



**ECONOMIC  
DEVELOPMENT  
CORPORATION**

**To:** Donna Dodgen, Mayor  
Seguin City Council

**CC:** Steve Parker, City Manager  
Mark Kennedy, City Attorney

**From:** Alora Wachholz  
Director of Economic Development | SEDC Executive Director

**Date:** 12-16-2025

**Subject:** Capital Improvement Funding Agreement Between the City of Seguin and Baltisse-Ackerman Seguin I, LLLP

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## **Overview**

Developer Baltisse-Ackerman Seguin I, LLP, herein known as "Ackerman," is in the process of installing certain water line and related utility improvements on their property located roughly at IH-10 and Hwy 464 in Seguin. Similarly, the City is currently also doing utility work in the area and has found that it would be advantageous to partner with Ackerman on the installation of a City conduit line beside the private water line improvements Ackerman is already constructing. Ackerman has offered to construct the project and include both the conduit line, which will run from the south end of the property to the north, and other related water utility improvements. In return, the City is agreeing to reimburse Ackerman for these costs.

The included Capital Improvement Funding Agreement before Council outlines that Ackerman will need to keep record of all costs associated with the City conduit and water line projects and then invoice the City monthly for reimbursement of those actual costs. The City will have thirty (30) days to pay invoices and maintain access to inspect the projects throughout the construction.

## **Fiscal Impact**

The estimated cost for the City conduit construction and installation project is \$174,520.00; however, actual invoice totals submitted by Developer for these projects will be what is paid out.

## **Staff Recommendation**

Staff recommends approval of the Capital Improvement Funding Agreement Between the City of Seguin and Baltisse-Ackerman Seguin I LLLP.

## **Attachments**

1. Ackerman Capital Improvement Funding Agreement