

**DRAFT - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF MONDAY, MARCH 31, 2025**

AGENDA

1. CALL TO ORDER

Chair Chris Snider called the meeting to order at 1:02PM.

2. ROLL CALL

Present: Chris Snider, Kristen Pokky, Kat Balmos, Chad Nolte, Nathan Manlove, Atanacio Campos, and Joe Turner

Absent: None

3. APPROVAL OF MINUTES

A) Approval of the October 2, 2024 regular meeting minutes

Chair Snider introduced this item. Nathan Manlove motioned to approve the October 2, 2024 regular meeting minutes, Chad Nolte seconded the motion, and the minutes were 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 March 28, 2025

Chair Snider introduced this item. Jeff Jewell, Director of Economic and Community Development, provided a summary of four grant applications for the Board's review and consideration.

Application Summaries:

1. New Braunfels ELKS Lodge #2279 (353 S. Seguin Avenue) for five subprojects supporting a fire suppression system installation

2. New Braunfels Art League (239 W. San Antonio) to repair and preserve the front and left exterior brick walls

-- This is a reconsideration request for a grant previously approved in

October 2024. Due to a permitting deadline issue, the grant was withdrawn, the project was not started, and funds were not issued.

3. La Belle Vie (214 W. San Antonio) for new exterior signage

4. Red Stag (204 W. San Antonio) for the repair and reinforcement of the awning

The Board reviewed each grant application, discussed the grant options, and asked grant applicants in attendance clarifying questions about their projects.

Kat Balmos motioned to approve a grant in the amount of \$13,065.50 to the New Braunfels Art League to support the repair and preservation of their front and left exterior brick walls, Joe Turner seconded the motion, and it was unanimously approved.

Joe Turner motioned to approve a grant in the amount of \$5,068.75 to the ELKS Lodge to support the design of a fire sprinkler system and fire alarm flow test, Nathan Manlove seconded the motion, and it was unanimously approved. Kristen Pokky motioned to approve a grant in the amount of \$7,297.49 to support attic repairs, the motioned lacked a second, and the grant was not approved. Joe Turner motioned to approve a grant in the amount of \$2,875 to the ELKS Lodge to support the installation of a fire alarm system, Kat Balmos seconded the motion, and it was unanimously approved.

Remaining applicants were encouraged to reapply for future TIRZ 3 Board consideration.

Staff will move the approved grants forward to City Council approval in late April.

6. STAFF REPORT

A) Presentation and update on Downtown projects, events, and initiatives.

Chair Snider introduced this item. Mandi Scott, Economic and Community Development Manager, provided a presentation updating the Board on Downtown projects, events, and initiatives to include: the Traffic Signal Box Art Program, a vacant building window display, recent Council presentations and actions on Downtown items, the Arts and Culture Master Plan, a recent Downtown Workshop with Texas Downtown, sidewalk completion project at Market Plaza, updates on

Downtown parking initiatives, upcoming parking ordinance changes, Downtown parking community engagement opportunities, recent and upcoming Downtown events, and Historic Preservation Month (May) highlights.

Ms. Scott answered questions from the Board.

B) Presentation and discussion on TIRZ 3 FY24 financials and possible action to amend FY25 earmarked funds

Chair Snider introduced this item. Mr. Jewell presented a high-level summary on the TIRZ 3 fund balance and anticipated revenue for FY26. Mr. Jewell reminded the Board about the goals of the TIRZ 3 fund to include funding grants, holding a reserve balance for a potential future capital project, while also addressing projects like parking. Mr. Jewell answered questions from the Board and will seek feedback from our Budgeting team on outstanding questions and report back at the next meeting. Per the direction of the Board, staff will provide prior funding details on any new future applications.

7. ADJOURNMENT

Chair Snider adjourned the meeting at 2:03PM.

By: _____
CHRIS SNIDER, CHAIR