City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Seguin Economic Development Corporation

Thursday, July 23, 2026 | **12:00 PM** | **Seguin City Council Chambers**

Public

The Seguin Economic Development Corporation (SEDC) Board of Directors held a regular meeting on Thursday, July 23, 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 12:02 PM.

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call

   Also present were Donna Dodgen- City of Seguin Mayor (Virtual) Steve Parker - City Manager of Seguin, Alora Wachholz - SEDC Executive Director, Stephanie Mazurkiewicz-Muehlstein - SEDC Assistant Director, Brittney Watson - SEDC Workforce Development Manager, and Daniel Santee - SEDC Attorney (Virtual)

   Present: 4 - Don Keil, Eddie Davila, Tess Coody-Anders, and Debbie Cottrell

   Presiding: 1 - Elaine Bennett

5. Public Comments

   No public comments were made.

6. Approval of the minutes of the Seguin Economic Development Corporation Regular Meeting held on June 25, 2026 – SEDC Board President

   Director Eddie Davila made a motion to approve the minutes of the Seguin Economic Development Corporation Regular Meeting held on June 25, 2026. Director Tess Coody-Anders seconded the motion, the motion carried unanimously.

7. Presentation and approval of the SEDC Financial Report as of May 31, 2026 – Susan Caddell

Director Tess Coody-Anders made a motion to approve the SEDC Financial Report as of May 31, 2026. Director Eddie Davila seconded the motion, the motion carried unanimously.

8. Presentation and possible action on a proposed Jobs for the Future Manufacturing Roles Turnover Study – Alora Wachholz

The agenda item was pushed to after agenda item 9 due to technology issues and the Jobs for the Future representatives unable to join the call to present. Lauren Daley and Hoa Nha Nguyen with Jobs for the Future presented on the Manufacturing Roles Turnover Study proposal. The SEDC Board of Directors directed the Executive Director to bring the Jobs for the Future Manufacturing Roles Turnover Study contract to them at the next meeting.

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

The agenda item was moved to before agenda item 8 due to technology issues.

a. Lead Generation and Marketing Activities Update

b. Business Retention & Expansion (BRE) and Workforce Development Activities Update

c. Staff Professional Development Update

10. 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 1:00 P.M. Dr. Cottrell left the meeting at 1:21 P.M.

i. Project Rock

ii. Project Symphonic

11. Reconvene into Open Session

The SEDC Board of Directors reconvened into Open Session at 1:30 P.M.

12 Possible discussion and action related to Project Rock and/or Project Symphonic – Alora Wachholz

Director Eddie Davila made a motion to approve authorizing the Executive Director to execute a Performance Agreement between the Seguin Economic Development Corporation, VME, LLC, and United Alloy Texas, LLC, as presented in Closed Session. Director Don Keil seconded the motion, the motion carried unanimously.

13. Requests by Board Members to place items on a future SEDC Board Meeting agenda

Director Tess Coody-Anders requested to learn more about the amendments made to the Unified Development Code (UDC) regarding the creation of a Conditional Use Permit and the addition of data centers as a new land use in the Land Use Matrix.

14. Adjournment

SEDC Board President Elaine Bennett called for a motion for the SEDC Board meeting to be adjourned. Director Eddie Davila made a motion to adjourn the meeting. Director Tess Coody-Anders seconded the motion, the motion carried unanimously. The meeting adjourned at 1:33 P.M.

Signature: _____ Date: 8/27/2026
Name: Eddie Davila
Position: Secretary