

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, MARCH 13, 2025**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 5:00PM.

2. ROLL CALL

Present: Tera Thompson, Jason Hurta, Kathy Meurin, Don Austin, Larry Hammonds, Shane Hines, and Kristen Carden (5:02PM).

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the February 20, 2025 regular meeting minutes

President Hines introduced this item. Director Hurta motioned to approve the February 20, 2025 regular meeting minutes, Director Austin seconded the motion, and the minutes were approved unanimously.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Board on issues and items of concerns not on this agenda. There will be no Board action at this time.

None.

5. TREASURER'S REPORT

A) Presentation and discussion on the March 2025 Treasurer's Report

President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 6.3% decrease in sales tax collections for January; current period collections decreased by 7.6% as compared to January 2024. Despite collections being down, sales tax revenue is still projected to meet budgeted expectations. Mr. Werner shared additional graphs indicating projected revenues, current commitment projections, infrastructure investments, the projected capacity of additional expenditures, and the proposed ending fund balance to FY27.

Mr. Werner answered a question from the Board.

6. DISCUSSION AND POSSIBLE ACTION

A) Presentation and update on NBEDC-funded Capital Projects

President Hines introduced this item. Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented on this matter. Mr. McClelland provided updates on nine-NBEDC funded projects by outlining schedules for design, utility relocation, bidding, and construction. Additional updates were provided for the Zipp Family Sports Park, Citywide Pedestrian Improvements - Phase 2, and the Northwest Community Park.

B) Discussion and possible approval of a second amendment to the existing Texas Tito's NBEDC Economic Development Agreement

President Hines introduced this item. Jeff Jewell, Director of Economic and Community Development, presented on this matter. Mr. Jewell provided a background for the economic development incentive and the first approved amendment which required Tito's to commence operations at their new facility by June 30, 2024 and shifted employment & taxable value requirements by one year. The proposed second amendment would push the operations start date to December 31, 2024 and is being requested because of federal permitting challenges with a floodplain revision. Texas Tito's received their Certificate of Occupancy in October 2024.

Director Hammonds recused himself from the vote for this item. Director Austin motioned to approve the second amendment to the existing Texas Tito's NBEDC Economic Development Agreement, Director Meurin seconded the motion, and the item was approved.

7. EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.071, the Board reserves the right to retire into executive session concerning the items listed on this agenda to consult with its attorney. In addition, the Board may convene in executive session on any of the following items, with any final action being taken in open session:

A) Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:

1. Project Nemo
2. Project Ellie
3. Project Shoot

4. Project Bovine
5. Northeast Lakeview College
6. Headwaters at the Comal

President Hines introduced this item. The Board adjourned to Executive Session at 5:22PM. The items were discussed in the following order: Headwaters at the Comal, Project Nemo, Project Ellie, Project Bovine, Project Shoot, and Northeast Lakeview College. No action was taken.

B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:

1. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437

President Hines introduced this item. The Board discussed this item and no action was taken. The Board returned to open session at 6:13PM.

8. ADJOURNMENT

President Hines adjourned the meeting at 6:13PM.

By: _____
SHANE HINES, PRESIDENT