

**New Braunfels Economic Development Corporation
Board of Directors Regular Meeting
June 20, 2019**

Minutes

The New Braunfels Economic Development Corporation Regular Meeting was called to order on June 20, 2019, at 5:01 p.m. in the Greater New Braunfels Chamber of Commerce, Honors Hall.

Present: President Neal Linnartz, Treasurer Kathy Meurin, Secretary Jim Poage, Director Stuart Hansmann, Director Brian Cox, and Director Don Austin.

Chamber Staff: Michael Meek, Chester Jenke

City Staff: Asst. City Manager Jordan Matney, City Finance Director Jared Werner, and Jeff Jewell (NDC Contractor).

1. Citizens' Communications was opened, there were no citizens who commented.
2. The approval of the minutes from the May 16, 2019 Regular Meeting motion was made by Meurin, second by Hansmann; motion passes 4-0.
3. The approval of the minutes from the June 6, 2019 Special Meeting motion was made by Poage, second by Meurin; motion passed 4-0.

Director Austin arrived.

4. A presentation and discussion of the May Treasurer's Report was made by Werner, City of New Braunfels CFO. Werner noted that there was an expected 2.3% decrease to the March sales tax revenues due to the previously noted State Comptrollers overpayment of taxes that were not City of New Braunfels based, but the overall revenue would have reflected a 5.3% gross when these additional overpayment funds were removed from the total revenue. Werner indicated that next month a draft proposed NBEDC budget would be provided to the board for their review with some projected scenarios. The motion was made by Hansmann to accept the report as presented by Werner and the second was from Meurin; motion passed 5-0.
5. A presentation of the Advisory Team Report and local economic development activity was provided by Michael Meek. Meek reported that the Economic Development Team had added four new leads, noted six local business expansions, six local primary employer expansions, and had 27 still "active" leads. Additionally, the progress toward the city's five major economic development strategic goals were included in the printed Team Briefing.
6. A presentation for the use of National Development Council Contracted services was made by Assistant City Manager Matney who explained that NDC has been involved

with several economic impact analysis models for several projects that have been presented. Matney indicated that the NDC Team will also be able to assist with the New Braunfels Workforce Housing Task Force as this task force gets started with recommendations and other downtown development projects. Matney indicated that there has been a cost savings with the vacant City of New Braunfels Economic Development Manager position resulting in available funding. Matney indicated that the expected contract will be a \$60,000 retainer fee and suggested that the cost of the retainer could be split 50/50 with the NBEDC and the City of New Braunfels for shared services. The board provided direction that they would be willing to split the costs of the contract if this was acceptable with the New Braunfels City Council and the NBEDC Board of Directors.

Director Cox arrived.

7. A Public hearing was held for a proposed expenditure not to exceed \$100,000 for the due diligence and necessary closing costs as part of the purchase of approximately 60 acres of land addressed as 440 Kohlenberg Road for a project found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs. A Public hearing was opened at 5:17 p.m. with no comments made by the public and the public hearing closed at 5:18 p.m. Assistant City Manager Matney indicated that the need for approval for the due diligence was required because the expected \$35,000 needed exceeded the City Manager's spending threshold without public approval. A motion was made to accept the proposed spending not to exceed \$100,000 for due diligence costs incurred for the purchase of the land located at 440 Kohlenberg Lane by Poage, second by Austin, motion passed 6-0.
8. A Public hearing was held for a proposed project expenditure not to exceed \$15,000,000 to the City for the design and construction of the Sports Field Complex located at corner of Klein Road and FM 1044, an eligible project expenditure related to recreational or community facilities. The public hearing was opened at 5:20 p.m. with no public comments made and the public hearing was closed at 5:21 p.m. City of New Braunfels CFO, Werner explained that the commitment was made by the NBEDC Board to support the Sports Field Complex – the bond proposition did pass. Werner explained that the initial issue of \$5,000,000 was had been previously calculated and the expected budget impact was already discussed and would have a breakdown of the long range projection at the next meeting. Werner also explained that issuing the Certificate of Obligation concurrently with the additional city issued certificates would result in a cost savings. Poage raised a question if not all \$15,000,000 was needed would the balance be returned to the board and expressed that he was concerned that the NBEDC would not be able to control what the future \$10,000,000 would be used for. A motion was made to accept the proposed \$15,000,000 spending to support further development of the Sports Field Complex by Hansmann and a second by Cox; motion passes 6-0.
9. Executive Session was entered at 5:40 p.m.
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

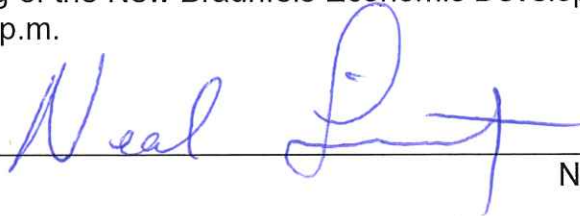
agenda to consult with its attorney. In addition, the Board may convene in executive session on any of the following items, with any final action being taken in open session:

A. Deliberate Issues Regarding Economic Development Negotiations in accordance with Section 551.087 of the Texas Government Code.

- Project Golden Opportunity
- Project Nautilus
- Project Re Thread
- Project Re Mix

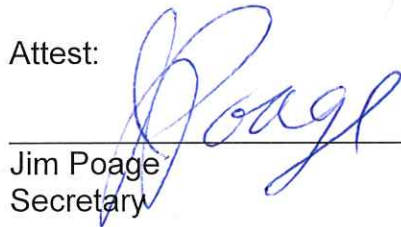
Return to open session at 6:44 p.m. There were no actions or motions to be made in open session after the executive session.

The June 20, 2019 Regular Meeting of the New Braunfels Economic Development Corporation was adjourned at 6:45 p.m.



Neal Linnartz
President

Attest:



Jim Poage
Secretary