

**New Braunfels Economic Development Corporation  
Board of Directors Regular Meeting  
Thursday, January 21, 2021**

**Minutes**

The New Braunfels Economic Development Corporation January Regular Meeting was called to order on Thursday, January 21, 2021, at 5:01 p.m. via Zoom Virtual Meeting.

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

Absent: none

Chamber Staff: Michael Meek and Chester Jenke

City Staff: Assistant City Manager Jordan Matney, City Attorney Val Acevedo, Asst. City Attorney Nathan Brown, City of New Braunfels Community and Economic Development Director Jeff Jewell, City of New Braunfels Finance Director Jared Werner, City of New Braunfels Parks Development Manager Ylida Capriccioso, and City of New Braunfels Downtown Development Coordinator Amy McWhorter.

Also present was Mayor Rusty Brockman.

1. The meeting was called to order at 5:01 p.m. by President Meurin.
2. Linnartz provided a motion to accept the minutes from the November 30, 2020 Regular Meeting minutes, second was Poage – motion approved 7-0.

President Meurin, FOR  
Vice President Cox, FOR  
Secretary Poage, FOR  
Treasurer Austin, FOR  
Director Linnartz, FOR  
Director Hansmann, FOR  
Director Carden, FOR

3. A presentation of January Treasurer's Report was provided by Werner. Werner indicated that the sales tax collections for November increases by 9.6% and with the various adjustments removed the collections increased by 7.9%. Werner presented the current commitment projections that included projects such as Elizabeth Street, VT-AA Flight School, and Continental Automotive. Werner also presented an overview of the revenue, expenditures, and ending fund balance for FY 2020 through FY2024.

4. There was no presentation of the Advisory Team Report by Meek since there was not Advisory Team Briefing for January. The next Advisory Team Briefing is February 5<sup>th</sup>.
5. A presentation for possible action approving a partial release of lien for the loan between the NBEDC and Veramendi PE-Darwin LLC was provided by Jewell. Director Hansmann recused himself from the discussion and vote due to a conflict of interest. The lien release requested is from a 2017 Veramendi developers loan of \$1.6M for construction of a road within the development – the loan was secured by a 43 +/- acre deed of trust. The need to convey approximately 5.3 acres to New Braunfels Utilities (NBU) from within the deeded land is required for NBU to construct an electrical substation – the board action would release the lien so construction could progress. The discussion was opened for public comment – there was none. Linnartz provided a motion to accept the release of lien on the 5.3 acres of property for NBU to construct the electrical substation, a motion second was provided by Poage. The motion passes 6-0.

President Meurin, FOR  
Vice President Cox, FOR  
Secretary Poage, FOR  
Treasurer Austin, FOR  
Director Linnartz, FOR  
Director Hansmann, ABSTAIN  
Director Carden, FOR

6. A presentation was provided by City of New Braunfels Parks Development Manager Ylida Capriccioso for a proposed project expenditure of up to \$58,000 to the City of New Braunfels for a professional services agreement with Vickrey and Associates, Inc. for preliminary design of the Alligator Creek Trail. The project is classified as an eligible project expenditure related to recreational or community facilities in accordance with Local Government Code Section 505.152. Discussion of the project occurred with board members discussing how the project complimented the NBEDC Strategic Plan and agreed that the project was a project to support. Some board members were concerned that they had not had the needed time to research and discuss the project with staff and thought that postponing the project until this time was allotted was needed. Poage ask Capriccioso if the delay of the project would interrupt and critical plans, Capriccioso indicated that an immediate decision was not critical. Am motion was made by Linnartz to table the item until the February meeting for further discussion, so board members had the opportunity to conduct their research as needed, motion was second by Poage. Motion passes 5-2.

President Meurin, FOR  
Vice President Cox, AGAINST  
Secretary Poage, FOR  
Treasurer Austin, FOR  
Director Linnartz, FOR

Director Hansmann, FOR  
Director Carden, AGAINST

7. Jewell provided an update on strategic initiatives progress. Items discussed were:  
Union Pacific Railroad land acquisition - Jewell  
Workforce Housing progress – Cox  
Sports Complex – Jewell, Matney; Sports Complex construction dates will be sent to the board.
8. Committee updates from board members:  
Workforce Housing – Cox; previously discussed  
Veramendi – Linnartz  
NBU Downtown – Linnartz  
CTTC – Meurin
9. President Meurin convened Executive Session at 5:50 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 Academy
  - CGT

The board returned to open session at 6:04 p.m. There were no actions or motions made after Executive Session.

The January meeting of the New Braunfels Economic Development Corporation Board of Directors was adjourned at 6:05 p.m.

### **CERTIFICATION**

---

Kathy Meurin  
President

Attest:

---

Jim Poage  
Secretary