

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORP. WORKSHOP
REGULAR MEETING OF TUESDAY, JUNE 24, 2025**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 4:02PM.

2. ROLL CALL

Present: Jason Hurta, Kathy Meurin, Kristen Carden, Larry Hammonds, Shane Hines, Tera Thompson (4:04PM), and Don Austin (4:06PM)

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. TREASURER'S REPORT

A) Presentation and discussion on the June 2025 Treasurer's Report and a capacity analysis

President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 7.9% increase in sales tax collections for April; with adjustments removed the current period collections increased by 0.6% as compared to April of 2024. Sales Tax projections for the remainder of the 2025 fiscal year are flat. Mr. Werner shared additional graphs indicating projected revenues, current commitments to projects, infrastructure investments, the projected capacity for additional expenditures, and the proposed ending fund balance to FY27.

Mr. Werner facilitated a discussion on NBEDC funding strategies and identified the flexibility to utilize a combination of direct cash payments and debt issuances to support future investments. He reminded the Board of their target fund balance of approximately \$12-13 million, and shared that the NBEDC has the capacity for an additional \$60 million of new investments from FY 26 to FY30. Mr. Werner shared additional graphs projecting fund balance with current

commitments to FY30 and provided a capacity scenario of investment options from FY26 to FY30. The scenario proposed \$4 million in annual direct payments for new incentives over five years with \$40 million in possible debt issuances.

5. PRESENTATION AND DISCUSSION

A) Presentation, discussion, and update on current Transportation and Capital Improvement projects

President Hines introduced this item. Garry Ford, Director of Transportation and Capital Improvements, presented on this matter. Mr. Ford provided updates on the following NBEDC-funded projects: Dry Comal Creek Trail Segments 1-3, Castell Avenue - Phase 1 Drainage on Coll Street, Common Street Sidewalk Improvements, Citywide Pedestrian Improvements Phases 1-2 and the AAMPO project, Downtown Right-of-Way Enhancements Phase 1, Alligator Creek Trail West, Landa Lake Dam, Last Tuber's Exit, and Kohlenberg Road. Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented updates on the Zipp Family Sports Park.

Mr. McClelland, Mr. Ford, and Jordan Matney, Deputy City Manager, answered questions from the Board.

B) Presentation and discussion on future NBEDC strategic initiatives

President Hines introduced this item. Jeff Jewell, Director of Economic & Community Development, presented on this matter. Mr. Jewell discussed the ranking exercise used in 2022/2023 to prioritize projects the NBEDC funded to support the 2023 Bond Program. Mr. Jewell recommended this ranking effort again to identify future projects for funding. He identified catalytic projects throughout the Downtown and adjacent to rivers as well as other planning initiatives that are underway. Most projects will require distinct approaches, but many have common elements like parking challenges, infrastructure needs, flooding concerns, and river adjacent complexities. The NBEDC actively supports projects directly and indirectly and there may be an opportunity to providing funding for a Downtown Underground Utility Master Plan and a Dry Comal Creek Floodplain Study, among other initiatives.

Mr. Ford discussed the needs and benefits of a Downtown Underground Utilities Master Plan, described the proposed project,

outlined estimated funding, and listed a tentative schedule. He also discussed the needs and benefits of a Dry Comal Creek Floodplain Map Revision, estimated funding, and listed a tentative schedule. An additional workshop will be scheduled to discuss these projects and others in late Summer or early Fall.

Ms. Matney asked the Board for direction on considering action to fund the Dry Comal Creek Floodplain study at its July 2025 regular meeting and the Board unanimously agreed with this recommendation.

Mr. McClelland, Mr. Ford, Mr. Jewell, and Ms. Matney answered questions from the Board.

6. ADJOURNMENT

President Hines adjourned the meeting at 4:53PM.

By: _____
SHANE HINES, PRESIDENT