



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Seguin Economic Development Corporation

Thursday, April 30, 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, April 30, 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

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

Present: 3 - Don Keil, Eddie Davila, and Debbie Cottrell

Presiding: 1 - Elaine Bennett

5. Public Comments

No public comments were made.

6. Presentation and discussion on recent commercial vehicle accident trends along IH-10 – Alora Wachholz and Chief Jason Brady

Sergeant Bradlee Flippin presented on recent commercial vehicle accident trends along IH-10.

7. Approval of Minutes

Director Eddie Davila made a motion to approve the minutes of the Seguin Economic Development Corporation Regular Meeting held on March 05, 2026. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously.

Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on March 05, 2026 - SEDC Board President

8. Presentation and approval of the SEDC Financial Report as of February 28, 2026 – Susan Caddel

Director Don Keil made a motion to approve the SEDC Financial Report as of February 28, 2026. Director Eddie Davila seconded the motion, the motion carried unanimously.

9. Presentation of the Fiscal Year 2024-2025 Seguin Economic Development Corporation Annual Audit – Susan Caddell and Deborah Fraser

Carl with Armstrong, Vaughan and Associates presented the Fiscal Year 2024-2025 Annual Audit.

10. Presentation and approval of a Resolution amending the Fiscal Year 2025-2026 SEDC Budget – Alora Wachholz

Director Dr. Debbie Cottrell made a motion to approve a Resolution amending the Fiscal Year 2025-2026 SEDC Budget. Director Eddie Davila seconded the motion, the motion carried unanimously.

11. Presentation and approval of a Resolution authorizing the execution of a Memorandum of Understanding between the Seguin Economic Development Corporation and the City of Seguin for the conveyance of approximately 5.963-acres at the property located at SH-46 and Cordova Road, for the purposes of utility Right-of-Way – Alora Wachholz

Director Don Keil made a motion to approve a Resolution authorizing the execution of a Memorandum of Understanding between the Seguin Economic Development Corporation and the City of Seguin for the conveyance of approximately 5.963-acres at the property located at SH-46 and Cordova Road, for the purposes of utility Right-of-Way. Director Eddie Davila seconded the motion, the motion carried unanimously.

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

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

- 13. 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 12:56 PM.
Mayor Donna Dodgen left the meeting at 1:20 PM.**

- i. Project South
- ii. Project Lassen Park
- iii. Project Wheelhouse

- 14. Reconvene into Open Session

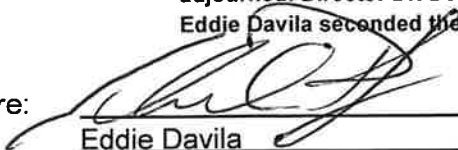
The SEDC Board of Directors reconvened into Regular Session at 1:41 PM.

- 15. Possible discussion and action related to Project South and/or Project Wheelhouse – Alora Wachholz
- 16. Requests by Board Members to place items on a future SEDC Board Meeting agenda

Director Eddie Davila brought up that there has been a lot of discussion surrounding data centers. Executive Director Alora Wachholz let the Board know that the next City Council meeting is scheduled to have a presentation on data centers. Alora said that her hope is to have a presentation at one of the upcoming SEDC Board meetings and to possibly tour a research data center in the near future.

- 17. Adjournment

SEDC Board President Elaine Bennett called for a motion for the SEDC Board meeting be adjourned. Director Dr. Debbie Cottrell made a motion to adjourn the meeting. Director Eddie Davila seconded the motion, the motion carried unanimously.

Signature: 
 Name: Eddie Davila
 Position: Secretary

Date: 5/25/2026