

New Braunfels Economic Development Corporation

Board of Directors Special Called Meeting

February 23, 2021

Minutes

The New Braunfels Economic Development Corporation January Regular Meeting was called to order on Tuesday, February 23, 2021, at 5:01 p.m. via Zoom Virtual Meeting.

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

Absent: Treasurer Brian Cox

Chamber Staff: Michael Meek and Chester Jenke

City Staff: City of New Braunfels City Manager Robert Camareno, Assistant City Manager Jordan Matney, Assistant City Manager Kristi Aday, 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, 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. A motion to approval the minutes from the January 21, 2021 Regular Meeting was made by Linnartz, a motion second was made by Poage
President Meurin, FOR
Secretary Poage, FOR
Treasurer Austin, FOR
Director Linnartz, FOR
Director Hansmann, FOR
Director Carden, FOR
3. A presentation of the February Treasurer's Report was provided by Werner. Werner overall sales tax collections are up 7.6% and 8.4% with the adjustments. The retail sales are up 9% year over year for the month of December, and the 2021 sales tax projections are up over 2020 estimates.
4. A presentation of the February Advisory Team Report was provided by Meek. The briefing included information on eight new leads since December 8, 10 local business expansion projects; 13 NBEDC (4B) pending projects; 64 "still active"

leads from previous months; the status of the city's five major economic development strategic planning goals; 10 new initiatives; local commercial broker activity; four county projects; eight current marketing initiatives; and seven miscellaneous items.

5. Public hearing, discussion and possible action to approve 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, an eligible project expenditure related to recreational or community facilities in accordance with Local Government Code Section 505.152 (Jewell) – NO DISCUSSION/ACTION
6. A presentation on strategic initiatives progress and capital financing strategy was provided by Jewell. The proposed funding strategy allows for the board to address and possibly complete those highest ranked strategic priorities from their list – the strategy provides a roadmap forward for the board and staff to follow when project opportunities arise. The two strategies discussed are cash flow to support strategies and design costs and debt issuance for capital investments when appropriate. The Economic Development Board guidance allows for the strategic financing to be moved forward to the next available opportunity at a city council meeting for comment.
7. A discussion for rescheduling the regular March 2021 EDC board meeting due to several board member schedule conflicts was discussed. The motion was made by Linnartz to move the regular March meeting to March 25th to deconflict schedules, the motion was second by Carden – motion passes
President Meurin, FOR
Secretary Poage, FOR
Treasurer Austin, FOR
Director Linnartz, FOR
Director Hansmann, FOR
Director Carden, FOR
8. Committee updates from board members
 - A. Linnartz – NBU Plaza Downtown – 6 applications received for review and scoring by the committee. Scoring will occur before the end of March.
 - B. Meurin – CTTC Advisory Board – there was a concern that the campus is still closed to the public – including workforce training; but other courses are being delivered via a virtual format. It was noted that there is a meeting with the Mayors of NB and Seguin and the City Managers to discuss the direction of the CTTC - meeting date has not been established.
9. President Meurin convened Executive Session at 5:45 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 Broadband
- Project Locked
- CGT

B. Deliberate the purchase, exchange, lease or value of real estate in accordance with Section 551.072 of the Texas Government Code.

- Union Pacific Railroad

The board returned to open session at 6:39 p.m. There were no actions or motions made after Executive Session.

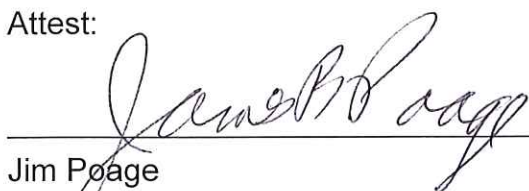
The February special meeting of the New Braunfels Economic Development Corporation Board of Directors was adjourned at 6:40 p.m.

CERTIFICATION



Kathy Meurin
President

Attest:



Jim Poage
Secretary