

**FINAL - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, OCTOBER 17, 2024**

AGENDA

1. CALL TO ORDER

President Kathy Meurin called the meeting to order at 5:01PM.

2. ROLL CALL

Present: Larry Hammonds, Shane Hines, Jason Hurta, Tera Thompson, Kathy Meurin, and Don Austin

Absent: Kristen Carden

Also in Attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the September 12, 2024 special called meeting minutes

President Meurin introduced this item. Director Hurta motioned to approve, Director Hines seconded the motion, and the September 12, 2024 special called meeting minutes were unanimously approved.

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Board on issues and items of concerns not on this agenda. There will be no Board action at this time.

None.

5. TREASURER'S REPORT

A) Presentation and discussion on the October 2024 Treasurer's Report

President Meurin introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 9.2% decrease in sales tax collections for August 2024; with adjustments removed, the current to current collections decreased by 3.4%. One of the city's larger sales tax contributors made its August payment in July, which is one of the reasons why July's collections were higher and August's collections were lower. Through eleven months of the fiscal year, sales taxes are up 3.2% and remain above the FY24 budget projection. Mr. Werner shared additional graphs indicating projected revenues, current commitment projections, infrastructure investments, the projected capacity of additional expenditures, and the proposed ending fund balances to FY26.

6. DISCUSSION AND POSSIBLE ACTION

A) Presentation and update on the Downtown Right-of-Way Improvement Project

President Meurin introduced this item. Scott McClelland, Assistant Director of Transportation and Capital Improvements, welcomed Nolan Pierce from Kimley-Horn to provide a presentation on this matter. Mr. Pierce shared an overview on the Downtown Right-of-Way Project which will address pedestrian infrastructure improvements to Mill Street, Academy Avenue, and Market Avenue. This project has three objectives: to enhance the pedestrian experience, improve pedestrian connectivity/walkability and meet ADA requirements, and to improve pedestrian safety and visibility on these roadways. The data collection process is 100% complete and construction design plans are at 60% completion. Mr. Pierce listed the proposed improvements and identified three possible additional design alternatives: enhanced native landscaping, pedestrian lighting, and relocating electric and telecommunication lines underground. The costs to add each alternative with a 20% contingency and an anticipated project schedule was shared. Mr. Pierce answered questions from the Board. Jeff Jewell, Director of Economic and Community Development, offered some additional background on this project and an additional funding source for the proposed traffic signals through the City's intersection improvements bond funds and a safety grant from TxDOT.

B) Presentation and update on the Headwaters at the Comal Phase II

President Meurin introduced this item. Mr. Jewell welcomed Nancy Pappas, Managing Director of Headwaters at the Comal, to provide a presentation to update the Board. Ms. Pappas provided a project summary and a program update, reviewed Phase 2 work, highlighted a schedule of additional work to be completed, and identified a funding gap which is needed to complete their capital campaign and finalize the building. A photo review of construction work, programming, changes to the site, and plan drawings was also shared. Ms. Pappas answered questions from the Board.

C) Presentation and update from the SPARK Small Business Center

President Meurin introduced this item. Mr. Jewell provided a brief introduction and summary. Ron Richardson, Business Advisor at SPARK Business Center, updated the Board on business starts/expansions, business plans created, jobs created/retained, loans secured by banks or private sources, continued community

outreach and networking, upcoming classes and programs, and upcoming/completed training events. Mr. Richardson shared his takeaways from his Intercity trip to Franklin, TN and highlighted new clients. Justin Hammack, SPARK Board Treasurer, reviewed the upcoming 2024-2025 budget and April Ryan, SPARK Board Vice-President, outlined five-year plan objectives.

D) Public hearing, discussion, and possible action approving an expenditure of up to \$250,000 to the SPARK Small Business Center to assist with the operation of an economic development program, pursuant to 505.102 of the Texas Local Government Code.

President Meurin introduced this item. Mr. Jewell provided a brief introduction and summary of the FYF25 contract. Mr. Richardson answered questions from the Board. Directors Hammonds, Thompson, and President Meurin voiced their support of SPARK and the services they provide for small businesses in the community.

President Meurin opened the public hearing at 6:00PM. No comments were made. President Meurin closed the public hearing at 6:01PM.

Director Hines motioned to approve the expenditure of up to \$250,000 to the SPARK Small Business Center, Director Hurta seconded the motion, and the item was unanimously approved.

7. ADVISORY TEAM REPORT

A) Presentation and discussion on the Quarterly Advisory Report

President Meurin introduced this item. Jonathan Packer and Michele Boggs, New Braunfels Chamber of Commerce, presented on this matter. Mr. Packer reviewed Confluence strategic plan priorities. Ms. Boggs discussed leads, pending projects, marketing activity, business retention and expansion work, entrepreneurship, workforce development and education updates, and progress in addressing early childhood education needs in our community. Economic indicators, employment/unemployment numbers, and labor force participation metrics were also shared.

8. EXECUTIVE SESSION

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:
1. Project Lark
 2. Project Nemo
 3. Project Fiber Source
 4. Project Sun
 5. Project Ellie
 6. Project Info

President Meurin introduced this item. The Board entered into Executive Session at 6:17PM. The items were discussed in the following order: Project Sun, Project Nemo, Project Fiber Source, Project Ellie, Project Lark, and Project Info. No action was taken.

- B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
1. TSTC Campus
 2. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437

The items were discussed in the order listed on the agenda. No action was taken. The Board returned to open session at 7:02PM.

9. ADJOURNMENT

President Meurin adjourned the meeting at 7:02PM.

By: _____
KATHY MEURIN, PRESIDENT