

**New Braunfels Economic Development Corporation
Board of Directors Regular Meeting
February 21, 2019 - Minutes**

The New Braunfels Economic Development Corporation Regular Meeting was called to order on February 21, 2019, at 5:02 p.m.

Present: President Neal Linnartz, Vice President John Archer, Secretary Jim Poage, Director Stuart Hansmann, Director Brian Cox, and Director Don Austin.

Absent: Treasurer Kathy Meurin

Chamber Staff: Michael Meek, Chester Jenke

City Staff: Robert Camareno, Val Acevedo, Jared Werner, and Jennifer Cain

1. Citizens' Communications was opened; there were no citizens who commented.
2. The approval of the minutes from the January 17, 2018 Regular Meeting motion for approval was made by Archer, second by Cox. Motion passed 6-0.
3. A presentation and discussion of the January 2019 Treasurer's Report was provided by Jared Werner, City of New Braunfels CFO who gave an overview of revenues, committed expenditures, and projected fund balance. A motion for approval of the Treasurers report was made by Cox, second by Archer. Motion passed 6-0.
4. A presentation of the Quarterly Advisory Team Report and activity was provided by Michael Meek. Meek also reported that the Economic Development Team is attending the TEDC Legislative Conference February 20-22, 2018.
5. A presentation and discussion of the Veramendi Development Project Phase I and Phase II was provided by Veramendi Development Staff member Max Harford and Developer Peter James. The presenters provided an overview of the public infrastructure that has been completed or near completion using the partnership funding, followed by a more extensive estimated fiscal impact provided by each initial sector plan completion that included Loop 337 frontage commercial/retail development. The presentation concluded with an estimated economic impact estimate provided by the developer that listed each sector estimates after they are completed.
6. A presentation was provided by New Braunfels City Manager Robert Camareno for downtown parking improvements that have been completed. There were 62 spaces created on Castell Avenue and 18 new spaces along Hill Avenue. Camareno detailed that the partnership funding provided by NBEDC was not used to complete these finished projects but has been identified as a possible funding source for the acquired property located at Seguin Avenue and Bridge Street, which has the potential to create an additional 97 parking spaces at an estimated cost of \$210,000. Camareno is communicating with Comal County as a possible partner for the

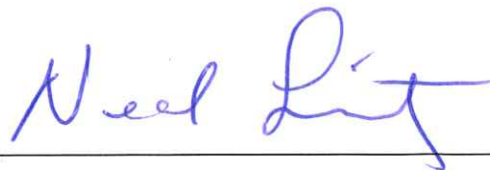
funding of the new parking lot and will keep NBEDC informed as the project progresses.

7. A presentation and short discussion of the amended CBE Companies performance agreement was provided by Jewell. There was no opposition to the amendment by CBE to the amended items. A motion for approval of the Amended CBE Agreement was made by Poage, second by Cox. Motion passed 6-0.
8. The discussion of website features, plans, and updates was removed from the agenda by Poage; who was also the agenda item requestor.
9. A NBEDC Board reminder of the upcoming Pitch Tab event was provided by Jenke. The event is scheduled for February 27, 2019 at 6:00pm at the Downtown Social.
10. Executive Session was entered at 5:49pm:
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 estate in accordance with Section 551.072 of the Texas Government Code
 - Property for city facilities
 - B. Deliberate Issues Regarding Economic Development Negotiations in accordance with Section 551.087 of the Texas Government Code.
 - Project Golden Opportunity
 - Project Nautilus
 - Project Access

Return to open session at 6:10pm

There were no actions or motions to be made in open session after the executive session.

The February 21, 2019 Regular Meeting of the New Braunfels Economic Development Corporation was adjourned at 6:11pm.



Neal Linnartz
President

Attest:



Jim Poage
Secretary