

**FINAL - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, MAY 21, 2026**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 5:10PM.

2. ROLL CALL

Present: Shane Hines, Tera Thompson, Don Austin, and Atanacio Campos

Absent: Kristen Carden, Larry Hammonds, and Cory Elrod

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the April 16, 2026, regular meeting minutes.

President Hines introduced this item. Director Austin motioned to approve the April 16, 2026 regular meeting minutes, Director Campos 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. Jim Holster, resident, spoke at this time.

5. TREASURER'S REPORT

A) Presentation and discussion on the May 2026 Treasurer's Report

President Hines introduced this item. Jared Werner, Assistant City Manager, presented an update on sales tax revenue, noting increased collections and that FY 2026 collections are currently exceeding FY 2025. He also reviewed updated revenue collections, current commitments, projected fund balance through FY 2030, and projected FY 2026 expenditures by project. Mr. Werner noted no new expenditures had been added since the last meeting and answered questions from the Board.

6. PRESENTATIONS

- A) Presentation and discussion on a possible expenditure of additional construction costs for the Castell Avenue Phase 1 - Coll Street Drainage Improvement project

President Hines introduced this item. Garry Ford, Director of Transportation & Construction Services, presented on this item. Mr. Ford presented an update on project objectives, timeline, proposed improvements, and future funding needs. Staff answered questions from the Board. No action was taken.

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

President Hines introduced this item. Jonathan Packer, President & CEO of the New Braunfels Chamber introduced Robert Pieroni with Gener8tor. Mr. Pieroni provided an updated overview of the program, including services offered, timelines, performance metrics, and key requirements. Mr. Pieroni answered questions from the Board. No action was taken.

7. PUBLIC HEARING, DISCUSSION, AND POSSIBLE ACTION

- A) Public hearing, discussion, and possible action to approve an expenditure of up to \$405,000 for final design of AAMPO Citywide Pedestrian Improvements Phase 2, pursuant to 505.152 of the Texas Local Government Code.

President Hines introduced this item. Mr. Ford presented on this item and provided an update on the project including scope, timeline, and funding needs. President Hines opened this item up to public hearing. No comments were made. Director Campos motioned to approve, Director Austin seconded, and the motion was approved unanimously.

- B) Public hearing, discussion, and possible action to approve an expenditure of up to \$700,000 for the construction of AAMPO Citywide Pedestrian Improvements Phase 1, pursuant to 505.152 of the Texas Local Government Code.

President Hines introduced this item. Mr. Ford presented on this item and provided an update on the project including scope, timeline, and funding needs. President Hines opened this item up to public hearing. Mr. Jim Holster, resident, made a comment at this time. Director Thompson motioned to approve, Director Campos seconded, and the motion was approved unanimously.

- C) Public hearing, discussion, and possible action to forgive the New

Braunfels National Airport loan remaining balance of \$644,770, pursuant to 501.103 of the Texas Local Government Code.

President Hines introduced this item. Jeff Jewell, Director of Economic & Community Development, presented on the proposed loan forgiveness, including the loan details, estimated costs, project background, and next steps. He updated the Board on project improvements, revenue, and the financial impact of the forgiveness, noting it would increase net revenue for future operations and projects. President Hines opened this item up to public hearing. No comments were made. Director Campos motioned to approve, Director Austin seconded, and the motion was approved unanimously.

8. EXECUTIVE SESSION

The Board adjourned to Executive Session at 5:58PM and Executive Session was opened at 5:58PM.

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 the purchase, exchange, lease or value of real property in accordance with Section 551.072, Texas Government Code:
1. New Braunfels Sports Complex Lot 3 Blk1 SS14.62 ACS & New Braunfels Sports Complex Lot 2 Blk1 3.45 ACS

President Hines introduced this item. The Board discussed, and no action was taken.

- B) Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:
1. Gener8tor
 2. Gruene 16
 3. Project Shoot
 4. Project Thread
 5. Project Icon
 6. Project Casa
 7. Project Hammer

President Hines introduced this item. The items were addressed in the following order: Gener8tor, Gruene 16, Project Shoot, Project Thread, Project Icon, Project Casa, and Project Hammer. The Board discussed, and no action was taken.

C) 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 the Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

1. Lefko USA, Inc.

President Hines introduced this item. The Board discussed, and no action was taken. President Hines adjourned Executive Session at 6:31PM

9. ADJOURNMENT

President Hines adjourned the meeting at 6:31PM.

By: _____
SHANE HINES, PRESIDENT