# City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

## Meeting Minutes

## Seguin Economic Development Corporation

**Thursday, August 27, 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, August 27, 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 12:03 PM.**

2. Moment of Silence

3. Pledge of Allegiance

4. Roll Call

**Also present were Donna Dodgen - City of Seguin Mayor (left at 1:00 PM) Steve Parker - City Manager of Seguin (arrived at 12:12 PM), 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 July 23, 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 July 23,**

**2026. Director Eddie Davila seconded the motion, the motion carried unanimously.**

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

**Director Dr. Debbie Cottrell made a motion to approve the SEDC Financial Report as of June 31, 2026. Director Don Keil seconded the motion, the motion carried unanimously**

8. Presentation and approval of the SEDC Investment Report for the period between April 1, 2026, and June 30, 2026 – Susan Caddell

**Director Eddie Davila made a motion to approve the SEDC Investment Report for the period between April 1, 2026 and June 30, 2026. Director Tess Coody-Anders seconded the motion, the motion carried unanimously.**

9. Presentation and Discussion on 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 – Pamela Centeno

10. Presentation, Discussion, and Action on a Resolution authorizing the Execution of a Professional Services Contract with Pettit & Ayala Consulting, LLC for on-going consultant services related to the Seguin Tax Increment Reinvestment Zone #3 – Alora Wachholz

**Director Eddie Davila made a motion to approve a Resolution authorizing the Execution of a Professional Services Contract with Pettit & Ayala Consulting, LLC for on-going consultant services related to the Seguin Tax Increment Reinvestment Zone #3. Director Dr. Debbie Cottrell seconded the motion, the motion carried unanimously.**

11. Presentation, Discussion, and Action on a Resolution Approving the Fiscal Year 2027 SEDC Budget – Alora Wachholz

**Director Tess Coody-Anders made a motion to approve a Resolution Approving the Fiscal Year 2027 SEDC Budget. 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 1:08 P.M.**

i. Project Appliance

ii. Project Rock

14. Reconvene into Open Session

**The SEDC Board of Directors reconvened into Open Session at 1:27 P.M.**

15. Possible discussion and action related to Project Appliance and/or Project Rock – Alora Wachholz

**No action taken.**

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

**Directors Eddie Davila and Dr. Debbie Cottrell requested a summary from the Texas Advanced Computing Center (TACC) Data Center Tour scheduled for August 28, 2026 as they were going to be unable to attend the tour.**

17. 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 1:29 P.M.**

Signature: _____ Date: 9/17/2026

Name: Eddie Davila

Position: Secretary