

**New Braunfels Economic Development Corporation  
Board of Directors Special Meeting  
August 1, 2019**

**Minutes**

The New Braunfels Economic Development Corporation Special Meeting was called to order on August 1, 2019, at 5:03 p.m. at the City of New Braunfels City Hall, Tejas Room.

Present: President Neal Linnartz, Vice President John Archer (arrived @ 5:09 pm), Treasurer Kathy Meurin, Secretary Jim Poage, Director Stuart Hansmann, Director Brian Cox, and Director Don Austin.

Chamber Staff: Michael Meek, Chester Jenke

City Staff: City Manager Robert Camareno, City Attorney Val Acevedo and Stacey Dicke.

Norris Designs: Joe Daly and Kylie Mycock

1. The Norris Design Group representatives were introduced to the group and the objectives of the regarding the NBEDC development goals of the Special Meeting were discussed. The primary goal was to provide Norris Design with guidance and direction for the NBEDC property at FM 1044 and Klein Road located in conjunction with the future New Braunfels Sports Complex.

Norris provided an introduction of the current draft Phase I of the New Braunfels Sports Complex and identified 4 specific frontage areas that totaled ~14.07 acres located along the frontage leading into the sports complex. Phase 1 of the project included parking lot #1, a baseball quad, softball quad, soccer quad, a Frisbee course and the overall grading of the property.

A discussion regarding the infrastructure that is currently installed in the area of the complex was discussed as well as the intent to meet with other property holders that are adjacent to the complex to ensure that adequate infrastructure exists. There was also a discussion to adequately size the complex internal infrastructure during Phase 1 and the difference between the costs of installing sewer mains that will accommodate future growth within the park.

Overall design/construction time was discussed with an estimated total time of the project to be approximately 10 months from design to build. The project began the design/build process in July 2019. There was also a recommendation to use the possible resources of Austin Live to market the NBEDC properties when the overall design is completed – it was noted that the concession stand will be a basic built stand that does not include a kitchen and there are provisions within the design plan for food trucks.

A discussion of synthetic versus natural field top occurred where Norris provided the approximation of 40 hours of use from natural turf and 100 hours of synthetic to use per week. The life expectancy of the synthetic type materials is currently estimated at 10 years. A request was made to provide case studies that provide the pro/con of using both field tops.

Norris Design will provide the group with the slides that were presented at the meeting for their future reference. With no further discussion Norris Design had acquired the direction and guidance that was needed to proceed.

2. The appointment of a representative of the NBEDC to the Workforce Housing Advisory Committee was discussed. Camareno indicated that the duties would include attendance at possible monthly meeting with a goal of implementation of the workforce housing study accomplished in late 2018. The Advisory Committee will make recommendations, explore possible solutions for both short and long term, review current city ordinances for possible new guidance to adjust zoning to allow for future housing.

A motion to appoint Don Austin as the representative for NBEDC Board was made by Archer, second by Meurin; motion passes 7-0.

3. The August 1, 2019 Special Meeting of the New Braunfels Economic Development Corporation was adjourned at 5:44 p.m.



Neal Linnartz  
President

Attest:

  
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Jim Poage  
Secretary