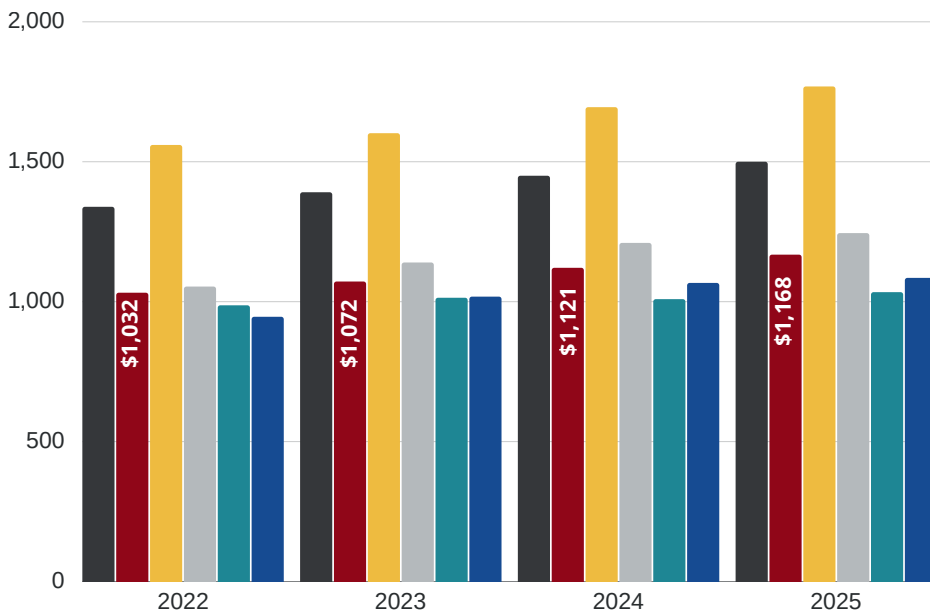
\$5.9 Million

SINGLE FAMILY PERMITS THROUGH YEAR END 2025

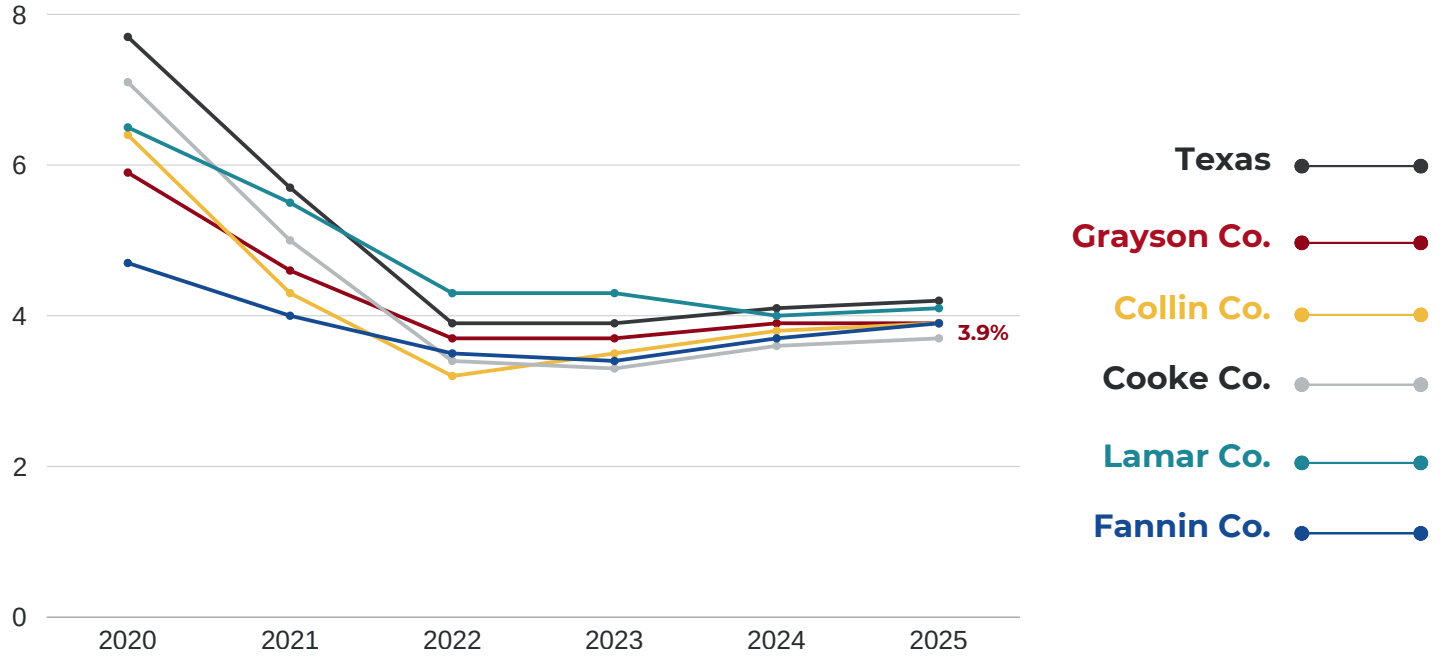
*Represents the number of actual lots
for which a construction permit has
been pulled by the homebuilder.*



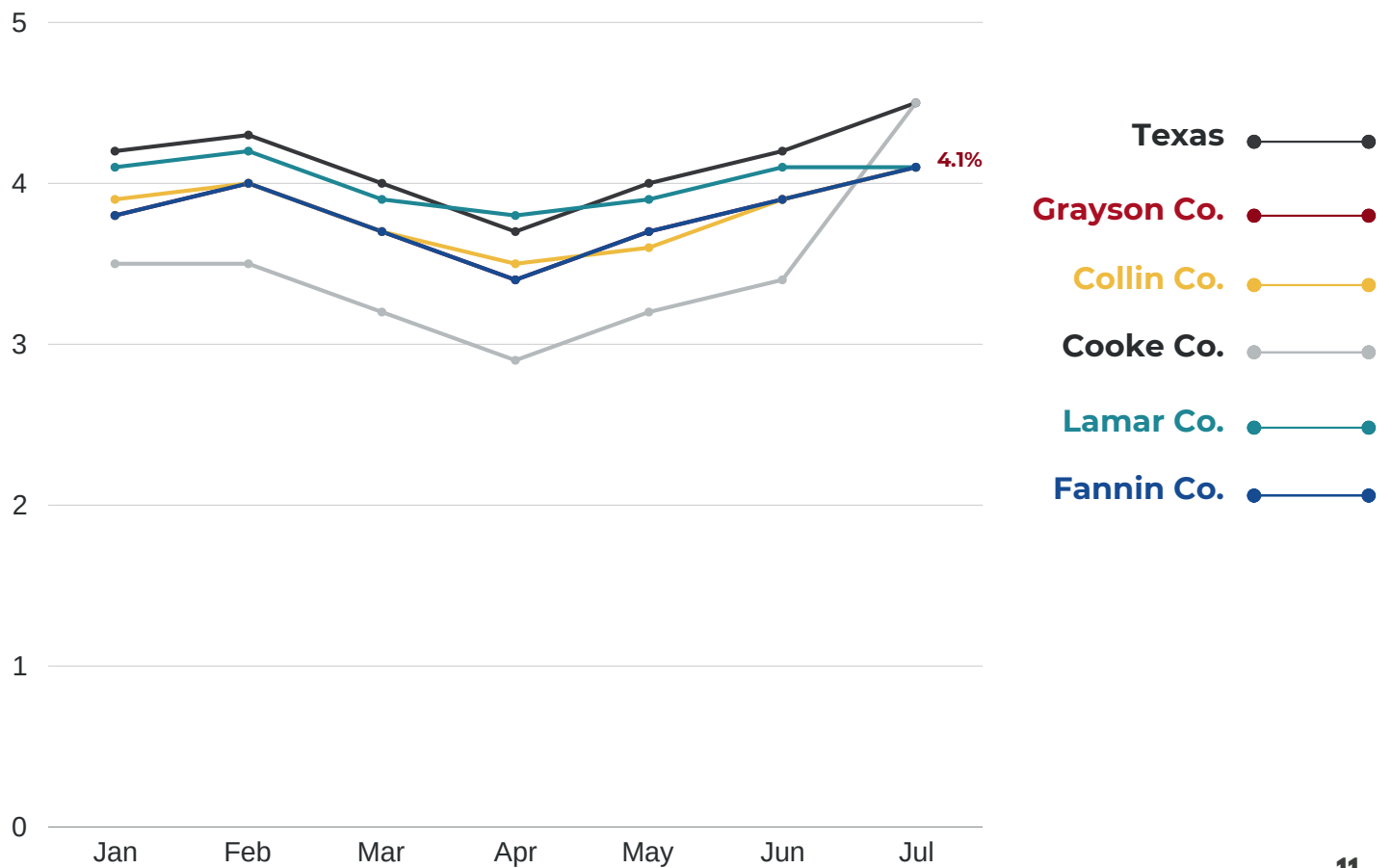
AVERAGE WEEKLY WAGE 2022 - 2025



AVERAGE UNEMPLOYMENT RATE 2020-2025

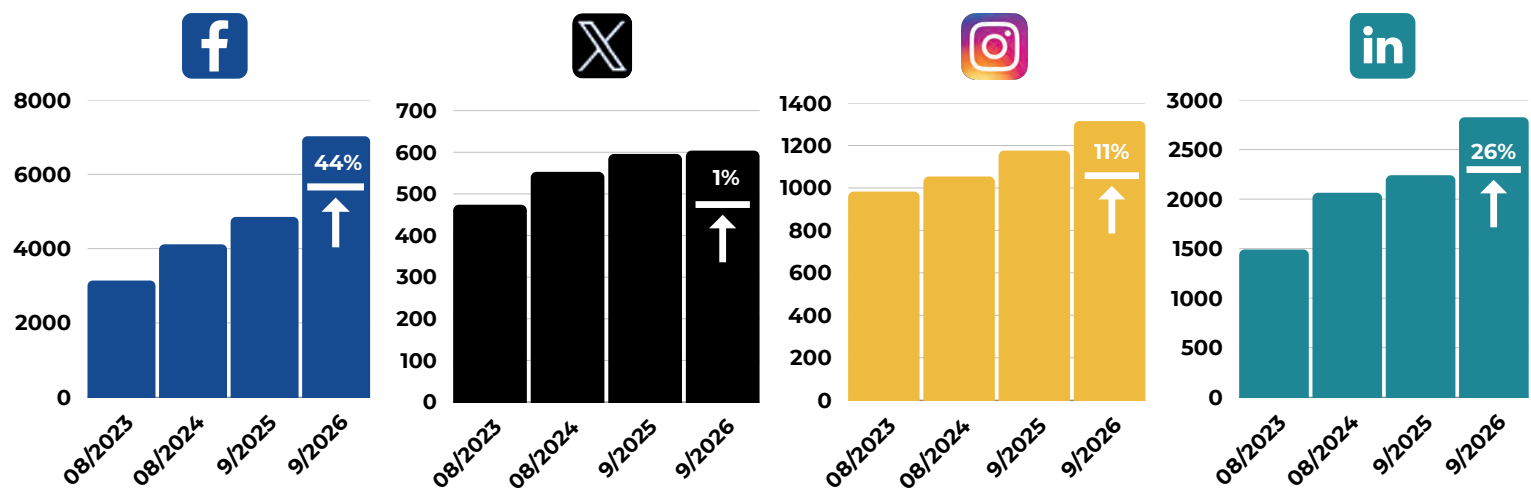


UNEMPLOYMENT RATE Jan-Jul 2026



SOCIAL MEDIA ANALYTICS

Follower Growth Rate



Ad Campaign Results

Metric		f & i	in
	# of Campaigns	27 Oct 2025 - Sept 2026	6 Oct 2025 - Sept 2026
	Impressions	523,431	318,771
	Engagement	38,879	8,236
	Video Plays	179,304	117,362
	Clicks	12,818	9,386

PROGRAM OF WORK



FY 26-27 GOALS

- | **A** RETAIN & EXPAND EXISTING PRIMARY EMPLOYERS
- | **B** RECRUIT TARGETED PRIMARY EMPLOYERS & ALLIES
- | **C** SUPPORT WORKFORCE DEVELOPMENT & EMPLOYMENT PROGRAMS
- | **D** MANAGE & MARKET SEDCO REAL ESTATE TO ATTRACT INDUSTRIAL INVESTMENTS
- | **E** EDUCATE & PROMOTE SHERMAN MINORITY-OWNED AND/OR WOMEN-OWNED BUSINESSES

MISSION

Grow and diversify the economy of Sherman and the surrounding area through the addition of new jobs and investment of primary employers.

TARGET INDUSTRIES





RETAIN & EXPAND EXISTING PRIMARY EMPLOYERS

Continue supporting our existing primary employers for continued growth of new jobs and investments through our Business Retention & Expansion Program.

- As related to the rapidly changing advanced manufacturing industry, both globally and domestically, SEDCO will position Sherman as a focal point for retaining large- and small-scale capital investment projects.
- Visit existing industries to learn about new updates and current needs and seek ways to help them strengthen their Sherman operations (elevated priority).
- Visit headquarters of local companies when feasible
- Support existing industries with tailored incentive agreements to attract new investments and jobs and assist local companies to compete for corporate expansions.
- Sponsor Plant Manager and Safety Leader Forums which provide information, encourage dialogue among local industry, and discuss issues that affect the local business environment.
- Host Leadership Lunches with industry representatives and community leaders to discuss the local business environment.
- Work with the Sherman industries, the City of Sherman, and Grayson County to develop strategies to better prepare for disaster-related events.



B

RECRUIT TARGETED PRIMARY EMPLOYERS & ALLIES

Market Sherman's attributes to attract primary employers – companies with statewide, national and global markets. Continue to build relationships with key partners including site selectors, real estate professionals, other economic development agencies, and local leadership.

- As related to the rapidly changing advanced manufacturing industry, both globally and domestically, SEDCO will position Sherman as a focal point for attracting large- and small-scale capital investment projects.
- Attract primary employers with tailored incentive agreements for new investments and jobs.
- Showcase the availability of sites and existing buildings (when available), incentives, and city amenities and highlight Sherman's economic development successes.
- Distribute marketing materials and promotional items to site selectors, real estate professionals, and company administrators representing our target industries.
- Initiate prospecting trips with allies to target industries (i.e., SEMICON, Select USA, Oncor, Team Texas, IAMC, SEDC).
- Host real estate professionals in Sherman to promote Progress Park and other local resources and networking events for allies, site selectors, and industrial brokers.
- Actively participate with economic development allies to narrow the scope of our recruitment campaigns to attract primary employer investments and jobs.
- Support the marketing efforts of the North Texas Regional Airport.



SUPPORT WORKFORCE DEVELOPMENT & EMPLOYMENT PROGRAMS

Continue to actively support the regional educational institutions, economic development organizations, workforce agencies, and industries on workforce development and training opportunities.

- Partner with Austin College, Grayson College, Sherman ISD, and Workforce Solutions Texoma to offer career pathways to area middle, high school, and college students to develop a talent pipeline of upper skilled workers for advanced manufacturing that fit the needs of regional companies.
- Expand the Women in STEM initiative with industrial, workforce, and education partners.
- Work with Workforce Solutions Texoma and the Center for Workplace Learning to promote skills development training grants for new and existing industries.
- In response to industries' need for employees, continue to co-sponsor career fairs and update and promote ShermanTXJobs.com.





MANAGE & MARKET SEDCO REAL ESTATE TO ATTRACT INDUSTRIAL REAL ESTATE INVESTMENTS

Maintain and market industrial land, as well as industrial buildings, to attract primary employers that result in the development of property.

- Work with allies to market SEDCO and privately-owned properties to target industries.
- Continue strategic investments in capital improvements and expansion for Progress Park.
- Partner with the City of Sherman on strategic infrastructure development to enhance usability.
- Complete a comprehensive engineering review on Progress Park.
- Maintain listings for SEDCO-owned properties on sedco.org.





E EDUCATE & PROMOTE SHERMAN WOMEN-OWNED AND/OR MINORITY- OWNED (WOMO) BUSINESSES

Create an environment of education and support to increase the number and size of Sherman minority-owned and/or women-owned businesses.

- Work with the WOMO committee to continue a program that will educate and provide support to new and existing women-owned and/or minority-owned business owners.
- Continue the WOMO Expo featuring Sherman WOMO businesses.
- Market the WOMO directory on social media and sedco.org.
- Educate WOMO business owners on resources available to grow and expand their operations.
- Encourage participation of WOMO business owners in events and other networking opportunities within the City of Sherman to market their businesses.





CONTACT

sedco.org

903.868.2566

307 W. Washington
St. Suite 102
Sherman, TX 75090

FOLLOW

