

**DRAFT - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF MONDAY, FEBRUARY 12, 2024**

AGENDA

1. CALL TO ORDER

Chair Atanacio Campos called the meeting to order at 9:00 AM.

2. ROLL CALL

Present: Nathan Manlove, Chad Nolte, Atanacio Campos, Joe Turner, and Chris Snider

Absent: Kristen Pokky and Kat Balmos

Also in Attendance: Jean Drew, Assistant Director of Planning and Development

3. APPROVAL OF MINUTES

A) Approval of the August 25, 2023 meeting minutes
Chair Campos introduced this item.

Joe Turner motioned to approve the August 25, 2023 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 January 31, 2024

This item was addressed after the Item 6 Staff Report.

Chair Campos introduced this item.

Jeff Jewell, Director of Economic and Community Development,

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presented two grant applications for the Board's review and consideration. The first is from Celebrations to replace their sign, replace fascia boards, and install a new metal roof. The requested amount for the project is \$5,000 with plans to start the work in early March. Photographs of the existing fascia boards and sign was provided to the Board for review. The second application is from Altar Space Crystals to install new outdoor lighting in the rear of the property. The requested amount for the project is \$1,500 with plans to start work in late March. Photographs of the proposed lighting project were provided to the Board for review. Mr. Jewell shared that an additional application is pending but not ready to present to the Board as staff are awaiting additional information with the application. This third pending application is for the same building in which Altar Space Crystals leases a space - the second applicant.

Mandi Scott, Economic and Community Development Manager, read both applications to the Board. Both Ms. Scott and Mr. Jewell answered questions of the Board.

After discussion, the Board unanimously agreed to approve the application from Celebrations and to table the application from Altar Space Crystals for review again at the next meeting. Staff will move the grant for Celebrations forward for City Council approval.

6. STAFF REPORT

A) Presentation and update on Downtown Projects

This item was addressed before Item 5 Discussion and Action.

Chair Campos introduced this item.

Mandi Scott, Economic and Community Development Manager, provided a Powerpoint presentation updating the Board on Downtown projects to include the proposed San Antonio Street Narrowing project, the expansion of the Downtown Parking Exception map - as proposed by the Planning Department.

Jean Drew, Assistant Director of Planning and Development, shared additional information on the proposed Parking Exception map, reminded the Board about the pending Land Development Ordinance, and answered questions of the Board.

Additionally, Ms. Scott provided updates on the Downtown Board's Parking Committee's recommended changes to Downtown public parking enforcement/regulation - the Downtown Board will soon make official parking recommendations to the City Council based on the Committee's recommendations. She also shared information about upcoming planned city-wide transportation changes and a summary of the Downtown projects the NBEDC is actively funding.

Ms. Scott answered questions from the Board.

7. **ADJOURNMENT**

Chair Campos adjourned the meeting at 9:40 AM.

By: _____
ATANACIO CAMPOS, CHAIR