

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

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: Jason Hurta

3. APPROVAL OF MINUTES

A) Approval of the March 13, 2025 regular meeting minutes.

President Hines introduced this item. Director Austin motioned to approve the March 13, 2025 regular meeting minutes, Director Meurin seconded the motion, and the minutes were approved unanimously.

4. CITIZENS' COMMUNICATIONS

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

None.

5. TREASURER'S REPORT

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

President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 9.3% decrease in sales tax collections for February; with adjustments removed, the collections decreased by 11.8%. As compared to February 2024, sales tax collections are down 4.8%. Mr. Werner shared additional graphs indicating projected revenues, current commitment projects, infrastructure investments, the projected capacity for additional expenditures, and the proposed ending fund balance to FY27.

6. ADVISORY REPORT

A) Presentation and update from the SPARK Small Business Center
President Hines introduced this item. Mandi Scott, Economic and Community Development Manager, introduced Mr. Ron Richardson, Certified Business Advisor from the SPARK Small Business Center. Mr. Richardson provided a Q2 update on business starts/expansions, data on jobs created/retained through his services, community outreach and networking completed to date, training opportunities provided to the community, and future plans to expand business-support services.

Directors Carden, Thompson, and Hammonds voiced their support of SPARK.

7. DISCUSSION AND POSSIBLE ACTION

A) Presentation and update on the Dry Comal Creek Trail Segments 2 & 3 Feasibility Study findings

President Hines introduced this item. Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented on this matter. Mr. McClelland identified background and prior planning efforts supporting the Dry Comal Creek Trail, outlined the project features, summarized the data gathered, shared the results of the public input meeting, outlined the project deliverables, a preliminary trail layout, anticipated project constraints, a preliminary budget, and the next steps.

Mr. McClelland answered questions from the Board.

President Hines opened the item to public comment. Residents Tom Jones, Jonathan Alorda, Dr. Travis Simmons, and Tim Marlow shared comments on the project.

B) Presentation and discussion on a proposed economic development incentive to Northeast Lakeview College at New Braunfels for an expansion project to promote workforce training and education.

President Hines introduced this item. Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce introduced Dr. Veronica Garcia, President of Northeast Lakeview College. Dr. Garcia shared information on Northeast Lakeview College ("NLC"), taxing district details, population and enrollment growth metrics, NLC's expansion to the Central Texas Technology Center ("CTTC"), educational demographic projections, and high school dual-credit enrollment. Dr.

Garcia also highlighted the investments NLC has made to support the operations and personnel needed at the CTTC; 2023 initial enrollment of 125 students has increased to 400, as of Spring 2025. To accommodate the continued growth, NLC recently purchased a building off Old FM 306 & Sundance Parkway and intends to complete two phases of construction to renovate and remodel the interior to accommodate labs and classrooms. Dr. Garcia shared the planned course offerings and estimated costs for each phase of the project.

Director Austin voiced his support of this project.

C) Discussion and possible action to approve an amendment to the existing Headwaters at the Comal Economic Development Agreement

President Hines introduced this item. Ms. Scott provided a summary on the existing contract between the Board and the Headwaters at the Comal which stipulates a 36-month construction deadline for the project. Unexpected archeological discoveries and cost escalations caused delays to the project; construction completion is now expected by March 2027. The amendment proposed today will extend the existing contract an additional 22-months.

Director Thompson motioned to approve the proposed amendment, Director Carden seconded the motion which was unanimously approved.

D) Public hearing, discussion, and possible action approving a project expenditure, of up to \$2,300,000, to the Headwaters at the Comal for the completion of construction, pursuant to Section 505.152 of the Texas Local Government Code.

President Hines introduced this item. Ms. Scott provided a background on the Headwaters of the Comal project, summarized the work completed to date, and shared metrics on visitor count, program offerings, and volunteer hours logged. Approving the item will fund the completion of the formal entrance, picnic commons, air-conditioned spaces, visitor's center, meeting spaces, public restrooms, and adjacent parking lot.

President Hines opened the public hearing at 5:53PM. Residents Jonathan Alorda, Tom Jones, and Leslie Prather spoke in support of the project. President Hines closed the public hearing at 5:56PM.

Director Carden motioned to approve \$2,300,000 to the Headwaters at

the Comal for the completion of construction, Director Meurin seconded the motion, and the item was unanimously approved.

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 Ellie
 2. Project Shoot
 3. Project Bovine
 4. Project Nemo
 5. Project Chester
 6. Northeast Lakeview College
 7. Project Spigot
 8. Project Alamo

President Hines introduced this item. The Board adjourned to Executive Session at 5:57PM. The items were discussed in the following order: Northeast Lakeview College, Project Ellie, Project Shoot, Project Nemo, Project Bovine, Project Alamo, Project Chester, and Project Spigot. No action was taken.

- B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
1. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437

President Hines introduced this item. The Board discussed this item and no action was taken. The Board returned to open session at 6:50PM.

9. ADJOURNMENT

President Hines adjourned the meeting at 6:50PM.

By: _____
SHANE HINES, PRESIDENT