

**NEW BRAUNFELS
ECONOMIC DEVELOPMENT CORPORATION**

BOARD OF DIRECTORS MEETING

City Hall - Council Chambers

July 21, 2022 MINUTES

1. CALL TO ORDER

The meeting was called to order by President Meurin at 5:01 p.m.

2. ROLL CALL

Present: Kathy Meurin (Chair), Don Austin, Kristen Carden, Stuart Hansmann, Jim Poage

Absent: Brian Cox, Neal Linnartz

Staff: Jeff Jewell, Jared Werner, Jordan Matney, Valeria Acevedo, Nathan Brown, Sandy Paulos, Susie Kelley, Jonathan Packer (Chamber of Commerce) and Michele Boggs (Chamber of Commerce).

Others: Rusty Brockman (Mayor), Jill Bennett, Russell Winslow, Charles Wimberly and Sherman Krause

3. APPROVAL OF MINUTES

Director Hansmann motioned to approve the minutes of the May 19, 2022 workshop, the May 19, 2022 May regular meeting, the June 16, 2022 workshop and the June 16, 2022 regular meeting. Director Poage seconded the motion. The motion passed 5-0-0.

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. ADVISORY TEAM QUARTERLY REPORT

Jonathan Packer and Michele Boggs handed the board the Chamber's advisory team report. Mr. Packer reported that the Chamber's goal to raise \$750,000 in annual investments by the private sector to fund a public/private partnership is underway and will conclude by Thanksgiving. Michele Boggs presented the advisory team quarterly report.

6. DISCUSSION AND ACTION

A) Presentation and discussion of proposed professional service agreement with the City of New Braunfels:

Jeff Jewell proposed an expanded scope to the professional services agreement to include a work program aligning with the Chamber's Confluence strategic plan. The agreement proposes to increase the EDC's contribution from a net of \$137,500 to \$290,000 to include augmenting staff capability with professional consulting. He provided an overview of current capital initiatives, studies, planning, solicitation and an expanded work program for 2022-2023. He noted the additional projects the department is currently

providing include business retention, the Central Texas Technology Center, workforce training and the American Rescue Plan Act (ARPA) project funding, funding and oversight.

- B) Presentation and discussion of proposed professional services agreement with Greater New Braunfels Chamber of Commerce:
Jonathan Packer proposed a three-year contract term, with a two-year mutual option to renew. The agreement proposes adding Chamber staff for business development and for workforce and transportation issues. He said the Chamber is seeking 50% of the proposed \$1.5 million budget from the private sector.
- C) Presentation, discussion and action adopting the July Treasurer's Report, Appendix and 2022-2023 fiscal year budget:
Jared Werner presented the July Treasurer's report, provided the EDC's current commitment projections for 2021-2026 and an appendix which is the proposed budget document that will be submitted during the City's current budget process. He proposed an August EDC workshop for review of eligible bond projects, followed by a ranking process by board members, and reaching a consensus at the regular August board meeting. This would allow for a joint workshop with City Council in September to determine potential options for fiscal participation in the EDC-eligible 2023 bond projects. Mr. Poage motioned to approve the budget as presented by Mr. Werner. Don Austin seconded the motion. Motion carried 5-0-0.
- D) Presentation and discussion of a proposed project expenditure for a master planning effort for the Comal County Fair Association and Comal County Youth Livestock Association:
The City of New Braunfels maintains a long-term lease with the Fair Association, which has partnered with the Comal County Junior Livestock Show Association to undertake a master planning process to determine the future best use of the property. The two groups are jointly requesting a project expenditure from the EDC of between \$63,250 and \$93,200 to undertake the master planning effort with ThinkSmart Planning, Inc. Discussion followed. The board requested the proposed expenditure be presented for action at the August regular board meeting.

7. EXECUTIVE SESSION – The board retired to Executive Session at 6:06 p.m.

In accordance with 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 Locked
 - 2. Project New
 - 3. Apple Seeds Apartments
 - 4. Project Clean
- B) Deliberate the purchase, exchange, lease or value of real estate in accordance with Section 551.072 of the Texas Government Code.

The board returned to open session at 6:49 p.m.

8. ADJOURNMENT – The meeting was adjourned at 6:49 p.m.

CERTIFICATION

Kathy Meurin
President

ATTEST:

Jim Poage
Secretary