

**DRAFT - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF WEDNESDAY, MAY 8, 2024**

AGENDA

1. CALL TO ORDER

Chair Atanacio Campos called the meeting to order at 4:00PM.

2. ROLL CALL

Present: Vice Chair Nathan Manlove, Chard Nolte, Chair Atanacio Campos, Joe Turner, Kristen Pokky, Chris Snider (4:01PM), and Kat Balmos (4:06PM).

Absent: None

3. APPROVAL OF MINUTES

A) Approval of the February 12, 2024 regular meeting minutes
Chair Campos introduced this item.

Joe Turner motioned to approve the February 12, 2024 meeting minutes. Nathan Manlove seconded the motion which was approved unanimously.

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. DISCUSSION AND ACTION

A) Presentation, discussion, and possible action on Downtown Business Improvement & Preservation Grant applications received as of April 30, 2024

Jeff Jewell, Director of Economic and Community Development, presented five applications for the Board's review and consideration.

The first application is from Castell Haus (451 S. Castell Ave) to install outdoor lighting and replace joists, siding, and an existing access door. The requested grant amount is \$3,400 with plans to start the work in May. The second application is from Cowboys & Cadillacs (125

N. Castell) to install a new awning, neon sign, glass railing, and to complete rooftop tile work. The applicant requested the maximum amount available with plans to complete work in July. The third application is from La Belle Vie (214A W. San Antonio St.) to install exterior storefront windows, transom windows, and exterior signage. The applicant requested the maximum amount available with plans to complete the work in June. The fourth application is from Luxe Design Studio (214B W. San Antonio St.) to install a new awning, exterior signage, and to replace exterior brick. The applicant requested the maximum amount available with plans to complete the work in June. The fifth application is from Red Stag (204 W. San Antonio St.) to refresh and replace the existing exterior stucco. The applicant requested the maximum amount available with plans to complete the work in June.

Mr. Jewell reminded the Board of the remaining fund balance and indicated the fund would be restored at the beginning of the next fiscal year. It is anticipated the TIRZ 3 fund for FY25 will be larger than FY24.

The Board reviewed each application, discussed grant options, and asked the grant applicants in attendance clarifying questions about their projects. The Board agreed that the projects detailed on the applications from La Belle Vie, Luxe Design, and Red Stag would make the biggest impact to business facades downtown. Mr. Manlove motioned to approve grants to La Belle Vie (25% of project = \$8,932), Luxe Design (25% of project = \$7,834.26), and Red Stag (14% of project = \$8,233.74), Mr. Nolte seconded, and the grants were approved unanimously. The approval of the three grants depleted the balance of the grant allocation of the TIRZ 3 fund. The Board agreed to table the remaining two applications until FY25.

Staff will move the three approved grants forward for City Council approval in June.

6. STAFF REPORT

A) Presentation and update on Downtown projects, events, and initiatives
Mandi Scott, Economic and Community Development Manager, provided a Powerpoint presentation updating the Board on Downtown projects, events, and initiatives to include:

1. Downtown Parking - The W. San Antonio Ave. Lane reallocation

project is still in process. Plans are to continue with one lane in each travel direction and a center turn lane from Walnut to Main Plaza. Discussion is still underway on the options for adding additional parking spaces - either keeping parallel on both sides of the street or adding angled parking on the north side. The second reading of the Downtown Parking Exception Map is scheduled for the May 13 City Council meeting. If approved, the expanded map includes more properties in the Downtown parking exemption. The City's Urban Transit District was created and in 2025 a microtransit option will be implemented which will provide a flexible on-demand rideshare service throughout the City. Two-hour parking signs have been added on Seguin Ave and parking enforcement has expanded. Green pavement markers have been taken off the pavement and Spring Break parking lot occupancy counts were shared. A 24/7 data collection study is underway on the 200 block of W. San Antonio to provide insight on parking metrics at all hours of the day. Wayfinding is planned for private/paid and public/free parking lots - final design of the parking banners is pending. The Parking Committee's recommendations were presented to Council which encourage paid parking Monday - Sunday from 10am to 10pm beginning in January 2025. The first hour of parking will be free and each additional hour will be \$2 with \$10 maximum charged per day. The area for charged parking will be the same area where 2 hour parking rules currently exist. Ms. Scott reviewed the anticipated next steps for Downtown parking including a request for qualification solicitation for third-party enforcement and public information.

2. EDC Funded Projects - The NBEDC approved \$475k for final design of downtown right-of-way enhancements. These improvements will include signal replacement and permanent pedestrian bulb-outs at Academy and San Antonio, new signal and permanent pedestrian bulb-outs at Market and San Antonio, and pedestrian, landscaping, and lighting improvements in other areas. The NBEDC approved a \$1.5M grant to the New Braunfels Youth Collaborative to renovate the Mill St. Youth Center gymnasium. Completion is expected in 2025. The NBEDC approved \$7.2M for the Coll St. Drainage project. This work will include street repaving, sidewalks, landscaping, hardscape, pedestrian lighting, and address drainage from Castell to Market and place utilities underground from Castell to Comal. Construction is expected to begin in Summer 2026. The NBEDC approved \$1.2M to complete improvements to the Last Tuber's Exit. This work will include replacing the stairs and improving safety and access. The NBEDC

approved \$1M to complete improvements at the Landa Lake Dam. This project will increase the dam stability and address spillway erosion. Funding for these final two projects are pending City Council approval on May 13th.

3. General Fund Projects - Recent projects were completed Downtown, these include: Sidewalk pressure washing, removing unused sign footers to eliminate tripping hazards, lamp post painting, and the sidewalk banners were reinstalled. Ms. Scott is working to remove abandoned newspaper and publication boxes throughout Downtown.

4. Recent Downtown Events - Saengerfest was May 4th - Ms. Scott gave a brief update including fundraising partners and business engagement. She also requested feedback on the event be emailed to her attention so that she can share with the events team.

7. **ADJOURNMENT**

Chair Campos adjourned the meeting at 5:01PM.

By: _____
ATANACIO CAMPOS, CHAIR