



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Seguin Economic Development Corporation

Thursday, March 5, 2026

12:00 PM

Seguin City Council Chambers

Public

NOTICE OF MEETING

The Seguin Economic Development Corporation (SEDC) Board of Directors held a regular meeting on Thursday, March 05, 2026, at 12:00 p.m. at the Seguin City Council Chambers, 210 E. Gonzales Street, Seguin, Texas 78155. This meeting was open to the public and is subject to the open meeting laws of the State of Texas.

MEETING AGENDA

1. Call to Order

SEDC Board President Elaine Bennett called the regular meeting to order at 12:01 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call

Director Eddie Davila joined the meeting virtually at 12:13 PM.

Also present were Donna Dodgen, City of Seguin Mayor (Virtual), Alora Wachholz - SEDC Executive Director, Brittney Watson - SEDC Marketing and Events Manager, Jessica Dersen - SEDC Workforce Development Manager (arrived at 12:29 PM), and Allison Bastian-Rodriguez - SEDC Attorney (Virtual).

Present: 3 - Eddie Davila, Tess Coody-Anders, and Debbie Cottrell

Presiding: 1 - Elaine Bennett

Absent: 1 - Don Keil

5. Public Comments

No public comments were made.

6. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on January 29, 2026 – SEDC Board President

Director Tess Coody-Anders made a motion to approve the minutes of the Seguin Economic Development Corporation Regular Meeting held on January 29, 2026. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously.

7. Presentation and approval of the SEDC Financial Report as of December 31, 2025 – Susan Caddell

SEDC Executive Director Alora Wachholz presented the SEDC Financial Report as of December 31, 2025. Director Tess Coody-Anders made a motion to approve the report. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously.

8. Presentation and approval of the SEDC Investment Report for the 1st Quarter of Fiscal Year 2026 – Susan Caddell

SEDC Executive Director Alora Wachholz presented the SEDC Investment Report for the 1st Quarter of Fiscal Year 2026. Director Tess Coody-Anders made a motion to approve the report. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously.

9. Discussion and possible action on a Resolution authorizing a Memorandum of Understanding between the Seguin Economic Development Corporation and the City of Seguin for the rehabilitation of Crossroads Boulevard – Alora Wachholz

Director Tess Coody-Anders made a motion to approve a Resolution authorizing a Memorandum of Understanding between the Seguin Economic Development Corporation and the City of Seguin for the rehabilitation of Crossroads Boulevard. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously.

10. Presentation and discussion on SEDC Monthly Staff Report – Alora Wachholz

SEDC Executive Director Alora Wachholz presented the SEDC monthly staff report.

- a. Lead Generation and Marketing Activities Update
- b. Business Retention & Expansion (BRE) and Workforce Development Activities Update
- c. Staff Professional Development Update

- 11. Closed Session: The Seguin Economic Development Corporation Board of Directors will meet in Closed Session pursuant to the Texas Government Code, Chapter 551, to discuss the following: Section 551.087 – Deliberation Regarding Economic Development Negotiations: (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 have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. (2) to deliberate the offer of a financial or other incentive to a business prospect.

The SEDC Board of Directors convened into Closed Session at 12:24 PM.

- i. Project Lassen Park

- 12. Reconvene into Open Session

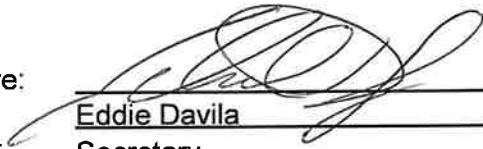
The SEDC Board of Directors reconvened into Regular Session at 1:08 PM.

- 13. Possible discussion and action related to Project Lassen Park – Alora Wachholz

Director Dr. Debbie to approve the non binding incentive term sheet regarding Project Lassen Park as presented in closed session. Director Eddie Davila seconded the motion, the motion carried unanimously.

- 14. Adjournment

Director Tess Coody-Anders made a motion to adjourn the meeting. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously

Signature: 
 Name: Eddie Davila
 Position: Secretary

Date: 4/30/2026