

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

AGENDA

1. CALL TO ORDER

President Hines called the meeting to order at 5:12PM.

2. ROLL CALL

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

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the April 17, 2025 regular meeting minutes
President Hines introduced this item. Director Hurta motioned to approve the April 17, 2025 minutes, Director Thompson 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 May 2025 Treasurer's Report
President Hines introduced this item. Karrie Cook, Budget Manager, presented on this matter. Ms. Cook identified a 0.7% increase in sales tax collections for March; with adjustments removed, the FY25 collections decreased by 4%. Ms. Cook 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.

6. DISCUSSION AND ACTION

A) Presentation, discussion, and update on proposed changes to the Coll/Castell Parking Lots

President Hines introduced this item. Jeff Jewell, Director of Economic and Community Development, presented on this matter and updated the Board on the proposed improvements to the NBEDC-owned parking lot at the corner of Coll and Castell. At the May 12th City Council meeting, a design contract to streamline these two parking lots, increase efficiency, and increase the parking space count was approved.

- B) Public hearing, discussion, and possible action approving a project expenditure, of up to \$75,000, for escrow and due diligence funding to support the Gruene 16 project, pursuant to Section 505.102 of the Texas Local Government Code.**

President Hines introduced this item. Mr. Jewell presented on this matter and provided a background on the proposed expenditure, the cost of the purchase contract, the duration of the purchase contract, and the repayment schedule if the contract is terminated. Mr. Jewell additionally shared that the purchase contract is transferable and would allow the front parcels adjacent to the Gruene 16 site to be include in the RFP/RFQ process. Any additional funding for the purchase of the land would need to be approved at a later date.

Mr. Jewell answered questions from the Board.

President Hines opened the public hearing at 5:20PM. No comments were made. President Hines closed the public hearing at 5:21PM.

Director Austin motioned to approve the \$75,000 for escrow and due diligence funding to support the Gruene 16 project, Director Carden seconded the motion, and the item was unanimously approved.

- C) Public hearing, discussion, and possible action approving a project expenditure, of up to \$1,200,000, to Alamo Colleges District - Northeast Lakeview College for Phase 1 construction of a primary job training facility and career center, pursuant to Sections 501.101 and 501.105 of the Texas Local Government Code.**

President Hines introduced this item. Mr. Jewell presented on this matter and provided a background on the efforts of Northeast Lakeview College at New Braunfels and its increasing growth in enrollment; the demand of area employers for skilled labor in a variety of fields; and the continued demand for dual credit programs with local ISDs. Northeast Lakeview has invested a significant amount in operational and personnel improvements and recently acquired a new

site with plans to significantly renovate the building in order to accommodate new course offerings with more classroom/lab spaces. NLC cannot utilize bond funds for this project as this planned location falls outside of their taxing jurisdiction. The construction and renovation project is planned for two phases and action tonight would reimburse phase 1 expenses as they are incurred.

Mr. Jewell, Jonathan Packer, President & CEO of New Braunfels Chamber of Commerce, and Mr. Rudy Farias, Director of Strategic Initiatives for Northeast Lakeview College answered questions from the Board.

President Hines opened the public hearing at 5:31PM. No comments were made. President Hines closed the public hearing at 5:31PM.

Director Hammonds motioned to approve \$1,200,000 to Alamo Colleges District - Northeast Lakeview College for Phase 1 construction, Director Thompson seconded the motion, and the item was unanimously approved.

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. HD Supply
 - 2. Northeast Lakeview College
 - 3. Project Ellie
 - 4. Project Shoot
 - 5. Project Nemo

President Hines introduced this item. The Board adjourned to Executive Session at 5:33PM. The items were discussed in the order listed on the agenda. Project Shoot and Project Nemo were not discussed. 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. Continental Automotive Systems, Inc.

President Hines introduced this item. The Board discussed this item and no action was taken. The Board returned to open session at 6:37PM.

8. ADJOURNMENT

President Hines adjourned the meeting at 6:37PM.

By: _____
SHANE HINES, PRESIDENT