

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, JULY 17, 2025**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 5:02PM.

2. ROLL CALL

Present: Tera Thompson, Jason Hurta, Kathy Meurin, Kristen Carden, and Shane Hines

Absent: Don Austin and Larry Hammonds

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the June 24, 2025 workshop meeting minutes

President Hines introduced this item. Director Hurta motioned to approve the June 24, 2025 workshop minutes, Director Carden seconded, and the motion was approved unanimously.

B) Approval of the June 24, 2025 regular meeting minutes

President Hines introduced this item. Director Thompson motioned to approve the June 24, 2025 regular meeting minutes, Director Hurta seconded, and the motion was 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 July 2025 Treasurer's Report

President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 2.6% increase in sales tax collections for May; with adjustments removed, the current period collections increased by 6.3% compared to May of last year. FY 2025 sales tax collections are up 2.2% compared to

FY2024. The increased sales tax collections for May 2025 are tied to increases in the retail, food services, and professional services industries. Mr. Werner shared additional graphs indicating projected revenues, current commitments to projects, infrastructure investments, the projected capacity for additional expenditures, and the proposed ending fund balance to FY 2027.

6. DISCUSSION AND POSSIBLE ACTION

A) Public hearing, discussion, and possible action approving a Third Amendment to the Contract between the New Braunfels Economic Development Corporation (NBEDC) and HD Supply Facilities Maintenance, Ltd., to modify the percentage of sales taxes rebated and extend the existing contract term, pursuant to Section 501.101 of the Texas Local Government Code.

President Hines introduced this item. Mr. Werner presented a project summary and identified the proposed new contract term and modified sales tax percentage for the Third Amendment.

President Hines opened the public hearing at 5:10PM, no comments were made, and public hearing was closed at 5:10PM. Mr. Werner answered questions from the Board. Nathan Brown, Senior Assistant City Attorney, provided guidance to the Board on proper language to use when making motions.

Director Carden motioned to approve the Third Amendment to the contract, Director Thompson seconded, and the motion was approved unanimously.

B) Public hearing, discussion, and possible action approving an economic development incentive, of up to \$950,000 to Lefko USA, Inc., pursuant to Section 501.101 of the Texas Local Government Code.

President Hines introduced this item. Michele Boggs, SVP of Economic Development, New Braunfels Chamber of Commerce, introduced Mr. Eric Blondeau, CEO/President of Lefko USA, Inc. and Ann Miller, Hickey & Associates. Mr. Blondeau and Ms. Hickey presented a brief summary of the proposed project and Ms. Boggs outlined the proposed incentive and compliance metrics.

President Hines opened the public hearing at 5:17PM, no comments were made, and public hearing was closed at 5:17PM.

Director Hurta motioned to approve the incentive to Lefko USA, Inc., Director Meurin seconded, and the motion was approved unanimously.

- C) Public hearing, discussion, and possible action approving an additional project expenditure of up to \$3,800,000, to Alamo Colleges District - Northeast Lakeview College for a primary job training facility and career center, pursuant to Sections 501.101 and 501.105 of the Texas Local Government Code

President Hines introduced this item. Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce, discussed the economic impact of this project and introduced Dr. Veronica Garcia, President, Northeast Lakeview College. Dr. Garcia presented a brief summary of the proposed project.

President Hines opened the public hearing at 5:24PM, resident Richard Kelsheimer spoke, Dr. Garcia answered the provided question, and the public hearing was closed at 5:30PM. Jordan Matney, Deputy City Manager answered questions from the Board.

Director Meurin motioned to approve the additional project expenditure to Northeast Lakeview College, Director Hurta seconded, and the motion was approved unanimously.

- D) Public hearing, discussion, and possible action approving a project expenditure, of up to \$240,000, to fund the Dry Comal Creek Floodplain Remapping Project, pursuant to Section 505.152 of the Texas Local Government Code.

President Hines introduced this item. Ms. Matney presented a brief summary of the proposed project.

President Hines opened the public hearing at 5:34PM, Richard Kelsheimer, New Braunfels resident spoke, Ms. Matney answered the provided question, and the public hearing was closed at 5:36PM.

Director Carden motioned to approve the project expenditure for the Dry Comal Creek Floodplain remapping project, Director Hurta seconded, and the motion was approved unanimously.

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. The Neue
 - 2. Project Shoot

The Board did not exit to Executive Session and the items below were not discussed. No action was taken.

8. ADJOURNMENT

President Hines adjourned the meeting at 5:36PM.

By: _____
SHANE HINES, PRESIDENT