

Minutes
New Braunfels Industrial Development Corporation
Special Board Meeting
5:00 pm, Thursday March 29, 2018
Greater New Braunfels Chamber of Commerce – Honors Hall

The Special Meeting was called to order at 5:03 pm by Hansmann

Present: President Stuart Hansmann, Vice President Neal Linnartz, Secretary Jim Poage, Treasurer John Archer, Director Don Austin, Director Brian Cox, Director Kathy Meurin

Absent: none

Chamber staff present: Michael Meek, Chester Jenke

City Staff: Val Acevedo, Martie Simpson, Jennifer Cain, Garry Ford, Victor Garza

Media: Keri Heath (New Braunfels Herald Zeitung)

Citizens: Rusty Brockman

Hansmann opened the floor to Citizens' Communication – no one spoke. Hansmann recognized Brockman for his many efforts on behalf of the board the last 16+ years.

1. Item #1 was the approval of minutes from the February 15, 2018 Regular Meeting of the New Braunfels Industrial Development Corporation. Motion was made by Cox with a second by Archer- Motion approved 7-0.
2. Item #2: Treasurers Report - Martie Simpson presented the financial reports for February 15, 2018 and March 15, 2018. Poage moved and Meurin seconded a motion to approve the financial reports. Motion was approved 7-0. Simpson reported that the line item for Airport Utility Infrastructure for the amount of \$254,441 was returned and that funding could be reallocated elsewhere within the budget. Motion was made by Cox with a second by Meurin to approve the reallocation of the funding within the budget. Motion approved 7-0.
3. Item #3 was the presentation and discussion of the Advisory Team Report. Meek presented the activity using the briefing summary dated March 9, 2018 from the Advisory Team Meeting. New leads, business expansion projects, 4B projects and more were provided to the board. Presentation of the most current census number was presented with Comal County ranked 2nd as the fastest growing county in the U.S. for counties with a population of greater than 10,000 or more people reported in 2016 and 2017. This represents a 5.1% growth or nearly 6,900 people with the total population of 141,009. Also provided was the presentation from AAMPO for FY 2019-2022 Transportation Improvement Program, and the finding from Public Meeting #6 for the S. Castell Ave. Visioning Plan.

4. Item #4: Public hearing, discussion, possible action for funding up to \$450,000 to the City of New Braunfels for a project to construct transportation facilities, development design, environmental, and administrative services of AAMPO citywide Pedestrian Improvement Project. Garry Ford presented the projects that the funding will provide 100% of the project development costs and TxDOT requires 20% of the construction costs as a condition of their matching funds. The project included Seele Elementary and Fredericksburg Rd; Walnut between IH 35 to Gardenia; McQueeney Road between Fisher Park and Briar bend, and San Antonio Street between Walnut and Academy. There was a differentiation made between the San Antonio Street project with the current construction that is occurring on San Antonio Street. Hansmann opened the public meeting. No one spoke and the public meeting was closed. The board agreed to move the item to the April agenda for action.
5. Item #5 was the discussion and possible action for an expenditure of up to \$260,000 to City of New Braunfels for continuation of sidewalk project improvement from Hill to Academy. This funding will provide for the "Add Alternate" from the original construction and will also continue the same fascia that is currently being accomplished through the Main Plaza sidewalk construction project. The project needs approval now for contractor to maintain same price from the other construction that has been completed which provides continuum of the downtown antique look and compliance with ADA standards. Hansmann opened the public hearing. No one spoke and the public hearing was closed. Discussion from the Board requested that these projects that have a "need now" requirement be brought to the board before the "last minute" to provide the board with more time to research the project. The use of contingency funds was discussed and the semantics of funding returned versus funds paid for projects. A motion was made by Cox with a second by Austin to approve the funding in the amount of \$260,000 to keep the project moving. Motion approved 6-1.
6. Item #6 was the discussion and possible action regarding the renaming of New Braunfels Industrial Development Corporation (NBIDC) to New Braunfels Economic Development Corporation (NBEDC). Michael Meek presented that only a few (14.5% Type A and 1.9% Type B) Boards still have "Industrial" in their name and site searches do not search for this word. A motion was made by Linnartz with a second by Poage to approve the renaming of the New Braunfels Industrial Development Corporation to New Braunfels Economic Development Corporation. Motion approved 7-0.
7. Item #7 was the discussion and possible action of proposed changes to the New Braunfels Industrial Development Corporation (NBIDC) by laws. This discussion provided the current bylaws with proposed amendments and provided alignment with actual needs and actions that reflect updates since the last bylaws update. There was discussion of the Secretary duties regarding the oversight of the website/ social media and the protocol needed. The update of the bylaws also provided the name change to New Braunfels Economic Development Corporation within the bylaws (pending approval by the New Braunfels City Council). A motion was made by Linnartz with a second by Poage to approve the update of the New Braunfels Industrial Development Corporation (New Braunfels Economic Development Corporation) bylaws after sticking the second sentence of paragraph 3, Section 5.07. Motion approved 7-0.

8. Item #8 was Executive Session exclusive to the discussion and deliberation of Project Season. Board entered Executive Session at 6:03 pm.
9. Item #9 was to reconvene into Open Session. Board reentered Open Session at 6:38 pm with no action taken from Executive Session.
10. Item #10 was Adjournment at 6:41 pm.



Stuart Hansmann
President

Attest:



Jim Poage
Secretary