



**CITY OF NEW BRAUNFELS, TEXAS  
ECONOMIC DEVELOPMENT CORPORATION  
MEETING  
CITY HALL - COUNCIL CHAMBERS  
CITY HALL - 550 LANDA ST.**



**THURSDAY, JANUARY 15, 2026 at 5:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of the November 3, 2025 workshop meeting [25-1553](#)  
minutes
- B) Approval of the November 20, regular meeting minutes [25-1554](#)

**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.*

**5. TREASURER'S REPORT**

- A) Presentation and discussion on the January 2026 [25-1555](#)  
Treasurer's Report

**6. DISCUSSION AND POSSIBLE ACTION**

- A) Presentation and discussion on the Strategic Planning [25-1556](#)  
Outcomes Report and possible action to approve  
proposed NBEDC Strategic Planning priorities
- B) Public hearing, discussion, and possible action [25-1557](#)  
approving an expenditure, of up to \$175,000, to fund the  
Streets and Utility Design Master Plan, pursuant to  
Section 501.103 of the Texas Local Government Code.
- C) Public hearing, discussion, and possible action [25-1562](#)  
approving an expenditure, of up to \$300,000, to support  
maintenance and operations of parks facilities funded by  
the NBEDC, pursuant to Section 505.152 of the Texas  
Local Government Code.
- D) Presentation on a proposed expenditure to support [25-1563](#)  
Gener8tor - an entrepreneurship, workforce  
development, and local innovation accelerator project

- E) Discussion and possible action to elect New Braunfels [25-1564](#)  
Economic Development Corporation officers (President,  
Vice President, Secretary, and Treasurer) for CY2026 -  
to be effective January 16, 2026.

**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 [25-1565](#)  
negotiations in accordance with Section 551.087 of the  
Texas Government Code:  
1. Project Shoot  
2. Project Thread  
3. Project Icon  
4. Gruene 16  
5. Project Space  
6. Gener8tor
- B) Deliberate pending/contemplated litigation, settlement [25-1566](#)  
offer(s), and matters concerning privileged and  
unprivileged client information deemed confidential by  
Rule 1.05 of the Texas Disciplinary Rules of Professional  
Conduct in accordance with Section 551.071, of the  
Texas Government Code, specifically:  
1. 210 S. Castell, LLC.

**8. ADJOURNMENT**

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.





## Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**1/15/2026**

Agenda Item No. A)

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**SUBJECT:**

Approval of the November 3, 2025 workshop meeting minutes

**DEPARTMENT:** Economic and Community Development



**DRAFT - MINUTES  
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORP. WORKSHOP  
REGULAR MEETING OF MONDAY, NOVEMBER 3, 2025**

**Strategic Planning Retreat**

**AGENDA**

**1. CALL TO ORDER**

President Shane Hines called the meeting to order at 10:08AM.

**2. ROLL CALL**

**Present:** Kristen Carden, Kathy Meurin, Larry Hammonds, Tera Thompson, and Shane Hines

**Absent:** Don Austin and Jason Hurta

**Also in Attendance:** Mayor Neal Linnartz

**3. 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.**

**4. PRESENTATION**

A) Presentation of an award recognizing the dedication and service of Kathy Meurin to the New Braunfels Economic Development Corporation

**President Hines introduced the item. Jeff Jewell, Director of Economic and Community Development, presented Director Meurin an award celebrating her service to the NBEDC, since 2016. Members of the Board shared positive thoughts and well wishes for Director Meurin's final meeting.**

**5. DISCUSSION & WORKSHOP**

A) Presentation, discussion, and deliberation to identify and prioritize NBEDC Strategic Planning Initiatives

**President Hines introduced the item. Mr. Jewell introduced Karen Whichard and Khara Dodds, consultants from BerryDunn, as facilitators of the workshop meeting.**

**Ms. Whichard and Ms. Dodds introduced themselves, outlined the**

agenda, reviewed Confluence and the City's Strategic Plan as guiding documents, addressed a strategic framework for the meeting, and reviewed community demographic and growth data. Ms. Whichard answered questions from the Board. The BerryDunn Consultants continued by reviewing recent NBEDC project expenditures, sharing best practices and strategies in placemaking, workforce support, public-private partnerships, infrastructure investments, and incentives from economic development efforts in other United States cities.

Ms. Whichard reviewed interview themes and led a thorough discussion with the Board and staff on observations and NBEDC successes. The following individual spoke at this time: Richard Kelsheimer. Ms. Whichard then led a discussion about strategic priorities, goal setting, and priorities of Confluence and the City's Strategic Plan which should guide the NBEDC's work. She then facilitated an activity with the Board and staff to brainstorm NBEDC priorities, the group shared their responses, and a larger group discussion ensued.

The Board took a break for lunch around 12:00PM and the meeting resumed roughly 20 minutes later.

Consultants categorized staff and the Board's priorities into four categories: Workforce Support, Long-Term Planning/Infrastructure, Placemaking, and Business Recruitment/Retention. Funding opportunities and eligible projects in the following categories were discussed: Downtown Centric Enhancements, Park Enhancements and Expansion, Workforce Support, West End Improvements, Miscellaneous Economic Development Projects, and Airport Improvements. Ms. Whichard facilitated another discussion, staff and the Board identified projects based on the greatest needs, biggest impact, by timing/date, exciting projects, and missing projects. The group discussed, deliberated, and asked questions.

Consultants will compile and document the results of the workshop into an Outcomes report and review at the January 15, 2026 meeting.

## **6. ADJOURNMENT**

President Hines adjourned the meeting at 1:55PM.

By: \_\_\_\_\_  
SHANE HINES, PRESIDENT



## Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**1/15/2026**

Agenda Item No. B)

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**SUBJECT:**

Approval of the November 20, regular meeting minutes

**DEPARTMENT:** Economic and Community Development

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THURSDAY, NOVEMBER 20, 2025**

**AGENDA**

**1. CALL TO ORDER**

**President Shane Hines called the meeting to order at 4:00PM.**

**2. ROLL CALL**

**Present: Tera Thompson, Jason Hurta, Don Austin, Larry Hammonds, and Shane Hines**

**Absent: Kathy Meurin and Kristen Carden**

**Also in Attendance: Mayor Neal Linnartz**

**3. APPROVAL OF MINUTES**

**A) Approval of the September 30, 2025 special-called meeting minutes**

**President Hines introduced this item. Director Hurta motioned to approve the September 30, 2025 special-called meeting minutes, Director Austin seconded, and the motion was approved unanimously.**

**B) Approval of the October 16, 2025 regular meeting minutes**

**President Hines introduced this item. Director Thompson motioned to approve the October 16, 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.*

**President Hines introduced this item. No comments were made.**

**5. TREASURER'S REPORT**

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

**President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 2.3% increase in sales tax collections for the month of September as compared to September 2024. With all adjustments removed, the current period collections increased by 3.0%. Fiscal year 2025 sales tax collections are up 1.7% as compared to FY24. Mr. Werner shared**

additional graphs including projected revenues, current commitments to projects, detailed expenditures for FY25 projects, and the projected ending fund balance from FY2026 to FY2030.

**6. ADVISORY TEAM REPORT**

A) Presentation and discussion on the Quarterly Advisory Report

President Hines introduced this item. Michele Boggs, SVP of Economic Development at the New Braunfels Chamber, provided an update on Q3 business leads and recent successes of Lefko and Aumovio. Tate Korpi, Director of Data and Research at the New Braunfels Chamber, presented a retail report including market and visitation trends, population growth, retail market vacancies and square footage, visitor metrics, consumer lifestyle data, retail clusters, consumer performance, and retail demands. Ms. Boggs updated the Board on unemployment data, labor force participation, and business retention data.

**7. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION**

A) Presentation and discussion on proposed expenditures to support transportation, pedestrian, childcare, and placemaking projects

President Hines introduced this item. Jeff Jewell, Director of Economic and Community Development, presented a follow-up to the strategic planning workshop by identifying projects pertaining to transportation, pedestrian, childcare, and placemaking efforts.

Scott McClelland, Assistant Director of Transportation and Construction Services, discussed project outlines, funding plans, and schedules for the following projects:

- AAMPO Citywide Pedestrian Project - Final Design: Hanz Drive, Avery Parkway, Peach, Plum, and Grape
- Gruene Area Pedestrian Improvements - Final Design: ADA improvements, Gruene Road, Hunter Road, intersection realignment at Gruene & Rock
- Downtown Street and Utility Standards: Design standards for ROW improvements to implement consistent and efficient projects by the City and through private partnerships

Mr. Jewell presented on placemaking efforts throughout the Downtown (lamppost improvements, downtown tree revitalization and uplighting, hardscape pedestrian improvements, and public art) and West End (utility pole art or banners, bollards, shade structures/trees)

**and support of Early Childhood Education matters in New Braunfels.**

**Mr. Jewell answered questions from the Board.**

- B) Public hearing, discussion, and possible action approving an expenditure, of up to \$2,200,000, to The Neue, LLC., for a mixed-use development project and public infrastructure improvements, pursuant to Section 501.103 of the Texas Local Government Code.

**President Hines introduced this item. Jordan Matney, Deputy City Manager, presented on this matter. Ms. Matney detailed the background of the project, the NBEDC's statutory authority to support the project, she shared photos of the existing building at the site, a high-level schematic of the right-of-way improvements, and the City plans and policies which support this project (Downtown Implementation Plan, Envision NB, City's Strategic Plan, and NBEDC Strategic Priorities). Ms. Matney identified community benefits of redevelopment, the importance of adding more residents in Downtown, photos of project renderings, a table displaying details of the incentive structure, and overall public benefits for the project. The Board discussed the item; Ms. Matney and Mr. Jewell answered questions.**

**President Hines opened the public hearing at 4:53PM. Resident Jonathan Alorda spoke in support of the project and asked a clarifying question. Ms. Matney provided an answer. President Hines closed the public hearing at 4:56PM.**

**Director Austin motioned to support the project expenditure, Director Hurta seconded, and the motion was approved unanimously.**

## **8. 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 Shoot
  2. Project Thread
  3. Project Icon

4. Gruene 16

President Hines introduced this item. The Board adjourned to Executive Session at 5:00PM. Executive Session was opened at 5:07PM, the items were discussed in the order on the posted agenda. No action was taken. The Board returned to open session at 5:35PM.

9. **ADJOURNMENT**

President Hines adjourned the meeting at 5:38PM.

By: \_\_\_\_\_  
SHANE HINES, PRESIDENT



## Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**1/15/2026**

Agenda Item No. A)

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**SUBJECT:**

Presentation and discussion on the January 2026 Treasurer's Report

**DEPARTMENT:** Finance



## January NBEDC Treasurer's Report

January 15<sup>th</sup>, 2025

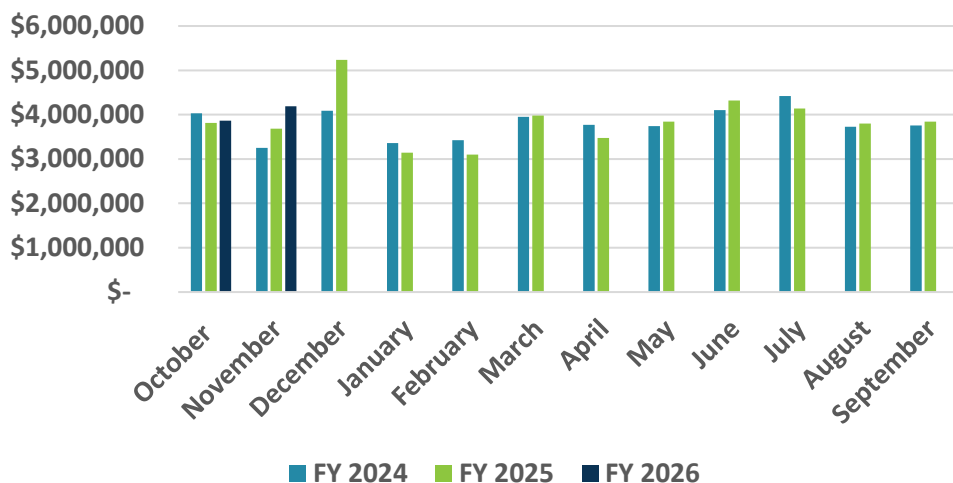
### Overview

The Monthly treasurer's report provides updates on sales tax performance, projected revenue streams, projected commitments, and expenditure timing. The NBEDC's financial commitments typically span multiple fiscal years; therefore, the report is formatted to project its financial position over the next five years.

### Sales Tax

Compared to November of last year, total sales tax collections increased by 13.6%. The significant increase is partially due to the new addition of HD Supply sales tax. When the revenue related to HD Supply sales tax is removed, total collections increased by 5.0% compared to last November. When all adjustments are removed, the current period collections increased by 13.6% (4.8% without HD Supply) compared to November of last year. FY 2026 total sales tax collections are up 7.3% compared to FY 2025.

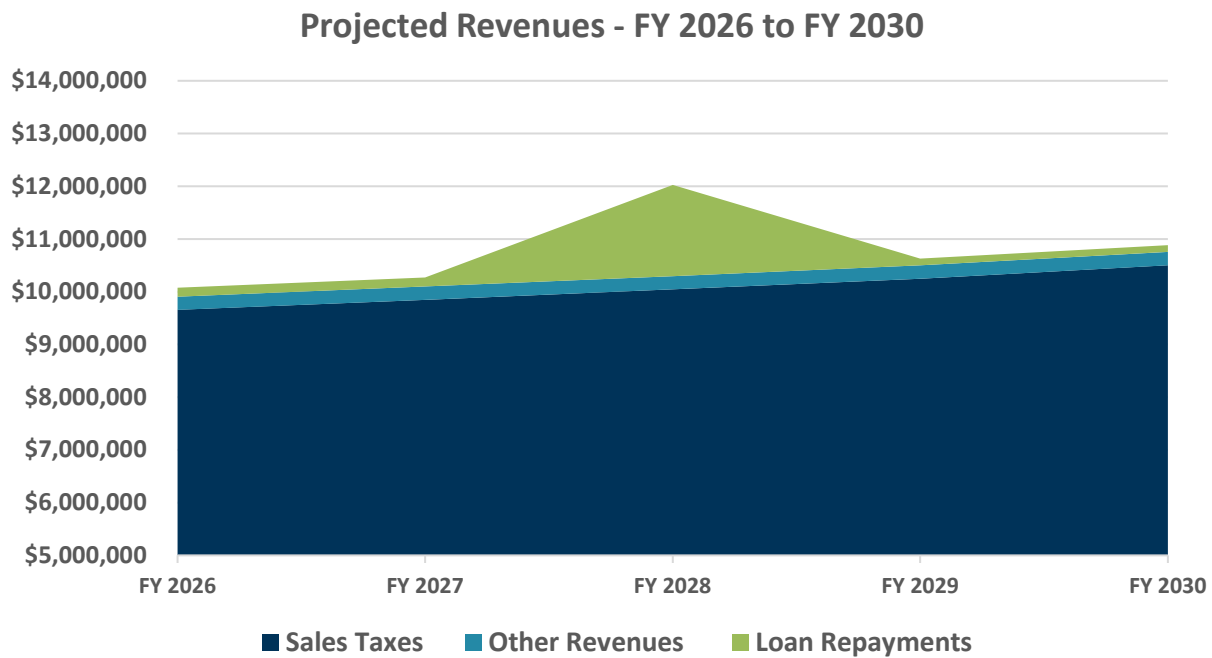
**Gross Sales Tax Collections**



For more information contact:

Jared Werner  
Assistant City Manager  
[jwerner@newbraunfels.gov](mailto:jwerner@newbraunfels.gov)  
830-221-4385

## Revenues

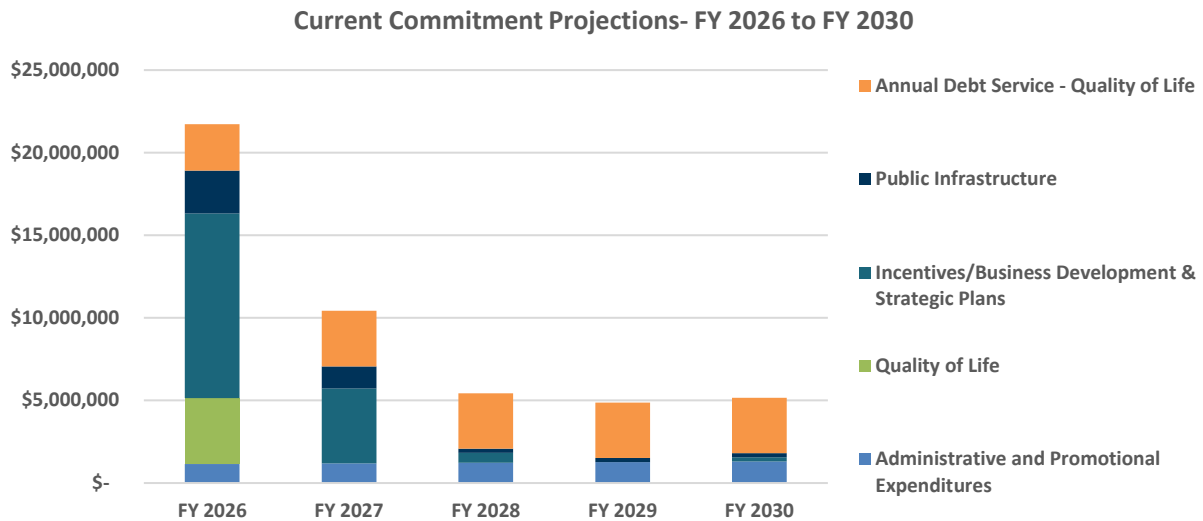


Revenue Summary					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Sales Taxes	\$ 9,655,304	\$ 9,848,410	\$ 10,045,379	\$ 10,246,286	\$ 10,502,443
Other Revenues	\$ 250,000	\$ 250,625	\$ 251,252	\$ 251,880	\$ 252,509
Loan Repayments	\$ 172,954	\$ 172,954	\$ 1,728,954	\$ 128,954	\$ 128,954
<b>Total Revenues</b>	<b>\$ 10,078,258</b>	<b>\$ 10,271,989</b>	<b>\$ 12,025,584</b>	<b>\$ 10,627,120</b>	<b>\$ 10,883,907</b>

*Sales Taxes-* The graph and table above reflect the projected sales tax collections through FY 2030. The projections assume a growth of 2.0% annually.

*Loan Repayments-* The NBEDC began receiving loan repayments from the New Braunfels Regional Airport in FY 2022 (ten years) and ASA properties in FY 2023 (five years with a balloon payment in year six – recognized in FY 2028 above).

## Total NBEDC Expenditures – Current Commitments



	Summary				
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Administrative and Promotional Expenditures	\$ 1,155,382	\$ 1,190,043	\$ 1,225,745	\$ 1,262,517	\$ 1,300,393
Quality of Life	\$ 3,978,210	\$ -	\$ -	\$ -	\$ -
Incentives/Business Development & Strategic Plans	\$ 11,186,573	\$ 4,536,576	\$ 600,000	\$ -	\$ 250,000
Public Infrastructure	\$ 2,589,261	\$ 1,333,946	\$ 250,000	\$ 250,000	\$ 250,000
Annual Debt Service - Quality of Life	\$ 2,808,456	\$ 3,363,564	\$ 3,365,289	\$ 3,362,439	\$ 3,364,839
<b>Total Expenditures</b>	<b>\$ 21,717,883</b>	<b>\$ 10,424,129</b>	<b>\$ 5,441,034</b>	<b>\$ 4,874,956</b>	<b>\$ 5,165,232</b>

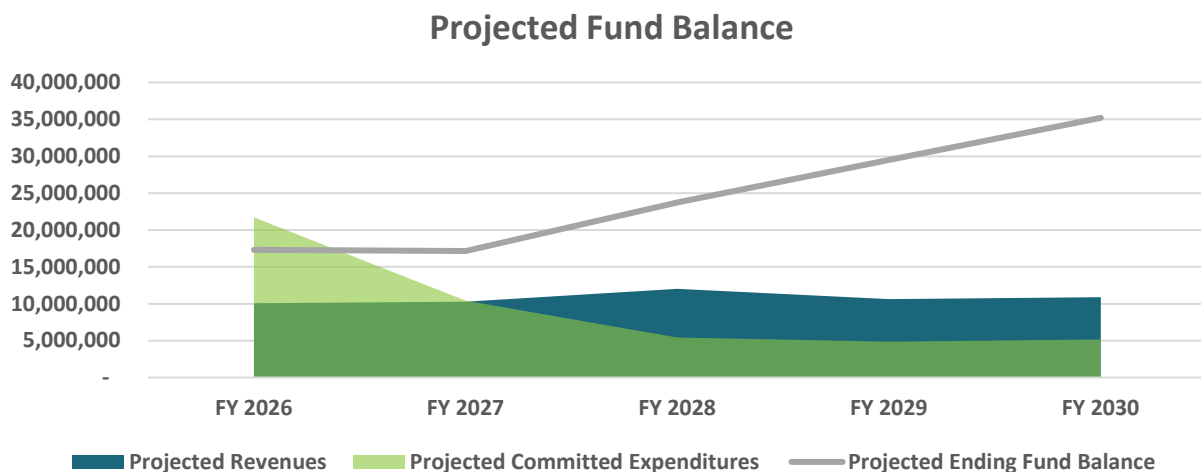
The projections above include all current commitments of the NBEDC. Please note that all numbers listed above are projections based on the project and spending timelines. Spending timelines are assessed regularly.

## Future Commitments – Infrastructure/Quality of Life Investments

Infrastructure Investment	Project Estimate	Previously Approved by NBEDC	Remaining Investment to be considered
Downtown ROW Enhancements - Phase 1	\$ 4,191,759	\$ 674,920	\$ 3,516,839
West Alligator Creek Trail	\$ 2,000,000	\$ 2,000,000	\$ -
Kohlenberg Road Design Services	\$ 1,308,404	\$ 1,308,404	\$ -
Citywide Pedestrian Improvements - Phase 1	\$ 1,850,007	\$ 1,850,007	\$ -
Landa Lake Dam & Spillway	\$ 1,215,000	\$ 1,215,000	\$ -
Comal River Improvements - Last Tuber's Exit	\$ 1,362,812	\$ 1,362,812	\$ -
Castell Avenue Phase 1 - Coll Street Drainage Construction	\$ 7,200,000	\$ 7,200,000	\$ -
Common Street Pedetrian Improvements	\$ 700,000	\$ 700,000	\$ -
Feasibility & Conceptual Design - Dry Comal Creek Trail	\$ 485,584	\$ 485,584	\$ -
<b>Totals</b>	<b>\$ 20,313,566</b>	<b>\$ 16,796,727</b>	<b>\$ 3,516,839</b>

## Financial Summary – Revenues, Committed Expenditures, and Projected Fund Balance

The graph above summarizes estimated revenues, committed expenditures, and changes in fund balance/Reserves based on current commitments.



**1/15/2026**

Agenda Item No. A)

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**PRESENTER:**

Jeff Jewell, Economic and Community Development Director  
Karen Whichard, BerryDunn - virtually attending/presenting

**SUBJECT:**

Presentation and discussion on the Strategic Planning Outcomes Report and possible action to approve proposed NBEDC Strategic Planning priorities

**DEPARTMENT:** Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

At the August 14, 2025 NBEDC Meeting, staff presented a plan to hold a strategic planning workshop to help the board gain consensus, prioritize project funding, connect objectives from Confluence and the City's Strategic Plan, and establish NBEDC strategic priorities and goals.

The process began in late September and included consultant-led interviews with NBEDC Board members, City and Chamber Staff, and other economic development stakeholders in New Braunfels. The Strategic Planning workshop took place at Honors Hall on November 3, 2025 in which meeting participants completed activities, discussions, and brainstormed related to priority categories for upcoming projects.

This presentation will include outcomes and strategic priorities gleaned from this workshop meeting. If agreeable, the NBEDC will take action to formalize the proposed priorities.

**ISSUE:**

Staff will present the Outcomes Report from the November 3, 2025 Strategic Planning Workshop meeting - NBEDC may take formal action to approve the proposed strategic priorities presented

**STRATEGIC PLAN REFERENCE:**

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity  
☐ Organizational Excellence ☐ Community Well-Being ☐ N/A

**FISCAL IMPACT:**

There is no fiscal impact for this presentation and possible action.

**RECOMMENDATION:**

Staff recommends the NBEDC review and consider the proposed strategic priorities and take action to approve - if no modifications are identified.

1/15/2026

Agenda Item No. B)

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**PRESENTER:**

Garry Ford, Director of Transportation and Construction Services

Scott McClelland, Assistant Director of Transportation and Construction Services

**SUBJECT:**

Public hearing, discussion, and possible action approving an expenditure, of up to \$175,000, to fund the Streets and Utility Design Master Plan, pursuant to Section 501.103 of the Texas Local Government Code.

**DEPARTMENT:** Economic and Community Development

**COUNCIL DISTRICTS IMPACTED:** Citywide

**BACKGROUND INFORMATION:**

The proposed Streets and Utility Design Master Plan will develop design standards for right of way improvements to be used in Downtown and other strategic locations to improve consistency and delivery efficiency in the design of both private and public projects in these areas. The strategic value of the plan is that it will create a single, coordinated design standard to align streets, sidewalks, drainage, water, wastewater, lighting, on-street parking, landscaping and underground utilities into one integrated framework. This will help avoid the issue of designing utilities or other improvements in isolation that later conflict with street, sidewalk or landscaping plans. By pre-defining cross-sections, utility corridors and other standards, designers (private and public) will have clear expectations that lower risk, shorten timelines and improve design quality.

If approved, the New Braunfels City Council will consider action January 26, 2026. The plan is expected to take eight months to complete.

The New Braunfels Economic Development Corporation (NBEDC) discussed this project at its November 3, 2025, strategic planning workshop and received a presentation on this project at its November 20, 2025, regular meeting.

Section 501.103 of the Texas Local Government Code permits the NBEDC to invest in expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including: streets and roads, water and sewer utilities, electric/gas utilities, drainage, and site improvements. The Streets and Utility Design Master Plan will set standards for future development and right of way improvements.

**ISSUE:**

Continue the ongoing enhancements of infrastructure in the Downtown area through clear design standards.

**STRATEGIC PLAN REFERENCE:**

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity  
☒ Organizational Excellence ☐ Community Well-Being ☐ N/A

**FISCAL IMPACT:**

The NBEDC has appropriate reserves to fund this project.

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**RECOMMENDATION:**

Staff recommends approval of the project expenditure to fund the Streets and Utility Design Master Plan.

**CONTRACT BETWEEN THE NEW BRAUNFELS ECONOMIC DEVELOPMENT  
CORPORATION AND THE CITY OF NEW BRAUNFELS, TEXAS**

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THE STATE OF TEXAS                    §  
   §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COMAL                   §

THIS CONTRACTUAL AGREEMENT (the "Agreement") is made and entered into by and between the New Braunfels Economic Development Corporation, a Non-Profit Corporation of the State of Texas, hereinafter called "EDC", acting by and through its duly authorized officers, and the City of New Braunfels, Texas, a Texas municipal corporation, hereinafter called "CITY," acting by and through its officers:

W I T N E S S E T H:

I.

WHEREAS, Texas Local Government Code §501.054 provides the EDC with the powers of non-profit corporations incorporated under the Texas Non-Profit Corporation Act, as amended, and Section Seven of the Bylaws of the EDC allows for the President and Secretary of the EDC to execute any contract which the Board has approved and authorized to be executed; and

WHEREAS, a Streets and Utility Design Standards Master Plan will set consistent expectations for public right-of-way improvements for projects by the City and through public/private partnerships; and

WHEREAS, the proposed Master Plan may be provided to development engineers as a guide and may help to save time and efforts for future development projects; and

WHEREAS, the proposed Master Plan is expected to provide standards on utility underground conversions, pedestrian improvements, on street parking, landscaping, and lighting.

II.

NOW THEREFORE, under the authority granted to the EDC by §501.103 of the Texas Local Government Code and upon the recommendation of the EDC which occurred on January



15, 2026, the City Council of New Braunfels, Texas on January 26, 2026 with Resolution \_\_\_\_\_, approved the EDC's determination that an amount up to \$175,000 be allocated to the CITY for costs associated with the creation of the Streets and Utility Design Master Plan. Said funds shall be provided by EDC to the City under the following conditions:

- (1) Up to \$175,000 of the funds shall be allocated from sales tax funds by the EDC to CITY to pay for the creation of the Streets and Utility Design Master Plan (as detailed on Exhibit A);
- (2) The total of \$175,000 of EDC funds shall be distributed to CITY within thirty (30) days after receiving an invoice;
- (3) CITY shall always comply with the ordinances of City of New Braunfels and the laws of the State of Texas; and
- (4) All funds received by CITY from EDC as herein provided shall be expended solely for the purposes stated herein.

### III.

In the performance of this contract, CITY shall not discriminate against any person because of his/her race, color, religion, national origin, sex, disability or ancestry. Breach of this covenant may be regarded as a material breach of the contract causing its termination.

### IV.

It is expressed and understood and agreed by both parties hereto that each acts independently of each other, and neither has the authority to bind the other or to hold out to a third party that it is the authority for the other. The parties hereto understand and agree that the City shall not be liable for any claims, which may be asserted by any third party occurring in connection with the performance of the EDC.

Nothing contained herein shall be deemed or construed by the parties hereto or by any third party as creating the relationship of employer-employee, principal agent, joint ventures or any other similar such relationships, between the parties hereto.

### V.

Employment of Undocumented Workers. During the term of this Agreement, CITY agrees not to knowingly employ an undocumented worker and if convicted of a violation of 8 U.S.C. Sec.

1324a(f), the CITY shall repay the amount of the Grant and any other funds received by the CITY from the EDC as of the date of such violation within sixty (60) days after the date the CITY is notified by the EDC of such violation, plus interest at the rate periodically announced by the Wall Street Journal as the prime or base commercial rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by the EDC) as its prime or base commercial lending rate, from the date of such notice until paid.

VI.

All communications between EDC and CITY shall be addressed to the President of the New Braunfels Economic Development Corporation, c/o City of New Braunfels, 550 Landa Street, New Braunfels, Texas 78130 with a copy being sent to the President of the EDC at his/her residential or business address. Any communication to the CITY shall be addressed to the City Manager, 550 Landa Street, New Braunfels, Texas 78130.

VII.

It is understood and agreed that in the event any provision of this contract is inconsistent with requirements of law, the requirements of law will control and the parties shall revert to their respective positions, which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

VIII.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties relative to the funds made the basis hereof, and any other written or oral agreement with the EDC being expressly waived by CITY.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals on this \_\_\_\_ day of \_\_\_\_\_, 2026.

*(Signatures on Following Page)*

CITY OF NEW BRAUNFELS  
ECONOMIC DEVELOPMENT CORPORATION

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Shane Hines, *President*

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Larry Hammonds, *Corporate Secretary*

CITY OF NEW BRAUNFELS, TEXAS

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Robert Camareno, *City Manager*

ATTEST:

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Gayle Wilkinson, *City Secretary*

APPROVED AS TO FORM:

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Valeria Acevedo, *City Attorney*

## EXHIBIT A

# Downtown Street and Utility Standards



### Description

- Develop design standards for right of way improvements to be used in Downtown and other strategic locations to implement consistent and efficient projects by the City and through private partnerships.

### Funding

- Next Step - \$175,000

### Schedule

- Begin Spring 2026. Expected to be 8-month process.



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The Master Plan will save time and effort for future development projects; may be given to development engineer as a guide for projects

Standards are expected to include utility underground conversion, pedestrian improvements, on street parking, landscaping, and lighting.

1/15/2026

Agenda Item No. C)

**PRESENTER:**

Jeff Jewell, Economic and Community Development Director

**SUBJECT:**

Public hearing, discussion, and possible action approving an expenditure, of up to \$300,000, to support maintenance and operations of parks facilities funded by the NBEDC, pursuant to Section 505.152 of the Texas Local Government Code.

**DEPARTMENT:** Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

This project expenditure authorizes the NBEDC to provide up to \$100,000 annually over a three-year period to the City of New Braunfels for maintenance and operations of the Zipp Family Sports Park (ZFSP). This is being undertaken so the City can enter a three year, total \$300,000 funding agreement with Early Matters New Braunfels to partially fund the recommendations of the Greater New Braunfels Early Care and Education (ECE) Final Report.

In 2019, the NBEDC voted to provide up to \$15,000,000 to pay a portion of the costs associated with constructing the New Braunfels Sports Complex Project. In 2023, the NBEDC voted to provide an additional \$3,500,000 for additional construction costs of the ZFSP. Because the ZFSP received beforementioned previous funding, the NBEDC is authorized to undertake a project expenditure to support the maintenance and operations of the facility.

The Greater New Braunfels Early Care and Education (ECE) Final Report outlines critical challenges and opportunities in the local childcare ecosystem. It was created through collaboration with the Greater New Braunfels Chamber of Commerce, the McKenna Foundation, and Early Matters San Antonio. The report emphasizes the need for a robust childcare system to support families, businesses, and community vitality and determined that addressing early childhood education and childcare needs is critical to long-term economic and community vitality. and has emerged as a business and economic issue. High childcare costs and limited availability affects families' abilities to work, increasing employee turnover and reducing the local labor pool. Staffing shortages, financial constraints, and quality improvement barriers limit providers' abilities to meet demand and improve services. The NBEDC received the report on the issue of early childhood education in New Braunfels in the fall of 2025 and agreed with the recommendations. Given statutory limitations on the use of Type B funds, however, it was determined that a direct project expenditure to support the early childhood education initiative as proposed could not be undertaken by the NBEDC. However, the City of New Braunfels can provide a funding commitment to the establishment of Early Matters New Braunfels and the recommendations of the ECE Final Report and has structured a Chapter 380 Agreement for this purpose. This Chapter 380 Agreement will be considered at a future City Council meeting if this project expenditure is approved by the NBEDC.

By the NBEDC assuming up to \$100,000 in annual maintenance and operations costs for the facility, the City

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of New Braunfels will be able to reallocate that previously budgeted amount for an agreement with Early Matters New Braunfels.

**ISSUE:**

This item proposes authorizing the NBEDC to fund up to \$100,000 per year for three years to cover maintenance and operations of the Zipp Family Sports Park, which the NBEDC is statutorily allowed to do because it previously funded the facility's construction. By shifting these costs from the City's general fund to the NBEDC, the City can reallocate \$300,000 over three years to support Early Matters New Braunfels through a future Chapter 380 agreement. This approach allows the City to advance early childhood education and childcare priorities identified in the ECE Final Report, despite limits on the direct use of Type B economic development funds for that purpose.

**STRATEGIC PLAN REFERENCE:**

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity  
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

**FISCAL IMPACT:**

The project expenditure is for \$300,000 dispersed at \$100,000 over three (3) years; the NBEDC has sufficient funds to approve this project.

**RECOMMENDATION:**

Staff recommends approval of this project expenditure to support maintenance and operations costs at the Zipp Family Sports Park.

**CONTRACT BETWEEN THE NEW BRAUNFELS ECONOMIC DEVELOPMENT  
CORPORATION AND THE CITY OF NEW BRAUNFELS, TEXAS**

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THE STATE OF TEXAS                   §  
   §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COMAL                   §

THIS CONTRACTUAL AGREEMENT (the "Agreement") is made and entered into by and between the New Braunfels Economic Development Corporation, a Non-Profit Corporation of the State of Texas, hereinafter called "EDC", acting by and through its duly authorized officers, and the City of New Braunfels, Texas, a Texas municipal corporation, hereinafter called "CITY," acting by and through its officers:

WITNESSETH:

I.

WHEREAS, Texas Local Government Code §501.054 provides the EDC with the powers of non-profit corporations incorporated under the Texas Non-Profit Corporation Act, as amended, and Section Seven of the Bylaws of the EDC allows for the President and Secretary of the EDC to execute any contract which the Board has approved and authorized to be executed; and

WHEREAS, in 2019 the EDC voted to provide an amount not to exceed \$15,000,000 to pay a portion of the costs associated with constructing the New Braunfels Sports Complex Project, which was later named the Zipp Family Sports Park; and

WHEREAS, in 2023, the EDC voted to provide an additional \$3,500,000 project expenditure for construction of the Zipp Family Sports Park; and

WHEREAS, the EDC can undertake a project expenditure for maintenance and operation of parks facilities funded by the EDC.

II.

NOW THEREFORE, under the authority granted to the EDC by §505.152 of the Texas Local Government Code and upon the recommendation of the EDC which occurred on January

15, 2026, the City Council of New Braunfels, Texas on January 26, 2026 with Resolution \_\_\_\_\_, approved the EDC's determination that an amount up to \$300,000 be allocated to the CITY for operations and maintenance costs associated with the Zipp Family Sports Park. Said funds shall be provided by EDC to the City under the following conditions:

- (1) Up to \$100,000 annually shall be allocated from sales tax funds by the EDC to CITY to pay a portion of the operations and maintenance costs associated with the Zipp Family Sports Park;
- (2) The total amount of EDC expenditure for operations and maintenance costs of the park facility shall not exceed \$100,000 annually for a total of \$300,000 over three years;
- (3) CITY shall always comply with the ordinances of City of New Braunfels and the laws of the State of Texas; and
- (4) All funds received by CITY from EDC as herein provided shall be expended solely for the purposes stated herein.

III.

In the performance of this contract, CITY shall not discriminate against any person because of his/her race, color, religion, national origin, sex, disability or ancestry. Breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is expressed and understood and agreed by both parties hereto that each acts independently of each other, and neither has the authority to bind the other or to hold out to a third party that it is the authority for the other. The parties hereto understand and agree that the City shall not be liable for any claims, which may be asserted by any third party occurring in connection with the performance of the EDC.

Nothing contained herein shall be deemed or construed by the parties hereto or by any third party as creating the relationship of employer-employee, principal agent, joint ventures or any other similar such relationships, between the parties hereto.

V.

Employment of Undocumented Workers. During the term of this Agreement, CITY agrees



not to knowingly employ an undocumented worker and if convicted of a violation of 8 U.S.C. Sec. 1324a(f), the CITY shall repay the amount of the Grant and any other funds received by the CITY from the EDC as of the date of such violation within sixty (60) days after the date the CITY is notified by the EDC of such violation, plus interest at the rate periodically announced by the Wall Street Journal as the prime or base commercial rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by the EDC) as its prime or base commercial lending rate, from the date of such notice until paid.

VI.

All communications between EDC and CITY shall be addressed to the President of the New Braunfels Economic Development Corporation, c/o City of New Braunfels, 550 Landa Street, New Braunfels, Texas 78130 with a copy being sent to the President of the EDC at his/her residential or business address. Any communication to the CITY shall be addressed to the City Manager, 550 Landa Street, New Braunfels, Texas 78130.

VII.

It is understood and agreed that in the event any provision of this contract is inconsistent with requirements of law, the requirements of law will control and the parties shall revert to their respective positions, which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

VIII.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties relative to the funds made the basis hereof, and any other written or oral agreement with the EDC being expressly waived by CITY.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals on this \_\_\_\_ day of \_\_\_\_, 2026.

*(Signatures to follow)*

CITY OF NEW BRAUNFELS  
ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
Shane Hines, *President*

\_\_\_\_\_  
Larry Hammonds, *Corporate Secretary*

CITY OF NEW BRAUNFELS, TEXAS

By: \_\_\_\_\_  
Robert Camareno, *City Manager*

ATTEST:

\_\_\_\_\_  
Gayle Wilkinson, *City Secretary*

APPROVED AS TO FORM:

\_\_\_\_\_  
Valeria Acevedo, *City Attorney*

# Early childhood education



Childcare is an  
**economic issue**

# Background

- **Community need:** Childcare vital but costly, limited, and understaffed
- **Catalyst:** GNBEDF launched initiative in Feb. 2024 with \$100K investment
- **Collaboration:** 12-month, cross-sector community effort
- **Path forward:** Final Report sets foundation for action
- **2025:** Building structure, partnership, and funding

# Final report

## GREATER NEW BRAUNFELS

Early Care and  
Education Final  
Report



# Key findings

- **Economic impact:** High childcare costs and limited availability affect families' ability to work, increasing employee turnover and reducing the local labor pool.
- **Provider challenges:** Staffing shortages, financial constraints, and quality improvement barriers limit providers' ability to meet demand and improve services.
- **Policy gaps:** Insufficient policy support and funding exacerbate challenges.

# Key data results

- **Staffing Shortages:** 25% of centers reduced capacity due to difficulties hiring qualified staff.
- **Financial Pressures:** Rising operational costs (e.g., utilities, food, insurance) hinder wage increases. 87.5% rely on family payments, with limited supplemental funding
- **Quality Improvement Barriers:** Challenges include maintaining low teacher-to-child ratios and supporting staff development.
- **Enrollment and Competition:** Public Pre-K competition reduces enrollment in private centers, increasing the focus on costly infant/toddler care



# Transformative initiatives

Final Report and execution plan lays foundation for actionable solutions.

- Build a **Shared Services Alliance** to reduce operational burdens
- Implementing a **Tri-Share Model** to share childcare costs
- **Teacher incentives:** provide professional development stipends tied to quality improvements

# Early implementation

Following completion of final report, we got to work creating the structure that would support implementation of the plan.

- Formed **Steering Committee**
- Secured capacity building grant from Kronkosky Foundation
- Secured 3-year commitment from McKenna Foundation
- Developed 12-month budget, goals, and job description

**The path forward**

earlymatters  
NEW BRAUNFELS

# 12-month budget

12 Month Budget		
Revenue		
NB EDC	\$100,000	
McKenna Foundation	\$100,000	Confirmed
Kronkosky Foundation	\$25,000	Confirmed
Corporate Investors	\$25,000	
<b>Total</b>	<b>\$250,000</b>	
Expenses		
Director	\$100,000	Salary and Benefits
Early Matters SA Support	\$100,000	Start-Up Infrastructure
Working Funds	\$50,000	Contract TA, Supplies, Project Implementation
<b>Total</b>	<b>\$250,000</b>	

# 12-month goals

- Establish Early Matters New Braunfels as a recognized region of Early Matters Texas and partner of Early Matters San Antonio
- Support and resources for childcare providers
- Identify and implement technical assistance offerings for providers as the first steps of creating a Shared Services Alliance
- Resources for local ISDs to support pre-k programs
- Resources to local businesses and civic organizations
- Monitor local and state policy activity

Childcare is an  
**economic issue**

# Questions?



**1/15/2026**

Agenda Item No. D)

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**PRESENTER:**

Robert Pieroni, Gener8tor

Jonathan Packer, President &amp; CEO, New Braunfels Chamber of Commerce

Michele Boggs, Senior VP of Economic Development, New Braunfels Chamber of Commerce

**SUBJECT:**

Presentation on a proposed expenditure to support Gener8tor - an entrepreneurship, workforce development, and local innovation accelerator project

**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

Gener8tor, founded in 2012, provides accelerator support to catalyze community, mentorship, network, conviction, and capital to bridge startup ideas with opportunities. With over 400 cohorts, Gener8tor is involved in 50 communities, supported over 2,100 startups, raised over \$2.9B, and created over 14,000 jobs with their efforts.

Representatives from Gener8tor will present about their program.

**ISSUE:**

Gener8tor will present on the opportunity to provide additional support to entrepreneurship and local innovation needs in New Braunfels.

**STRATEGIC PLAN REFERENCE:**

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity  
☐ Organizational Excellence ☐ Community Well-Being ☐ N/A



# gener8tor

**NEW BRAUNFELS  
CHAMBER OF COMMERCE**



**E S T A B L I S H E D 1 9 1 9**

**A Strategic Partnership to Accelerate  
Entrepreneurship, Workforce Development, and  
Local Innovation in New Braunfels**

# CAPITAL ACCESS GAP FOR NEW BRAUNFELS STARTUPS

The Data Shows:

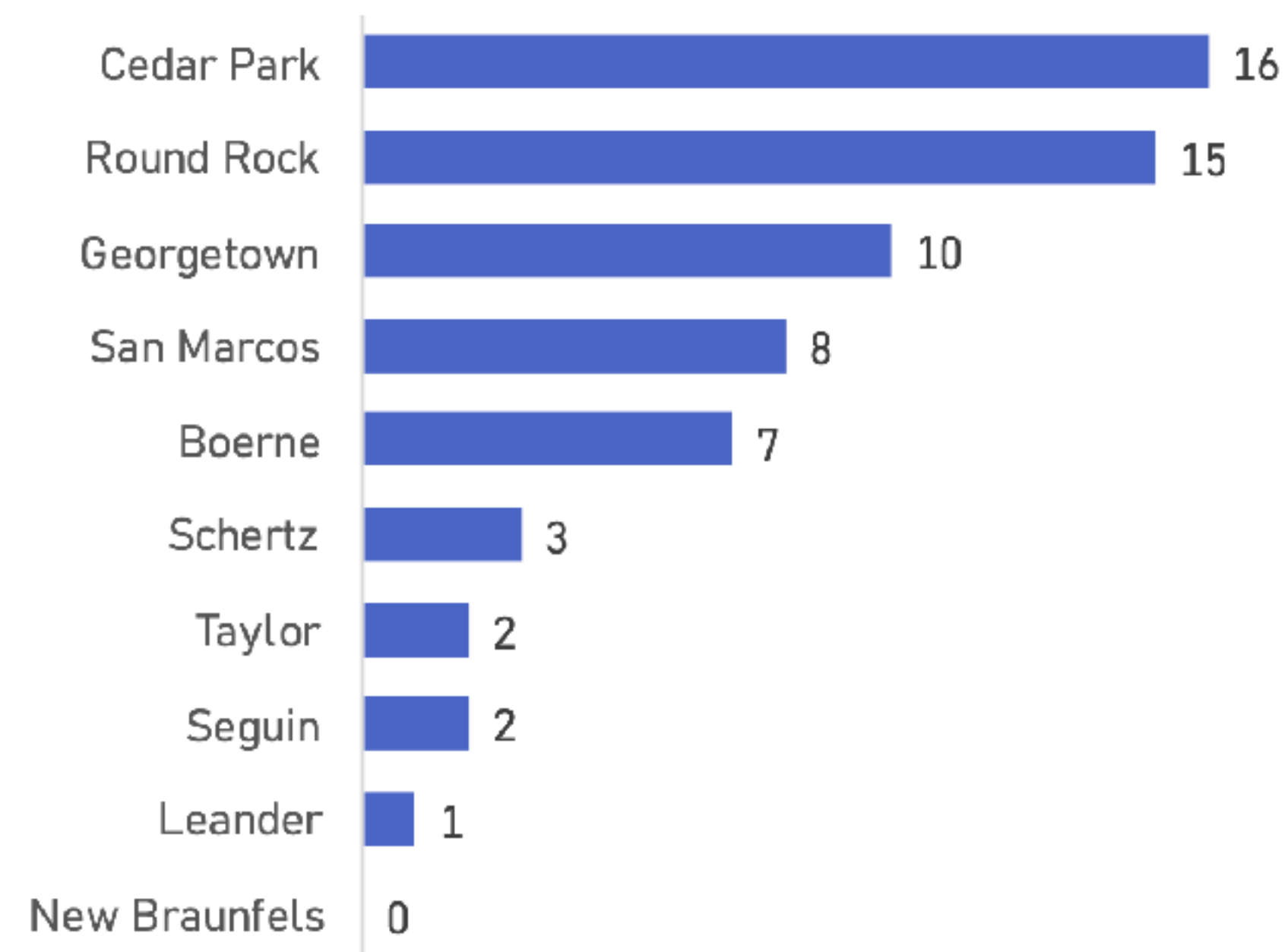
- Over the past decade, peer communities of similar size across the I-35 corridor have been far more successful at securing external startup funding (angel, venture, private equity, debt).

Why This Matters

- The absence of funded startups **does not reflect a lack of talent or ambition** in New Braunfels.
- Instead, it signals a gap in **startup capacity, capital readiness, and access to investor networks**.
- Without intentional infrastructure and services, locally rooted startups struggle to progress to the scale required to attract investment.

## # of Companies Receiving Funding (03/12-03/22)\*

\*e.g., seed, early stage, private equity, debt financing, etc.





# IMPLICATION FOR NEW BRAUNFELS

To change these outcomes and advance the goals of **The Confluence**, New Braunfels must:

- Build founder capacity through hands-on coaching and guidance
- Increase startup density by supporting investment-ready companies
- Connect local entrepreneurs to regional and national capital networks

Intentional investment in startup support infrastructure is required to convert entrepreneurial activity into funded, scaling companies rooted in the community.

CONFLUENCE



# ADVANCING THE **CONFLUENCE** STRATEGY FOR STARTUP SUCCESS

gBETA: A practical approach to building startup capacity, increasing startup density, and connecting New Braunfels founders to capital

- **Build startup capacity and readiness** by providing founders with targeted education, mentorship, and operational guidance focused on customer validation, business models, fundraising, and growth strategy.
- **Connect local founders to capital pathways** by linking them to gener8tor's national network of mentors, angel investors, venture capital firms, and corporate partners—resources typically unavailable to early-stage companies outside major metro hubs.
- **Advance feasibility toward a startup hub model** by delivering programming that can serve as the foundation for a long-term entrepreneurial center or innovation hub in New Braunfels.
- **Drive measurable economic outcomes** by increasing the number of companies that secure seed, venture, or private equity funding and by growing self-employment and startup-led job creation as a share of total employment.





## OUR MISSION

# To be the best partner for a community to invest in its best and brightest



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gener8tor supercharges startup growth through its nationally ranked accelerator programs, infusing capital, mentorship, and tailored support into high-growth companies.

# gener8tor STORY

2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

In 2012, gener8tor founders Troy Vosseller and Joe Kirgues were attorneys working on VC deals. They experienced first-hand a number of challenges in the VC market:

- 80% of the VC went to startups in CA, MA, and NY
- Traditional VC approaches overlooked founders who didn't fit the traditional profile
- Startups suffered from a lack of efficient early-stage capital and mentorship support

gener8tor formed as a new mechanism to capitalize on the talent and opportunity in places and with people that VCs had been overlooking. Today, gener8tor has worked with 2,100+ startups and alumni have raised over \$2.9B+.



**Troy Vosseller**

Co-Founder  
troy@gener8tor.com



**Joe Kirgues**

Co-Founder  
joe@gener8tor.com





# WHAT IS gener8tor ?

We run accelerators to catalyze community, mentorship, network, conviction, and capital to bridge an ecosystem’s genius with opportunity.



## Investment Accelerators

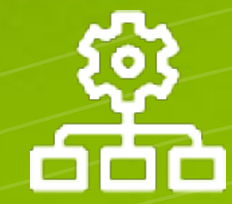
Investment in the best startups in the world, selected from thousands of applicants for a twelve-week accelerator for high growth companies.



## Pre-Accelerators (Non-Equity)

gBETA is a free, seven-week accelerator for early-stage companies with local roots.

gALPHA is a venture-creation workshop to help entrepreneurially minded students and technologists create high-growth startups



## Corporate Programming

Programs to support the formation and growth of corporate venture capital funds and innovation departments.



## Skills Accelerators

Virtual technical skill training programs for job seekers looking to obtain in-demand jobs.



## Creative Accelerators

Accelerators for artists & musicians focusing on creating placemaking in our communities.







# gener8tor's RANKINGS

**#1** *most active accelerator investor in the Midwest*

**Top 3** *most active accelerator investor outside of major U.S. tech markets*

**Top 5** *most active accelerator investor in the United States*

**Top 10** *most active accelerator investor in the world*

*According to Pitchbook Data from January 1, 2024 forward*





DELIVERING A FOUNDER-FRIENDLY, UNIQUELY gener8tor EXPERIENCE

OTHER ACCELERATORS

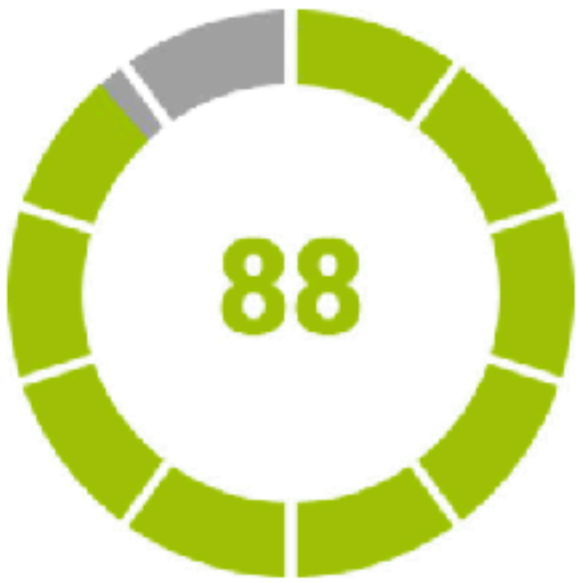


LARGE COHORTS (>20) START-UPS	COHORTS OF NO MORE THAN 5-7 COMPANIES
TEMPLATED CONTENT DESIGNED TO BE GENERALLY APPLICABLE TO STARTUPS	CONTENT AND MENTORSHIP TAILORED TO EACH INDIVIDUAL STARTUP NEEDS
LOOK, FEEL, CONTENT AIMED AT THE CA, MA,NY-BASED START-UP	PARTNERSHIPS WITH LOCAL ORGANIZATIONS ENHANCES EXPERIENCE AND OUTCOMES
MORE GENERAL MENTOR AND INVESTOR CONNECTIONS	DEEP INDUSTRY EXPERIENCE & NETWORK

AVERAGE NET PROMOTER SCORE



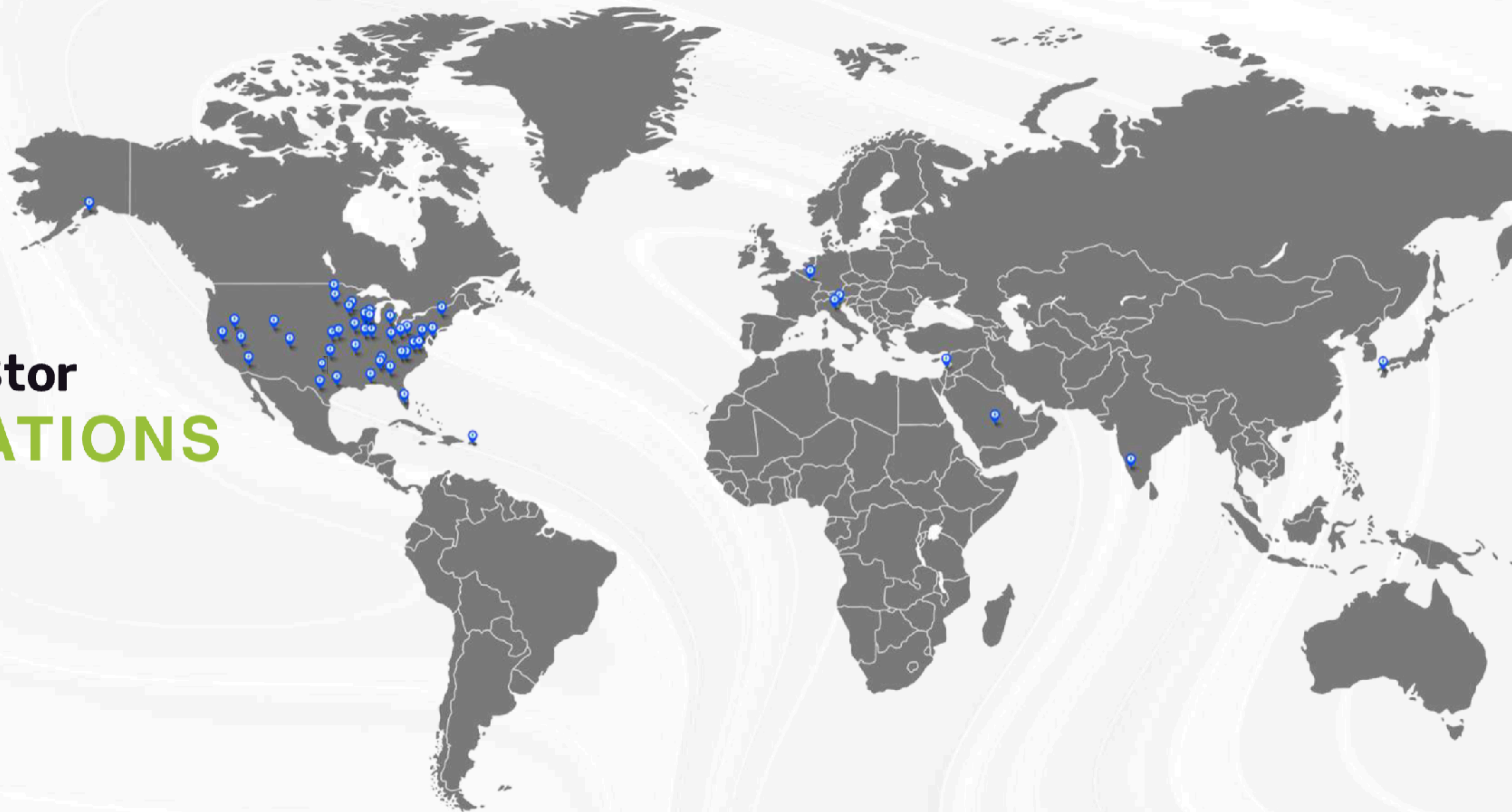
OTHER ACCELERATORS



gener8tor



# gener8tor LOCATIONS





# BY THE NUMBERS

**2012**  
Founded

**429**  
Accelerator  
Cohorts

**50**  
Communities

**2,100+**  
Startups

**\$2.9B+**  
Follow-on Financing

**14,800+**  
Jobs





# gener8tor UNIVERSITY PARTNERSHIPS





# GENER8TOR'S CORPORATE INNOVATION NETWORK WILL PROVIDE SUPPORT TO FUND PORTCOS

300+ PEER LEADERS ACROSS INDUSTRIES

50+ CORPORATE MEMBERS

10k+ STARTUPS IN OUR GLOBAL NETWORK







## Race, Place and Gender

**gener8tor**

**46%**

Startups with a  
Founder of Color

**39%**

Startups with a  
Woman Founder

**16%**

Startups with a  
Woman of Color  
Founder

**92%**

Startups Outside a  
Major Tech Hub

**USA Avg.**

**2.6%**

Startups with a  
Founder of Color

**2.3%**

Startups with a  
Woman Founder

**<1%**

Startups with a  
Woman of Color  
Founder

**20%**

Startups Outside a  
Major Tech Hub







gBETA is a free, seven-week accelerator for early-stage companies with local roots. Each program is capped at five teams, and requires no fees and no equity. gBETA accelerates the growth of early-stage companies through its network-driven program. gBETA supports five teams per cohort and requires no fees and no equity.



# PROPOSED ACCELERATOR SNAPSHOT



## Startups

*10 startups per year*



## Mentor Swarm

*30+ speed networking meetings between each of the startups and subject matter experts, serial entrepreneurs, investors, program alumni, and community stakeholders.*



## Biweekly Meetings

*Two weekly, one-hour meetings with the gener8tor team*



## Weekly Meals

*Guest speakers Goal setting*



## Investor Swarm

*One-on-one pitches scheduled with dozens of unique investors*



## Showcase Event

*Showcase once per year with hundreds of community members*



## Ongoing Support

*Most valuable investor longterm*



# TIMELINE & ACTIVITIES



## Kickoff (2 Days)

Two days of training and community building, including introductions, a syllabus review, legal basics, executive summaries, VC math, and 1-1 team meetings.

## Weeks 1

Two 1-1 team meetings, a Lunch & Learn on market research, and a Mentor Swarm with five mentors.

## Weeks 2

Two 1-1 team meetings, a Lunch & Learn on revenue models and pricing, and a Mentor Swarm with five mentors.

## Weeks 3

Two 1-1 team meetings, a Lunch & Learn on comparables, and a Mentor Swarm with five mentors.

## Week 4

Two 1-1 team meetings, a Lunch & Learn on financing goals and milestones, and a Mentor Swarm with five mentors.

## Week 5

Two 1-1 team meetings, a Lunch & Learn on networking, pitch practices, and a Mentor Swarm with five mentors.

## Week 6

Two 1-1 team meetings, a Lunch & Learn on investment accelerators, and investor pitches.

## Weeks 7

Investor pitches and Pitch Night for the community





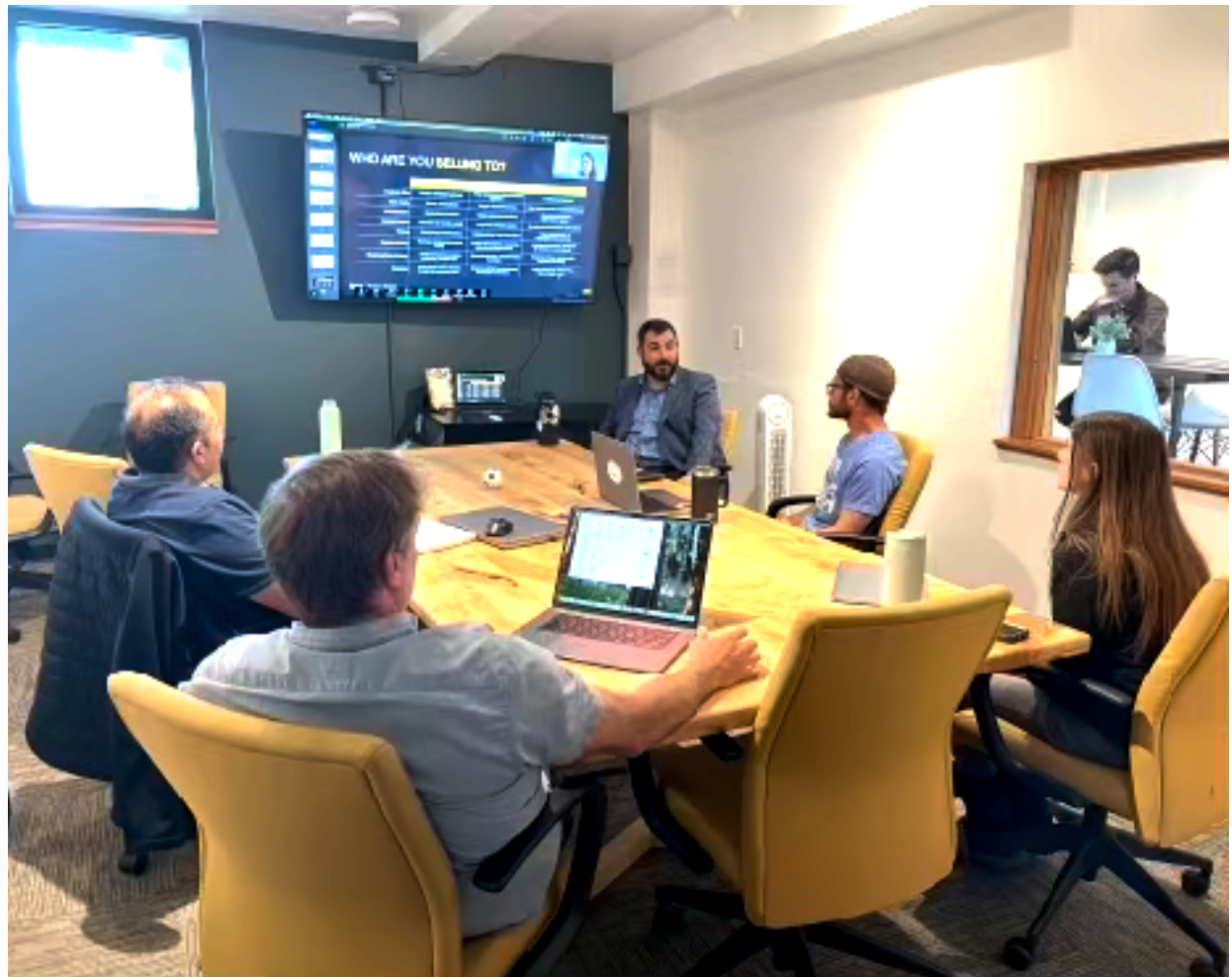
# KEY PROGRAM REQUIREMENTS

- Develop a **landing page** hosted on gener8tor’s website to provide information about the project and allow startups to apply.
- **Employ at least one full-time employee** in New Braunfels, further contributing to local job creation.
- Host startup or entrepreneurship meet-up or **networking event** per quarter in the City.
- **Occupy space** within the City limits of New Braunfels to ensure the accelerator program is operating within the community.
- Offers free, open-to-the-public **office hours** that provide entrepreneurs, students, and community members direct access to mentorship and startup support.
- **Develop a Lunch & Learn Series program** (or an equivalent offering) to assist local startups, held 12 times per year, serving 100’s of companies annually.
- **Receive 25 applications** from local applicants per gBETA New Braunfels Program cohort, with 2 cohorts per year.
- **Select 10 local startups annually** across both gBETA New Braunfels Program cohorts, with 5 local startups selected per cohort.
- Develop an **in-person showcase event** where the program graduates pitch in front of a crowd of investors, entrepreneurs, and community members.





# STRENGTHENING LOCAL ECOSYSTEMS



## gBETA GREELEY, CO 12-MONTH COMMUNITY EVENTS & COHORT SUPPORT

**60+**  
*Founder  
Office  
Hours*

**6**  
*Scrappy Hour  
Ecosystem  
Events*

**120+**  
*Scrappy  
Hour  
Attendees*

**14**  
*Community  
Lunch &  
Learn  
Events*

**100+**  
*Mentors,  
Investors  
& Funders*

**120+**  
*Fall 2024  
Showcase  
Attendees*





# ALUMNI RESOURCES

## Ongoing Conference Series

gener8tor provides vertical-specific events featuring conference programming and curated one-on-one pitch sessions between startups and corporate venture capital. gener8tor alumni receive first priority for meetings with and are first in line for speaking opportunities.

## Monthly Deal-Flow Emails

Each month, gener8tor releases a report that includes all alumni of the gener8tor family of accelerators that are actively raising capital. The report contains an overview, contact information, website, etc. gener8tor also provides concierge reports based on industry, geography, etc. and is always happy to facilitate introductions.

## Lightning Rounds

gener8tor's Lightning Rounds connect startups with accelerators and investors via quarterly quick-pitch opportunities. Lightning Rounds is completely free for startups.

## Reboot Programs

Our targeted "reboot" programs help companies at the stages they are at, when they need an extra jolt of support.

## Corporate Innovation Network

gener8tor works under contract with 50+ corporate partners that are members of our CIN network. gener8tor opens this network of corporate partners to participating startups and graduates of our accelerator programs.

## Office Hours

Regular office hours are provided year-round by gener8tor staff for one-on-one monthly meetings with Program Directors.



# gener8tor OUTCOMES

## OPERATIONS

- Two cohorts per year (Fall & Spring)
- Seven (7) week accelerator program per cohort
- Community Office Hours
- Lunch & Learns with 100's of companies annually
- Community Showcase Event
- 1 FT Program Manager

YEAR 1	YEAR 2	YEAR 3
10 Companies	20 Companies	30 Companies
\$50K average follow on venture capital per startup (one seed round)	3 Seed Rounds	10 Seed Rounds, 1 Series A Rounds
20 Jobs	50 Jobs	90 Jobs



WE LOOK FORWARD TO PARTNERING!  
THANK YOU







gBETA’s goal is that one-third of graduates will go on to participate in a full-time, equity-based accelerator OR raise a seed round of at least \$50,000.

	Dec ‘25	Nov ‘25	Oct ‘25
<b>Metric Hit</b> Companies graduated 1+ year ago who have either raised \$50K, participated in an equity-based accelerator, or been acquired	42%	43%	43%
<b>Accelerator Participants</b>	156	156	154
<b>Seed Rounds</b>	500	494	489
<b>Raised</b>	\$972,903,216	\$941,168,216	\$940,359,596
<b>Exits</b>	34	33	33
<b>Jobs Created</b>	6,556	6,480	6,336
<b>Cohorts</b>	280	278	275
<b>Companies</b>	1,443	1,423	1,407





## Economic Development Corporation Agenda Item Report

1/15/2026

Agenda Item No. E)

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**PRESENTER:**

Jeff Jewell, Economic and Community Development Director

**SUBJECT:**

Discussion and possible action to elect New Braunfels Economic Development Corporation officers (President, Vice President, Secretary, and Treasurer) for CY2026 - to be effective January 16, 2026.

**DEPARTMENT:** Economic and Community Development

**BACKGROUND INFORMATION:**

Annually, the NBEDC elects Officers (President, Vice President, Secretary, and Treasurer) for one-year terms. Nominations are taken from the floor and require a motion, second, and vote for final approval. Duties for each officer role are listed in Section Five of the NBEDC Bylaws.

Because the NBEDC did not meet in December, the Officer election is occurring at the first meeting in 2026.

**ISSUE:**

The annual election of four officers is identified as a requirement in Section Five of the NBEDC Bylaws.



**BYLAWS**  
**OF**  
**NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION**

**SECTION ONE**

**OFFICES**

Principal Office

1.01 The principal office of the New Braunfels Economic Development Corporation (hereinafter referred to as "Corporation") within the State of Texas shall be located at 550 Landa Street, New Braunfels, Texas.

Registered Office and Registered Agent

1.02 The Corporation shall comply with the requirements of the Texas Non-Profit Corporation Act and the Development Corporation Act and shall have a registered agent whose office address is identical to such registered office. The registered office may be, but need not be, identical to the Corporation's principal office in Texas. The registered agent shall be a resident of the State of Texas. The Board of Directors may change the registered office and the registered agent, as provided by law. The registered office of the Corporation is located at 550 Landa Street, New Braunfels, Texas 78130, and the registered agent at such address shall be the City Secretary for the City of New Braunfels.

**SECTION TWO**

**PURPOSE**

2.01 The Corporation is a non-profit corporation specifically governed by Article 5190.6, Vernon's Texas Civil Statutes, Section 4B, the Development Corporation Act of 1979, (hereinafter, "the Act").

2.02 The purpose of the Corporation is to use economic development resources as provided by law, to encourage and promote the general economic welfare of the City and its residents and businesses using the ways and means authorized by the state legislature, by the Act and its amendments, and the Charter and ordinances of the City of New Braunfels. The Corporation may expend resources and/or offer approved incentives for various business facilities, and for the enhancement of the community through the development and/or expansion of public improvements, such as, but not limited to, athletics, parks, tourism, and entertainment facilities. The Corporation may also assist in certain public facilities, transportation and infrastructure improvements, or other business-related improvements relating to existing or anticipated business entities.

### **SECTION THREE**

#### **MEMBERS**

The Corporation shall have no members.

### **SECTION FOUR**

#### **BOARD OF DIRECTORS**

##### **Management of the Corporation**

4.01 The affairs of the Corporation shall be managed by its Board of Directors.

##### **Number, Qualifications, and Tenure of Directors**

4.02 Seven (7) directors shall be appointed by the New Braunfels City Council for two-year terms of office. A director may be removed by the City Council at any time with or without cause. Each director shall be a resident of the City of New Braunfels.

##### **Vacancies**

4.03 Any vacancy occurring on the Board of Directors, due to death, resignation, disqualification, removal, or otherwise, shall be filled by appointment by the City Council. A director appointed to fill a vacancy shall be appointed for the unexpired term of his or her predecessor in office.

##### **Ex Officio Members of the Board**

4.04 The Mayor and the City Manager shall serve as ex officio members of the Board and may attend all executive, private or public meetings; however, they shall not have the power to vote.

##### **General Duties of the Board**

4.05 The Board is hereby required to perform the following duties:

1. The Board shall recommend to City Council expenditures of the tax funds it receives in accordance with State law, with the Articles of Incorporation, these bylaws, the City Charter, and ordinances of the City of New Braunfels.
2. The Corporation may, with approval of the City Council, contract with other entities for professional and or administrative services. The Board may plan and direct its work through these contractual entities, who may be charged with the responsibility of carrying out the Corporation plans, programs, and projects as adopted by the Board.

3. The Corporation shall make reports to the City Council. The Corporation shall discharge this requirement by reporting to the City Council in the following manner.

The Corporation shall make a detailed report to the City Council once each year, no later than sixty (60) days after the end of the fiscal year. Such report shall include, but shall not be limited to, the following:

- (a) A review of all expenditures made by the Corporation relating to its activities involving direct improvements as defined in this article, together with a report of all other expenditures made by the Corporation.
  - (b) A review of the accomplishments of the Corporation in the area of economic development.
  - (c) The policies and strategy followed by the Corporation in relation to direct expenditures together with any new or proposed changes in said policies and strategy.
  - (d) A review of the activities of the Corporation for the budget year addressed in an annual report, together with any proposed change in an activity or activities.
4. The Board may contract with the City of New Braunfels, or with another entity, for administrative services. The Board may plan and direct its work through a designated employee of the City of New Braunfels, or other contractual entity, who will be charged with the responsibility of carrying out the Corporation's plans and programs as adopted by the Board.
  5. The Board shall have the authority to appoint standing committees to aid and assist the Board in its business undertaking or other matters incidental to the operation and functions of the Board.
  6. The Board shall have the authority to appoint ad hoc committees that may address issues of a temporary nature or concern or that have a temporary affect on the business of the Board.

#### Implied Duties

4.06 The Corporation is authorized to do that which the Board deems desirable to accomplish any of the purposes or duties set out in Sections 2.02 and 4.05 of these Bylaws and in accordance with State law.

#### Meetings

4.07 The Board shall hold no fewer than four (4) regularly scheduled meetings per year, at times and dates to be decided by the Board. The President may call special meetings when, in his/her judgment, such meetings are necessary. Meetings of the Corporation shall be held at City Hall or

another facility within the City. If there is no business to discuss, the President shall notify the Board, not less than seventy-two (72) hours prior to the scheduled meeting, that the meeting has been canceled. Notice of any such cancellation shall be posted at City Hall not less than seventy-two (72) hours prior to the regularly scheduled meeting.

Notice of all meetings of the Corporation shall be given to the public in accordance with the requirements of the Texas Open Meetings Act, Chapter 551, *et seq.* of the Texas Government Code. The notice shall contain information regarding the time, date, and location of any such meeting and the agenda items to be considered. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

No meetings of the Board of Directors shall be held outside the boundaries of the City.

### Special Meetings

4.08 Special meetings of the Board of Directors may be called by the President on three (3) days notice to each director, in person, by mail, e-mail, or telephone, or upon written request of two (2) directors submitted to the President or Secretary. Any notice of a special meeting shall include the purpose of the meeting and the business to be addressed. Should a request for a special meeting be submitted, the President shall cause such meeting to be scheduled and notify all directors of the date, time and place of the special meeting to be held.

### Attendance

4.09 Regular attendance at the Board meetings is required of all Board members. The following number of absences may constitute the need for replacement of a member: three (3) consecutive absences, or attendance reflecting unexcused absences constituting fifty percent (50%) of the regularly scheduled meetings over any twelve month period. In the event replacement is indicated, the Board member will be counseled by the President and, subsequently, the President shall submit, in writing to the City Secretary, a statement informing City Council of the need to replace the Board member in question.

### Quorum

4.10 For the purposes of convening a meeting and transacting the business of the Corporation at any meeting, a majority of the entire membership of the Board shall constitute a quorum. If there is an insufficient number of Directors present to convene a meeting and transact business, the Directors present may delay the meeting for a reasonable period of time, not to exceed two (2) hours, without notice other than announced at the meeting, until a quorum shall be present.

### Compensation

4.11 The duly appointed Board members shall serve without compensation, but shall be reimbursed, in accordance with State law, for actual or commensurate costs of travel, lodging, and/or incidental expenses incurred while performing official business of the Board.

### Voting; Action of the Board of Directors

4.12 Directors must be present to vote at any meeting. Unless otherwise provided in these Bylaws or in the Articles of Incorporation or as required by law, the act of a majority of the Directors present at any meeting for which a quorum is present shall be the act of the Board of Directors. In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from discussion of the matter and the vote, unless the Board determines that no conflict of interest exists. Any Director may bring any apparent conflict of interest to the attention of the Board before any vote shall be taken regarding that particular matter. The Director who has had the question raised regarding a possible conflict of interest shall refrain from voting on any such matter, unless the Board determines that no conflict of interest exists.

### Board's Relationship with City Council

4.13 In accordance with State law, the City Council shall require the Corporation to be responsible for the proper discharge of the duties assigned in this Section. All policies for the Corporation's economic development program administration shall be submitted for City Council approval, and the Board shall administer said programs accordingly. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the Corporation's Articles of Incorporation, these Bylaws, contracts entered into with the City, the Charter and ordinances of the City of New Braunfels and budget and fiduciary responsibilities.

### Board's Relationship with Administrative Departments of the City

4.14 Any request for services made to the administrative departments of the City shall be made by the Board or its designee in writing to the City Manager. The Board may take action to request such services at any lawfully scheduled meeting and the minutes of such meeting recording any such request may serve as the written request. The City Manager may approve such request for assistance when he finds such requested services are available within the administrative departments of the City, and that the Board has agreed to reimburse the administrative department's budget a reasonable amount for the costs of the services provided.

Any requests for legal assistance shall be made by the President or his/her designee to the City Attorney. The City Attorney may provide such assistance when such services are available, and the Board has agreed to reimburse the City a reasonable amount for the cost of providing such legal services.

## **SECTION FIVE**

### **OFFICERS**

#### Officers of the Corporation

5.01 The elected officers of the Corporation shall be President, Vice-President, Secretary, and Treasurer. The Board may resolve to elect one (1) or more Assistant Secretaries or one (1) or more Assistant Treasurers as it may consider desirable. Such officers shall have the authority and perform the duties of such offices as the Board may from time to time prescribe or as the Secretary or Treasurer may from time to time delegate to his or her respective Assistant. Any two (2) or more offices may be held by the same person, except that the President may not hold the office of Secretary.

#### Selection of Officers

5.02 The officers shall be elected by the Board and shall serve for a term of one (1) year. Each officer's term of office shall always be for a period of one (1) year; provided, however, each officer shall continue to serve until the election of his or her successor. Elections shall be held at the annual meeting of the Board.

#### Vacancies

5.03 A vacancy in any office, which occur due to death, resignation, disqualification, removal, or otherwise, may be filled by appointment by the Board of Directors for the unexpired portion of the term of that office, in the same manner as other officers are elected by the Board. Any officer elected by the Board may be removed at any time by the affirmative vote of two-thirds (2/3) of the members of the Board.

#### President

5.04 The President shall be the presiding officer of the Board with the following authority:

1. to preside over all meetings of the Board;
2. to vote on all matters coming before the Board;
3. to call a special meeting of the Board upon notice to all Board members when, in his/her judgment, such meeting is necessary; and
4. to cancel any regularly scheduled meeting of the Board when there is no business to discuss, provided he/she gives notice to Board members and to the public, of such cancellation, as provided in Section 4.07 hereof.

In addition to the above-mentioned duties and authority, the President shall sign, with the Secretary of the Board, any deeds, mortgages, bonds, contracts, or other instruments, which the Board of Directors has approved unless execution of said document has been expressly delegated to some other officer or agent of the Corporation by appropriate Board resolution, by a specific provision of these Bylaws, or by State statute subject to approval by the City Council. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

### Vice President

5.05 In the absence of the President, or in the event of his or her inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as the President. The Vice President shall also perform other duties as from time to time may be assigned to him or her by the President.

### Secretary

5.06 The Secretary shall keep, or cause to be kept, at the Corporation's registered office, a record of the minutes of all meetings of the Board and any committee of the Board. The Secretary shall also file a copy of all such minutes with the City Secretary. Minutes are to be kept in accordance with the provisions of these Bylaws, or as required by the Texas Open Meetings Act, the Texas Open Records Act, or other applicable law. The minutes shall be ratified by the Corporation and it may also amend the minutes if errors are found. The Secretary shall be the custodian of the records and seal of the Corporation, and shall keep a register of the current mailing address and street address of each Director.

In addition to the above-mentioned duties, the Secretary shall sign, along with the President of the Board, any deeds, mortgages, bonds, contracts, or other instruments, which the Board of Directors has approved unless execution of said document has been expressly delegated to some other officer or agent of the Corporation by appropriate Board resolution, by a specific provision of these Bylaws, or by State statute subject to approval by the City Council.

The Secretary will ensure that the Corporation has an effective website that is functional with all social media platforms.

### Treasurer

5.07 The Treasurer shall keep, or cause to be kept, at the Corporation's registered office, a record of all receipts and expenditures of the funds of the Corporation. The Treasurer shall provide a written monthly financial report of income and expenditures, which report shall be mailed or delivered to all members of the Board. The Treasurer shall, in general, perform all the duties incident to that office, and such other duties as may be assigned to him/her from time to time by the President of the Board.

### Assistant Secretaries and Assistant Treasurers

5.08 The Assistant Secretaries and Assistant Treasurers, if any, shall, in general, perform such duties as may be assigned to him/her by the President or the Board of Directors.

### Employees

5.09 The Corporation may, with approval by the City Council, contract with the City of New Braunfels, or with another entity or individual, for such full or part-time employees as needed to carry out the programs of the Corporation. These employees shall perform those duties outlined in such contract and assigned to them by the Board.

### Contracts for Service

5.10 The Corporation may, with approval by the City Council, contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks, which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into if such contract seeks or attempts to divest the Board of Directors of any of its discretion and policy-making functions in discharging the duties hereinabove set forth in this Section.

### Bonds

5.11 If the Corporation contracts with any entity other than the City for financial services, the entity providing the financial service shall be required to give an official bond in the sum of not less than One Hundred Thousand and No/100 Dollars (\$100,000.00). The bond referred to in this Section shall be consideration for the faithful accounting of all monies and things of value coming into the hands of such entities. The bonds shall be procured from an accredited surety company authorized to do business in the State of Texas and a copy of such bond shall be filed with the Corporation and with the City Secretary.

If the Corporation does not elect to contract for financial services with the City of New Braunfels or an outside entity, the President, Vice President, and Treasurer of the Board shall each give an official bond in the sum of not less than One Hundred Thousand and No/100 Dollars (\$100,000.00). The bonds referred to in this Section shall be consideration for the faithful accounting of all monies and things of value coming into the hands of such officers. The bonds shall be procured from an accredited surety company authorized to do business in the State of Texas and the premiums therefore shall be paid by the Corporation. A copy of each officer's bond shall be filed with the Corporation and the City Secretary.

## SECTION SIX

### COMMITTEES

#### Qualifications for Committee Membership

6.01 Members of committees shall be appointed by the Board.

#### Standing Committees

6.02 The Board of Directors may create standing or special committees with such duties and powers as the Board deems appropriate.

#### Special Committees



6.03 No such committee shall have the independent authority to act for or in place of the Board of Directors with regard to the following manners: amending, altering, or repealing these Bylaws; electing, appointing, or removing any member of any such committee or any Director or Officer of the Corporation; amending the Corporation's Articles of Incorporation; adopting a plan of merger or adopting a plan of lease, exchange, or mortgage of all or substantially all of the property and assets of the Corporation; authorizing the voluntary dissolution of the Corporation or revoking any proceeding thereof; adopting a plan for the distribution of the assets of the Corporation; or amending, altering, or repealing any resolution of the Board of Directors, which by its terms provides that it shall not be amended, altered, or repealed by such committee.

The designation and appointment of any such committee and delegation to that committee of authority, shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon it or upon him/her by law.

#### Term of Office of Committee Members

6.04 Each member of a committee shall serve until the next annual appointment of the Board of Directors and until his or her successor is appointed, unless the committee is terminated sooner, or unless such member has ceased to serve on the Board of Directors, or is removed from such committee.

Any committee member may be removed from a committee by the Board whenever in its judgment the best interests of the Corporation would be served by such removal.

#### Vacancies on Committees

6.05 Vacancies in the membership of any committee may be filled in the same manner as provided with regard to the original appointments to such committee.

#### Ex Officio Members

6.06 Members of the Board of Directors, the City Manager or his/her designee, and the Mayor or his/her designee may attend any executive, private or public meeting of a committee. These representatives shall not have the power to vote in any meeting they attend. Their attendance shall be for the purpose of ensuring that information about such meeting is accurately communicated to the City Council and to satisfy the City Council's obligation to monitor the powers of the Corporation.

### **SECTION SEVEN**

#### **FINANCIAL ADMINISTRATION**

The Corporation may employ the City to perform the Corporation's financial and accounting requirements, including an annual audited financial statement of all funds. The Corporation's financing and accounting records shall be maintained according to the following guidelines:

### Fiscal Year

7.01 The fiscal year of the Corporation shall run concurrently with the City of New Braunfels beginning the first day of October and ending the last day of September in each year.

### Budget

7.02 At least sixty (60) days prior to the commencement of each fiscal year of the Corporation, the Board of Directors shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until the same has been approved by the City Council.

### Contracts

7.03 As provided in Section Five above, the President and Secretary shall execute any contracts or other instruments, which the Board has approved and authorized to be executed; provided, however, the Board may by appropriate resolution, authorize any other officer or officers or any other agent or agents, to enter into contracts or execute and deliver any instrument in the name and on behalf of the Corporation. Such authority may be confined to specific instances or defined in general terms. When appropriate, the Board may grant a specific or general power of attorney to carry out some action on behalf of the Board; provided, however, no such power of attorney may be granted unless an appropriate resolution of the Board authorizes the same to be performed, subject to approval by City Council.

### Checks and Drafts

7.04 All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation shall be approved by the Board and signed or bear the facsimile signature of the City Secretary, City Finance Director or City Manager as designated by the Board.

### Deposits

7.05 All funds of the Corporation shall be deposited, on a regular basis, to the credit of the Corporation in a local bank, which shall be federally insured and shall be selected following the procedures and requirements for selecting a depository as set forth in Chapter 105 of the Texas Local Government Code.

### Gifts

7.06 The Corporation may accept any contribution, gift, bequest, or device for the general purpose or for any special purpose of the Corporation.

### Purchasing

7.07 All purchases made, and contracts executed by the Corporation shall be made in accordance with the requirements of the Texas Constitution and laws of the State of Texas.

#### Investments

7.08 Temporary and idle funds, which are not needed for immediate obligations of the Corporation, may be invested in any legal manner as provided in Chapter 2256 of the Texas Government Code, the Public Funds Investment Act.

#### Bonds

7.09 Any bonds issued by the Corporation shall be in accordance with the governing statute, but in any event, bonds shall not be issued without review and comment by the City's bond counsel and financial advisor and approval by the City Council.

#### Uncommitted Funds

7.10 Any funds of the Corporation that are uncommitted at the end of the fiscal year shall be considered a part of the Fund Balance of the Corporation.

The undesignated Fund Balance may be designated for any legal purpose, provided both the Corporation's Board of Directors and the City Council approve such commitment. This designation may include the establishment of a Permanent Reserve Fund, which shall be accumulated for the purpose of using the interest earnings of such Fund to finance operation of the Corporation.

#### Monthly Reports

7.11 The City Financial Officer shall provide to the Board of Directors a monthly report of all matters required, permitted, or performed, pursuant to Sections 7.03 through 7.08 above, or as provided by the terms of any contract.

#### Annual Audit

7.12 The City of New Braunfels, or any other contractual entity providing financial services to the Corporation, shall provide to the Board of Directors an annual audited financial statement of all funds. This audit shall be prepared by a competent independent audit firm as soon as practical following the end of each fiscal year. The Corporation's audit shall be submitted annually to the City Council of the City of New Braunfels, Texas inclusive with the City of New Braunfels' Comprehensive Annual Financial Report, as soon as practical following the end of the Corporation's and City's fiscal year.

#### Conflicts of Interest

7.13 Directors are required to comply with all applicable state and local conflict of interest laws.

## **SECTION EIGHT**

### **BOOKS AND RECORDS**

The Corporation shall keep correct and complete books and records of all actions of the Corporation, including books and records of accounts and the minutes of meetings of the Board of Directors and of any committee having any authority of the Board and to the City Council. All such books and records may be inspected by the City Council and the Directors of the Corporation, or his/her agents or attorneys, at any reasonable time; and any information that may be designated by law as public information shall be open to public inspection at any reasonable time. The Texas Open Records Act and the Texas Open Meetings Act shall apply to any disclosure of public information.

## **SECTION NINE**

### **SEAL**

The Board of Directors shall obtain a corporate seal which shall bear the words "Corporate Seal of New Braunfels Economic Development Corporation"; thereafter, the Board may use the corporate seal and may later alter said seal as necessary, without changing the corporate name; however, these Bylaws shall not be construed to require the use of the corporate seal.

## **SECTION TEN**

### **PARLIAMENTARY AUTHORITY**

#### **Amendments to Bylaws**

These Bylaws may be amended or repealed, and new Bylaws may be adopted, by an affirmative vote of not less than five (5) of the authorized Directors serving on the Board; provided, however, at least ten (10) days prior to the meeting at which such action is taken, written notice setting forth the proposed action shall have been given to all Directors, and to the public in accordance with the requirements of the Texas Open Meetings Act.

Notwithstanding the foregoing, no amendment or new Bylaw shall become effective until approved by the City Council.

## **SECTION ELEVEN**

### **STANDARDS OF CONDUCT**

Directors are required to comply with the City of New Braunfels' Standards of Conduct Ordinance.

## **SECTION TWELVE**

### **DISSOLUTION**

#### On Petition of Voters

12.01 Upon a petition signed by ten percent (10%) or more of the registered voters of the City of New Braunfels requesting an election to dissolve the Corporation, the City Council shall order an election to be held on such issue, which election must be conducted according to the applicable provisions of the Texas Election Code. The ballot for said election shall be printed to provide for voting for or against the proposition as follows:

“Dissolution of the New Braunfels Economic Development Corporation”

If a majority of voters approve such dissolution, the Corporation shall continue operations only as long as is necessary to pay the principal and interest on its bonds, and to meet obligations incurred before the date of the election and, to the extent practicable, shall dispose of all of its assets and apply the proceeds thereof to satisfy those obligations. When the last of these obligations is satisfied, any remaining assets of the Corporation shall be transferred to the City, and the Corporation shall then be considered dissolved.

#### Voluntary Dissolution

12.02 The Corporation may cease its corporate activities and terminate its existence by voluntary dissolution as provided in the Act.

## **SECTION THIRTEEN**

### **INDEMNITY**

The Corporation hereby agrees to indemnify and hold harmless each current or future Director or Officer of the Corporation from and against any costs, expenses (including attorney's fees), fines, settlements, judgments, liabilities, and other amounts, actually and reasonably incurred by such person in any action, suit, or proceeding to which he or she is made a party by reason of holding such position; provided, however, such Officer or Director shall not receive such indemnification if he/she is finally adjudicated to be liable for negligence or misconduct with respect to the matter for which indemnity is sought. The indemnification herein provided shall also extend to good faith expenditures incurred in anticipation of, or preparation for, threatened or proposed litigation. The Board of Directors may, in proper case, extend this indemnification to cover the good faith settlement of any such action, suit, or proceedings, whether formally instituted or not.

Furthermore, to the extent allowed by law, the Corporation agrees to indemnify and hold harmless and defend the City of New Braunfels, its officers, agents, and its employees, from and against liability for any and all claims, liens, suits, demands, and/or actions for damages, injuries to persons (including death), property damage (including loss of use), and expenses, including court costs and attorneys' fees and other reasonable costs arising out of or resulting from the Corporation's activities,

and from any liability arising out of or resulting from the intentional acts or negligence, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part upon the negligent or intentional acts or omissions of the Corporation, including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

It is further agreed that, with respect to the above indemnity, the City and the Corporation will provide each other with prompt and timely notice of any event covered that in any way, directly or indirectly, contingently or otherwise, affects or might affect the Corporation or the City, and the City shall have the right to compromise and defend the same to the extent of its own interests. It is further agreed that this indemnity clause shall be an additional remedy to the City and not an exclusive remedy.

## SECTION FOURTEEN

### MISCELLANEOUS

#### Relation to Articles of Incorporation

These Bylaws are subject to, and governed by, the Corporation's Articles of Incorporation, applicable State statutes under which the Corporation is organized, and the Charter and ordinances of the City of New Braunfels.

### CERTIFICATE

This is to certify that the foregoing is a true and correct copy of the amended Bylaws of the Corporation and that such Bylaws were duly amended and adopted by the Board of Directors of the Corporation on the date set forth below.

Adopted, as amended, by the Board of Directors on March 29, 2018, 2018.

ATTEST:

(SEAL)

James B. Poage  
Secretary of the Corporation

These Bylaws were approved by Resolution No. 2018 R. 22, adopted by the City Council of the City of New Braunfels on the 9th day of April, 2018.

ATTEST:

Patrick Aten  
City Secretary



RESOLUTION NO. 2018-R 22

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORPORATION TO ADOPT CHANGES TO NBIDC BYLAWS TO INCLUDE POSSIBLE RENAMING OF THE NEW BRAUNFELS INDUSTRIAL DEVELOPMENT CORPORATION TO THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION; AND DECLARING AN EFFECTIVE DATE.**

WHEREAS, the City of New Braunfels Industrial Development Corporation ("IDC") Board of Directors met on March 29, 2018, to consider changes to the NBIDC bylaws including a possible renaming from the New Braunfels Industrial Development Corporation to the New Braunfels Economic Development Corporation.

WHEREAS, there are currently a total of 736 Type A (221) and Type B (515) corporations in the state of Texas collecting sales tax for some form of economic development. Of those, only 32 Type A (14.5%) and 10 Type B (1.9%) have the word "Industrial" in their legal name and most are in very small towns.; and

WHEREAS, the change in name will allow for easier name recognition and search engine optimization; and

WHEREAS, there was an opportunity to simultaneously provide updates, correct grammatical errors, and add clarity to the bylaws, the Board took action to do so; and;

WHEREAS, the IDC is an economic development corporation formed by the City of New Braunfels pursuant to the Local Government Code, Chapters 501-505 that is authorized by Chapter 501.064 to amend bylaws for the administration and regulation of the corporation's affairs; and

WHEREAS, the IDC Board of Directors, after discussing the issue, voted to approve renaming from the New Braunfels Industrial Development Corporation to the New Braunfels Economic Development Corporation and make other changes to the bylaws.

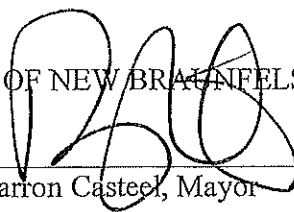
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:**

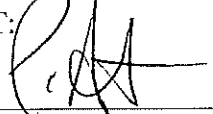
SECTION 1: That the recommendation of the New Braunfels Industrial Development Corporation to make changes to the NBIDC bylaws including a possible renaming from the New Braunfels Industrial Development Corporation to the New Braunfels Economic Development Corporation.

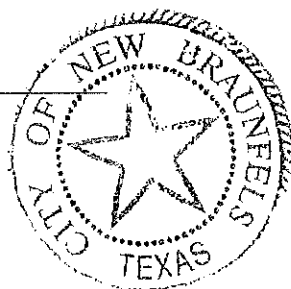
SECTION 2: That this Resolution shall become effective from and after the date of its passage.

PASSED, ADOPTED AND APPROVED this 9<sup>th</sup> day of April, 2018.

CITY OF NEW BRAUNFELS, TEXAS

By:   
Barron Casteel, Mayor

ATTEST:   
Patrick D. Aten, City Secretary





## Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**1/15/2026**

Agenda Item No. A)

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### **SUBJECT:**

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

1. Project Shoot
2. Project Thread
3. Project Icon
4. Gruene 16
5. Project Space
6. Gener8tor

## Economic Development Corporation Agenda Item Report

**1/15/2026**

Agenda Item No. B)

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**SUBJECT:**

Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:  
1. 210 S. Castell, LLC.