

RESOLUTION 2026 – RXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION (NBEDC) FOR A PROJECT EXPENDITURE OF \$26,800 FOR THE OPTION TO EXTEND THE PROJECT FEASIBILITY PERIOD FOR AN ADDITIONAL 90 DAYS PER THE PURCHASE CONTRACT BETWEEN MILDRED V. BARTELS AND JERALD D. VOGES AND THE NBEDC, PURSUANT TO SECTION 505.102 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, in 2016, the New Braunfels Economic Development Corporation (NBEDC) acquired a 16-acre site near Gruene Road and Common Street to support the extension of HD Supply; and

WHEREAS, for several reasons, the HD Supply expansion did not advance, and the land no longer had a designated use; and

WHEREAS, the NBEDC held a public hearing on August 17, 2023 and approved a project expenditure with Economic & Planning Systems, Inc., for a feasibility and planning study for the site – hereinafter referred to as “Phase 1”, and on September 11, 2023, the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for Phase 1 funding; and

WHEREAS, after the completion of Phase 1, the project required advancement to Phase 2 to continue the next stages of the site planning; and

WHEREAS, the NBEDC held a public hearing on July 18, 2024, and approved an expenditure for Phase 2 of the process, and on August 26, 2024, the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for Phase 2 funding; and

WHEREAS, during the Phase 2 process, staff was contacted by a real estate professional about the availability of five parcels on Gruene Road – adjacent to the existing Gruene 16 property; and

WHEREAS, the consultant, Economic & Planning Systems, Inc., advised the addition of these parcels would greatly advance the development opportunities of the Gruene 16 project as a whole; and

WHEREAS, the additional five parcels were then added to the Phase 2 process of urban planning and test fitting; and

WHEREAS, the NBEDC held a public hearing on May 15, 2025, to consider escrow and due diligence funding to secure the five parcels with a 9-month contract so these parcels would be included in the RFP/RFQ process for developer consideration; and

WHEREAS, on the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for the escrow and due diligence of the additional parcels; and

WHEREAS, staff has since identified the need to extend the feasibility period of these additional parcels to continue project development, planning and negotiations with the development team; and

WHEREAS, the existing contract allows for one extension of the feasibility period past the initial nine months for an addition 90 days; and

WHEREAS, the NBEDC held a public hearing on February 19, 2026, to consider the extension of the feasibility period for an additional 90 days; and

WHEREAS, after the public hearing and discussion of the project, the NBEDC approved the project expenditure; and

WHEREAS, Section 505.102 of the Texas Local Government Code authorizes the NBEDC to make this project expenditure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1: That the recommendation by the NBEDC to approve the expenditure of \$26,800 for the option to extend the project feasibility period for an additional 90 days per the Purchase Contract between Mildred V. Bartels and Jerald D. Voges and the NBEDC, is hereby approved.

SECTION 2: That this resolution shall become effective from and after the date of its passage.

PASSED AND ADOPTED by the City Council of the City of New Braunfels, Texas on this 23rd of March, 2026.

NEAL LINNARTZ, Mayor
City of New Braunfels, Texas

ATTEST:

GAYLE WILKINSON, City Secretary
City of New Braunfels, Texas