



Meeting Date: August 28, 2025 **Agenda Type:** Consent Items for Action

From: Jeffrey Morriss **Reviewed by:** Justin Green
Substation Manager Director of Electric Operations
and Compliance

Submitted by: Mark Steelman **Approved by:** Ryan Kelso
Chief Operations Officer Chief Executive Officer

RECOMMENDED ACTION: Approve and Adopt Resolution #2025-202 Authorizing and Approving (i) the Sale of Four Easements to LCRA Transmission Services Corporation (“LCRA TSC”) Totaling Approximately 2.069 Acres of Real Property On, Over, and Across Veramendi Precinct 22A Unit 1, Lot 1, Block 77, New Braunfels, Texas in Connection With the Hueco Springs Substation Project for the Amount of \$395,000 Plus Closing Costs; (ii) the CEO or His Designee to Execute Any and All Documents Necessary to Effectuate the Sale Thereof; and (iii) Other Matters in Connection Therewith

BACKGROUND

On August 29, 2023, the Director of Electrical Services and Regulatory Compliance at New Braunfels Utilities (“NBU”) executed the Tenth Amendment to the Interconnect Agreement by and between the Lower Colorado River Authority Transmission Services Corporation (“LCRA TSC”) and NBU.

Pursuant to that Agreement, LCRA TSC will construct infrastructure at NBU’s Hueco Springs Electrical Substation located on 1603 River Road, New Braunfels, TX 78130, and NBU will grant to LCRA TSC an easement for that infrastructure.

NBU and LCRA TSC have agreed to the terms and conditions set out in the Easements, which are subject to the approval of the NBU Board. NBU obtained an appraisal from Valbridge Property Advisors dated June 6, 2025, which indicates the value of the Easements as \$395,000.00. LCRA TSC proposes to pay \$395,000.00 for the Easements.

NBU staff has reviewed the Easements, the legal descriptions, and other documents in connection with granting the Easement to LCRA TSC, and recommends approval of the Easement to the Board of Trustees.

FINANCIAL IMPACT

NBU is accepting consideration in the amount of \$395,000.00 for the land rights needed by LCRA TSC.

LINK TO STRATEGIC PLAN

Customers and Community

Infrastructure and Technology

Stewardship

EXHIBITS

1. Resolution #2025-202
2. Exhibit A - Substation Easement Agreement
3. Appraisal