

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORP. WORKSHOP
REGULAR MEETING OF THURSDAY, MAY 15, 2025**

AGENDA

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: None.

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. PRESENTATIONS

A) Presentation and discussion on a mid-year Confluence Report

President Hines introduced this item third. Jonathan Packer, President & CEO of the New Braunfels Chamber of Commerce, presented a mid-course assessment of the Confluence Economic Development Plan. Mr. Packer reviewed the plan's six priorities: reviewed demographic, market, and workforce; 1. business retention and expansion trends; 2. new workforce initiatives; 3. progress in community mobility and transportation efforts; 4. land use and development updates; 5. startup and entrepreneur support; 6. and the emerging opportunity of supporting early childhood education.

B) Presentation and discussion on Early Childhood Education in New Braunfels

President Hines introduced this item fourth. Mark Larson, Executive Director of Early Matters San Antonio, presented on this matter. Mr. Larson discussed the timeline of children's brain development; state-level funding for public education; kindergarten readiness levels - including NBISD metrics; the costs of early childhood education for families in New Braunfels; data and metrics on early childhood centers

in New Braunfels; funding capacity and strategies for childcare centers; and the impact of child care needs on business in New Braunfels. Mr. Larson highlighted Early Matters' work by identifying the call to action, the work completed in New Braunfels, and the recommendations and solutions for the local early childhood education industry.

Mr. Larson and Mr. Packer answered questions from the Board. President Hines opened the item up for public comment and Mr. Larson answered questions from the public.

- C) Presentation and discussion on a proposed project expenditure to fund the Dry Comal Creek Remapping Project, an effort to support business development and expansion.

President Hines introduced this item first. Jeff Jewell, Director of Economic and Community Development, presented on the proposed project expenditure to remap the Dry Comal Creek. Mr. Jewell shared the current issues and needs, identified a preliminary scope of work, shared the proposed area to be studied, the estimated cost of the project, and anticipated benefits to the City and future business developments/expansions.

Carly Farmer, Assistant City Engineer, and Mr. Jewell answered questions from the Board.

- D) Presentation and discussion on a proposed project expenditure to support the Gruene 16 project.

President Hines introduced this item second. Mr. Jewell provided a brief history of the Gruene 16 property acquisition and the Consultant's work completed to date - including a feasibility study; economic, demographic, and market trends; a highlight of opportunistic land uses; and themes/concepts for the site obtained through Council, NBEDC, and broker discussions. During the feasibility process, five parcels adjacent to the existing site were identified as a possible significant benefit to the larger development of the site.

The proposed project expenditure would fund a purchase contract to secure the front parcels for a nine-month feasibility period. The expected cost is \$50,000 with an additional \$25,000 for additional due diligence. The purchase contract is transferable to a future developer and a termination repayment schedule is in place. Mr. Jewell stated the RFQ/RFP process is scheduled to commence this summer and

conclude by the Fall of 2025. The Board will consider action for this project expenditure at the regular meeting later this evening.

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

5. **ADJOURNMENT**

President Hines adjourned the meeting at 5:04PM.

By: _____
SHANE HINES, PRESIDENT