

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, SEPTEMBER 12, 2024**

Special Called - Amended 9/9/24

AGENDA

1. CALL TO ORDER

President Kathy Meurin called the meeting to order at 4:31PM.

2. ROLL CALL

Present: Kristen Carden, Jason Hurta, Kathy Meurin, and Don Austin

Absent: Larry Hammonds, Shane Hines, and Tera Thompson

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the August 15, 2024 regular meeting minutes

President Meurin introduced this item. Director Hurta motioned to approve, Director Carden seconded the motion, and the August 15, 2024 regular meeting minutes were unanimously approved.

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. DISCUSSION AND POSSIBLE ACTION

A) Public hearing, discussion, and possible action approving a project expenditure, of up to \$200,000, for final design of the AAMPO Citywide Pedestrian Project, pursuant to Section 505.152 of the Texas Local Government Code.

President Meurin introduced this item. Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented a refresher presentation on this matter. Mr. McClelland summarized this project's scope, location, prior NBEDC funding, an overall funding summary, next steps, and answered a question from the Board.

President Meurin opened the public hearing at 4:35PM. No comments were made. President Meurin closed the public hearing at 4:35PM.

Director Hurta motioned to approve the project expenditure of up to \$200,000 for final design of the AAMPO Citywide Pedestrian Project, Director Austin seconded the motion, and the item was unanimously approved.

B) Presentation and update on the Last Tuber's Exit project

President Meurin introduced this item. Mr. McClelland presented an update on this matter by reminding the Board of the project's scope and objectives. The NBEDC approved final design in January 2023 and construction funding in April 2024, and since then the project has gone to bid. The updated construction cost came in \$252,800 higher than anticipated. This overage was addressed in the City's FY25 Budget. Mr. McClelland outlined the estimated project schedule, discussed next steps, and answered questions from the Board.

President Meurin spoke in support of this project.

C) Public hearing, discussion, and possible action approving an economic development incentive, not to exceed \$4,500,000, to 210 S. Castell, LLC for open space improvements and possible entertainment and exhibition facilities, pursuant to Section 505.152 of the Texas Local Government Code.

President Meurin introduced this item. Jeff Jewell, Director of Economic and Community Development, presented on this matter and provided the Board a refresher on this proposed expenditure by identifying the need for a Downtown urban park space. Mr. Jewell referenced prior City studies which have repeatedly pinpointed Downtown parkland as a necessity, provided a history on the Co-Op property, highlighted precedent for successful public markets throughout the US, and shared the project's site plan and phasing. Private and public return estimates, project options, an overall analysis, and points addressing parking were shared. Mr. Jewell discussed the proposed incentive and the overall benefits for the community and local entrepreneurs. Directors Carden, Hurta, Austin, and President Meurin all spoke in agreement of the project.

President Meurin opened the public hearing at 4:59PM. Ms. Alyssa Gallion voiced her concerns with the project. Mr. Jonathan Alorda, New Braunfels resident, spoke in support of the project. President Meurin closed the public hearing at 5:02PM.

Director Hurta motioned to approve the economic development incentive of up to \$4,500,000 to 210 S. Castell, LLC for open space improvements, Director Austin seconded the motion, and the item was unanimously approved.

6. 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 Fiber Source
 3. Project Nemo
 4. Project Icon
 5. Project Sun
 6. Project Ellie
 7. Project Lark
 8. Project Info

President Meurin introduced this item. Number 7, Project Lark, was discussed second and was the only item discussed. No action was taken.

- B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
1. TSTC Campus

President Meurin introduced this item. The Board entered into Executive Session at 5:36PM. Item B was discussed first. No action was taken. The Board returned to open session at 5:36PM

7. ADJOURNMENT

President Meurin adjourned the meeting at 5:36PM.

By: _____
KATHY MEURIN, PRESIDENT