DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, JANUARY 15, 2026

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

Present: Tera Thompson, Larry Hammonds, Shane Hines, Don Austin, Atanacio Campos and Cory Elrod.
Absent: Kristen Carden
Also in Attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the November 3, 2025 workshop meeting minutes

President Hines introduced this item. Director Thompson motioned to approve the November 3rd, 2025 workshop meeting minutes, Director Austin seconded, and the motion was approved unanimously.

B) Approval of the November 20, regular meeting minutes

President Hines introduced this item. Director Hammonds motioned to approve the November 20th, 2025 regular meeting minutes, Director Thompson 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 January 2026 Treasurer's Report

President Hines introduced the item. Jared Werner, Assistant City Manager, presented the Treasurer's Report. Mr. Werner reported a 13.6% increase in sales tax collections for the month of November 2025 compared to November 2024. After removing adjustments, current-period collections reflected a 5% increase. He noted that October and November 2025 sales tax collections are up approximately 7.3% compared to Fiscal Year 2025. Mr. Werner also

presented graphical information outlining projected revenues, current project funding commitments, and the projected ending fund balance from FY 2026 through FY 2030.

6. DISCUSSION AND POSSIBLE ACTION

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

President Hines introduced this item. Jeff Jewell, Director of Economic and Community Development, provided a brief overview of the projects the NBEDC has previously funded. Mr. Jewell introduced Karen Whichard, Manager at BerryDunn, who virtually presented the New Braunfels Economic Development Corporation Retreat Outcome Report. Ms Whichard summarized key findings, priorities, and recommendations from the retreat, including strategic goals and organizational considerations. President Hines addressed item D as the next agenda item.

B) 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.

President Hines introduced this item. Garry Ford, Director of Transportation and Construction Services, presented the purpose and scope of the proposed master plan, the cost and proposed timeline. President Hines opened the public hearing at 5:52PM. No comments were made and the public hearing was closed at 5:52PM. Director Austin motioned to support the project expenditure, Director Hammonds seconded and the motion was approved unanimously.

C) 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.

President Hines introduced this item. Jeff Jewell, Director of Economic & Community Development presented on this matter. Mr. Jewell discussed the proposed expenditure. The Board discussed the item; Mr. Jewell answered questions. President Hines opened the public hearing at 5:57PM. No comments were made and the public hearing was closed at 5:57PM. Director Hammonds motioned to support the project expenditure, Director Thompson seconded, and the motion was approved unanimously.

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

President Hines introduced this item. Michelle Boggs, SVP of Economic Development at the New Braunfels Chamber, stated that one of the key priorities identified in Confluence is supporting the success of start- up businesses. Ms. Boggs introduced Robert Pieroni with Gener8tor. Mr. Pieroni presented on Gener8tor and it's possible role in supporting entrepreneurship and business development in New Braunfels. Board members asked clarifying questions, Jonathan Packer, President and CEO at the New Braunfels Chamber, provided answers. No action was taken.

E) 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.

President Hines introduced this item. Director Thompson motioned to appoint Shane Hines as President, Kristen Carden as Vice President, Larry Hammonds as Secretary and Don Austin as Treasurer for CY 2026. Director Hammonds seconded the motion, and it was approved unanimously. Officer roles will take affect on 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 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

President Hines introduced this item. The Board adjourned to Executive Session at 6:02PM. Executive Session was opened at 6:06PM. The items were discussed in the following order:

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

No action was taken.

B) 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.

President Hines introduced this item. The Board discussed and no action was taken. The Board returned to open session at 6:48pm.

8. ADJOURNMENT

President Hines adjourned the meeting at 6:48PM.

By: _____
SHANE HINES, PRESIDENT