

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, APRIL 18, 2024**

AGENDA

1. CALL TO ORDER

President Kathy Meurin called the meeting to order at 5:01PM.

2. ROLL CALL

Present: Larry Hammonds, Kristen Carden, Shane Hines, Don Austin, Jason Hurta, and Kathy Meurin

Absent: Tera Thompson

3. APPROVAL OF MINUTES

A) Approval of the March 21, 2024 regular meeting minutes

President Meurin introduced this item. Director Hurta motioned to approve, Director Austin seconded the motion, and the minutes were approved unanimously.

B) Approval of the April 1, 2024 special-called meeting minutes

President Meurin introduced this item. Director Hurta motioned to approve, 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 April 2024 Treasurer's Report

President Meurin introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 7.4% increase in sales tax collections for February 2024. With audit adjustments, the rate of growth is 7.9% and sales tax collections are tracking ahead of budget projections for the year. Additional graphs were provided showing projected revenues, current commitment projections, infrastructure investments, the projected capacity for

additional expenditures, and the proposed ending fund balance to FY26.

6. DISCUSSION AND ACTION

A) Presentation and update from the SPARK Small Business Center President Meurin introduced this item. Jeff Jewell, Director of Economic and Community Development, introduced Ron Richardson from the SPARK Small Business Center to provide an update.

Ron Richardson, Certified Business Advisor, presented a PowerPoint presentation addressing this item. Mr. Richardson provided a brief summary of the continued partnership between the NBEDC and SPARK since 2012. He provided a Q2 update on business starts/expansions, client highlights, community outreach/networking, educational outreach, completed training events, plans to incorporate AI in business plan development, and Google review updates.

Mr. Richardson answered questions from the Board.

B) Public hearing, discussion, and possible action approving an expenditure of up to \$1,000,000 to the City of New Braunfels for the construction of the Landa Lake Dam & Spillway Improvements, a project authorized under 505.152 of the Texas Local Government Code.

President Meurin introduced this item.

Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented on this matter. Mr. McClelland summarized the project's scope which will increase the dam stability and address spillway erosion with plans to replace the sluice gates to control water entering the pool from Landa Lake. Final design plans are due in May and construction is slated for Fall/Winter 2024. The estimated construction cost is \$1,000,000.

Mr. McClelland answered questions from the Board.

President Meurin opened the public hearing at 5:18PM. No comments were made. President Meurin closed the public hearing at 5:18PM.

Director Carden motioned to approve the project expenditure, of up to \$1,000,000 to the City of New Braunfels for the construction of the

Landa Lake Dam & Spillway Improvements. Director Hurta seconded the motion which was unanimously approved.

- C) Public hearing, discussion, and possible action approving an expenditure of up to \$1,200,000 to the City of New Braunfels for the construction of the Last Tuber's Exit Improvements, a project authorized under 505.152 of the Texas Local Government Code.

President Meurin introduced this item.

Mr. McClelland presented on this matter and summarized the project's scope to replace the existing stairs at Last Tuber's Exit to improve safety and access. Plans are to improve the egress from the Comal River, provide an ADA compliant accessible route, and to remove aging NBU water lines and replace water service. Final design is due in May with plans to start construction in Fall/Winter. The estimated construction cost is \$1,200,000.

Mr. McClelland answered questions from the Board.

President Meurin opened the public hearing at 5:27PM. No comments were made. President Meurin closed the public hearing at 5:27PM.

Director Hines motioned to approve the project expenditure, of up to \$1,200,000 to the City of New Braunfels for the construction of the Last Tuber's Exit Improvements. Director Carden seconded the motion which was unanimously approved.

- D) Presentation and update on the New Braunfels National Airport
President Meurin introduced this item.

Mr. Jewell presented a PowerPoint addressing this matter. He discussed the evolution of the airport, prior NBEDC investments, airport operations activity, financials, review of fuel sales, and supplemental photos. Mr. Jewell provided updates on projects such as: additional hangars, air traffic control tower design (construction scheduled for 2025), perimeter fencing, Development & Design Standards Manual, Master Drainage Plan, the north ramp construction (to begin soon), and a new T-hangar feasibility study.

Mr. Jewell answered questions from the Board.

- E) Presentation and discussion on a proposed project expenditure for the

construction of package 2 of Citywide Pedestrian Improvements
President Meurin introduced this item.

Mr. McClelland presented on this matter and reviewed this proposed project's scope which will increase pedestrian connectivity by completing sidewalk gaps and addressing ADA concerns at three locations: New Braunfels Middle School/Klein Road Elementary area, Landa St. at Loop 337, and Oak Run Parkway at Westpointe. Initially, the citywide pedestrian improvement project was one large project, but was since divided into two packages due to the complexity of the work. The NBEDC funded the final design of packages one and two and the estimated construction for package two is \$1,300,000. Final design is due in May with plans to start construction in August. Mr. McClelland also provided that \$1,739,830 of the citywide pedestrian improvements will be funded by a recent AAMPO award, but that final design and a 20% construction match will be required. Plans are to bring the package two funding request to the NBEDC at the next meeting in May.

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 Glass
 - 2. Project Pine Tree
 - 3. Project Steel
 - 4. Project Gather

President Meurin introduced this item.

The Board entered into Executive Session at 5:52PM. Items 1, 2, and 3 were discussed in order, but item 4 was not discussed. No action was taken.

- B) Deliberate and consider the purchase, exchange, lease, or value of real property, in accordance with Section 551.072 of the Texas Government Code:
 - 1. A-1 SUR-1 AM Esnaurizar, Acres 239.708

2. NBU Headquarters

President Meurin introduced this item.

Item 2 was discussed first and then item 1. No action was taken. The Board returned to open session at 6:28 PM.

8. ADJOURNMENT

President Meurin adjourned the meeting at 6:28PM.

By: _____
KATHY MEURIN, PRESIDENT