



**CITY OF NEW BRAUNFELS, TEXAS
ECONOMIC DEVELOPMENT CORPORATION
MEETING
CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**



THURSDAY, APRIL 17, 2025 at 5:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the March 13, 2025 regular meeting minutes. [25-439](#)

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.

5. TREASURER'S REPORT

A) Presentation and discussion on the April 2025 [25-440](#)
Treasurer's Report

6. ADVISORY REPORT

A) Presentation and update from the SPARK Small [25-441](#)
Business Center

7. DISCUSSION AND POSSIBLE ACTION

A) Presentation and update on the Dry Comal Creek Trail [25-314](#)
Segments 2 & 3 Feasibility Study findings

B) Presentation and discussion on a proposed economic [25-442](#)
development incentive to Northeast Lakeview College at
New Braunfels for an expansion project to promote
workforce training and education.

C) Discussion and possible action to approve an [25-443](#)
amendment to the existing Headwaters at the Comal
Economic Development Agreement

D) Public hearing, discussion, and possible action [25-450](#)
approving a project expenditure, of up to \$2,300,000, to
the Headwaters at the Comal for the completion of
construction, pursuant to Section 505.152 of the Texas

Local Government Code.

8. EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.071, the Board reserves the right to retire into executive session concerning the items listed on this agenda to consult with its attorney. In addition, the Board may convene in executive session on any of the following items, with any final action being taken in open session:

- A) Deliberate issues regarding economic development [25-452](#)
negotiations in accordance with Section 551.087 of the
Texas Government Code:
 - 1. Project Ellie
 - 2. Project Shoot
 - 3. Project Bovine
 - 4. Project Nemo
 - 5. Project Chester
 - 6. Northeast Lakeview College
 - 7. Project Spigot
 - 8. Project Alamo
- B) Deliberate and consider the purchase, exchange, lease, [25-453](#)
contract terms, due diligence, or value of real property in
accordance with Section 551.072 of the Texas
Government Code:
 - 1. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169,
1.14, 1.0, and 2.437

9. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Economic Development Corporation Agenda Item Report

550 Landa Street
New Braunfels, TX

4/17/2025

Agenda Item No. A)

SUBJECT:

Approval of the March 13, 2025 regular meeting minutes.

DEPARTMENT: Economic and Community Development

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, MARCH 13, 2025**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 5:00PM.

2. ROLL CALL

Present: Tera Thompson, Jason Hurta, Kathy Meurin, Don Austin, Larry Hammonds, Shane Hines, and Kristen Carden (5:02PM).

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the February 20, 2025 regular meeting minutes

President Hines introduced this item. Director Hurta motioned to approve the February 20, 2025 regular meeting minutes, Director Austin 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. TREASURER'S REPORT

A) Presentation and discussion on the March 2025 Treasurer's Report

President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 6.3% decrease in sales tax collections for January; current period collections decreased by 7.6% as compared to January 2024. Despite collections being down, sales tax revenue is still projected to meet budgeted expectations. Mr. Werner shared additional graphs indicating projected revenues, current commitment projections, infrastructure investments, the projected capacity of additional expenditures, and the proposed ending fund balance to FY27.

Mr. Werner answered a question from the Board.

6. DISCUSSION AND POSSIBLE ACTION

A) Presentation and update on NBEDC-funded Capital Projects

President Hines introduced this item. Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented on this matter. Mr. McClelland provided updates on nine-NBEDC funded projects by outlining schedules for design, utility relocation, bidding, and construction. Additional updates were provided for the Zipp Family Sports Park, Citywide Pedestrian Improvements - Phase 2, and the Northwest Community Park.

B) Discussion and possible approval of a second amendment to the existing Texas Tito's NBEDC Economic Development Agreement

President Hines introduced this item. Jeff Jewell, Director of Economic and Community Development, presented on this matter. Mr. Jewell provided a background for the economic development incentive and the first approved amendment which required Tito's to commence operations at their new facility by June 30, 2024 and shifted employment & taxable value requirements by one year. The proposed second amendment would push the operations start date to December 31, 2024 and is being requested because of federal permitting challenges with a floodplain revision. Texas Tito's received their Certificate of Occupancy in October 2024.

Director Hammonds recused himself from the vote for this item. Director Austin motioned to approve the second amendment to the existing Texas Tito's NBEDC Economic Development Agreement, Director Meurin seconded the motion, and the item was approved.

7. EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.071, the Board reserves the right to retire into executive session concerning the items listed on this agenda to consult with its attorney. In addition, the Board may convene in executive session on any of the following items, with any final action being taken in open session:

A) Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:

1. Project Nemo
2. Project Ellie
3. Project Shoot

4. Project Bovine
5. Northeast Lakeview College
6. Headwaters at the Comal

President Hines introduced this item. The Board adjourned to Executive Session at 5:22PM. The items were discussed in the following order: Headwaters at the Comal, Project Nemo, Project Ellie, Project Bovine, Project Shoot, and Northeast Lakeview College. No action was taken.

B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:

1. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437

President Hines introduced this item. The Board discussed this item and no action was taken. The Board returned to open session at 6:13PM.

8. ADJOURNMENT

President Hines adjourned the meeting at 6:13PM.

By: _____
SHANE HINES, PRESIDENT



Economic Development Corporation Agenda Item Report

550 Landa Street
New Braunfels, TX

4/17/2025

Agenda Item No. A)

SUBJECT:

Presentation and discussion on the April 2025 Treasurer's Report

DEPARTMENT: Finance

April NBEDC Treasurer's Report

April 12, 2025

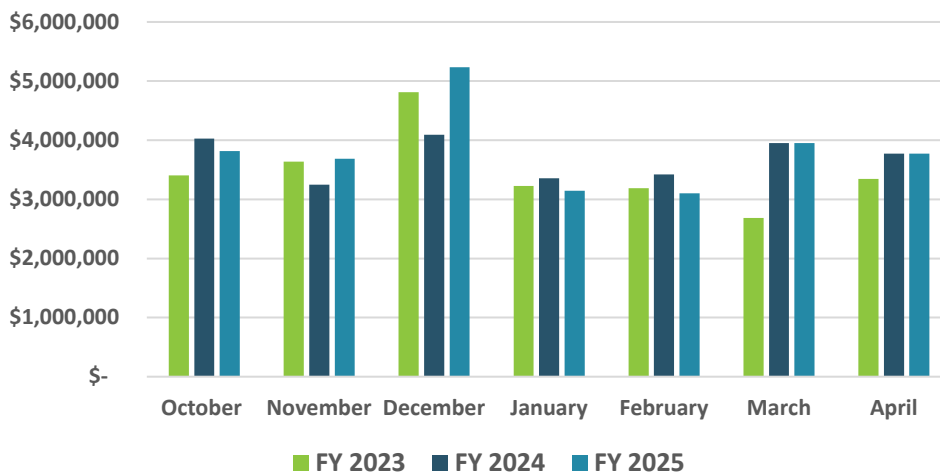
Overview

The Monthly treasurer's report provides updates on sales tax performance, projected revenue streams, projected commitments, and expenditure timing. The NBEDC's financial commitments typically span multiple fiscal years; therefore, the report is formatted to project its financial position over the next five years.

Sales Tax

Compared to February of last year, total sales tax collections for February decreased by -9.3%, and current period collections decreased by -11.8%. Collections continue to exhibit a volatile pattern, reflecting nationwide economic uncertainty. After all adjustments are removed, FY 2025 sales tax collections are down -4.8% compared to FY 2024.

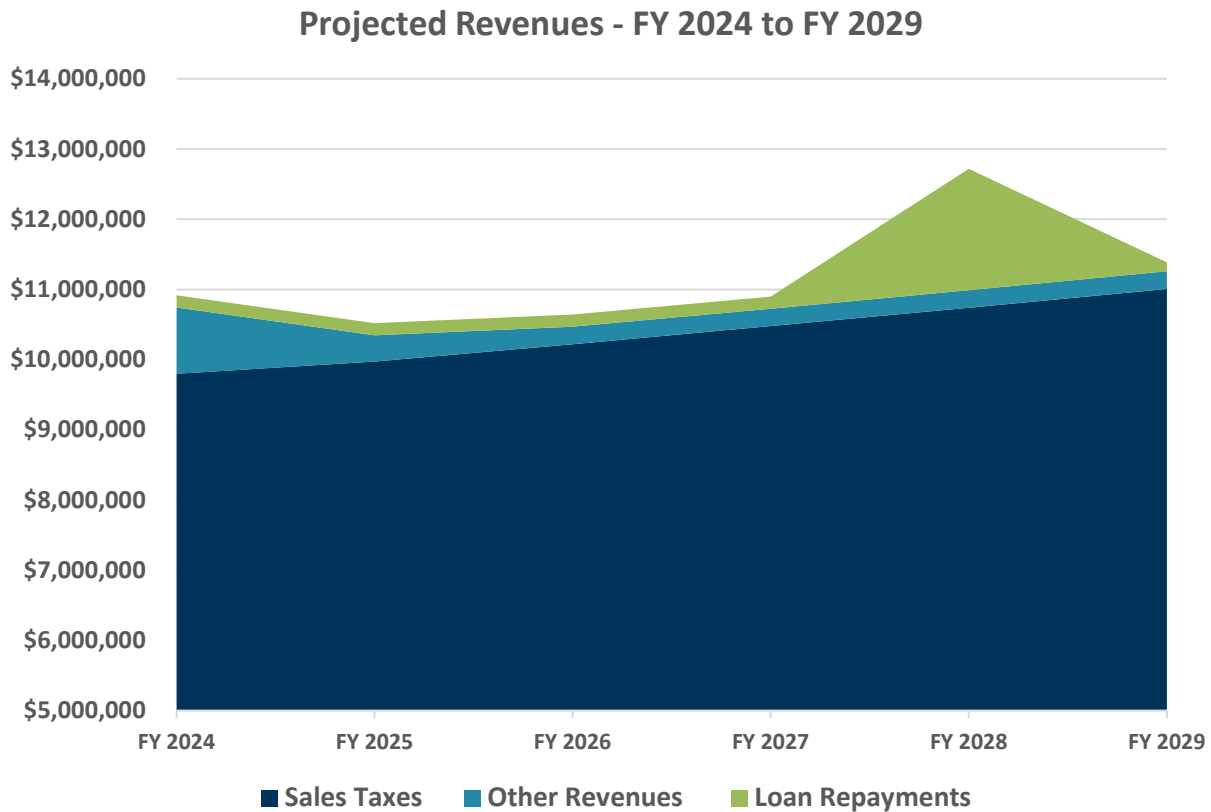
Gross Sales Tax Collections



For more information contact:

Jared Werner
Assistant City Manager
jwerner@newbraunfels.gov
830-221-4385

Revenues



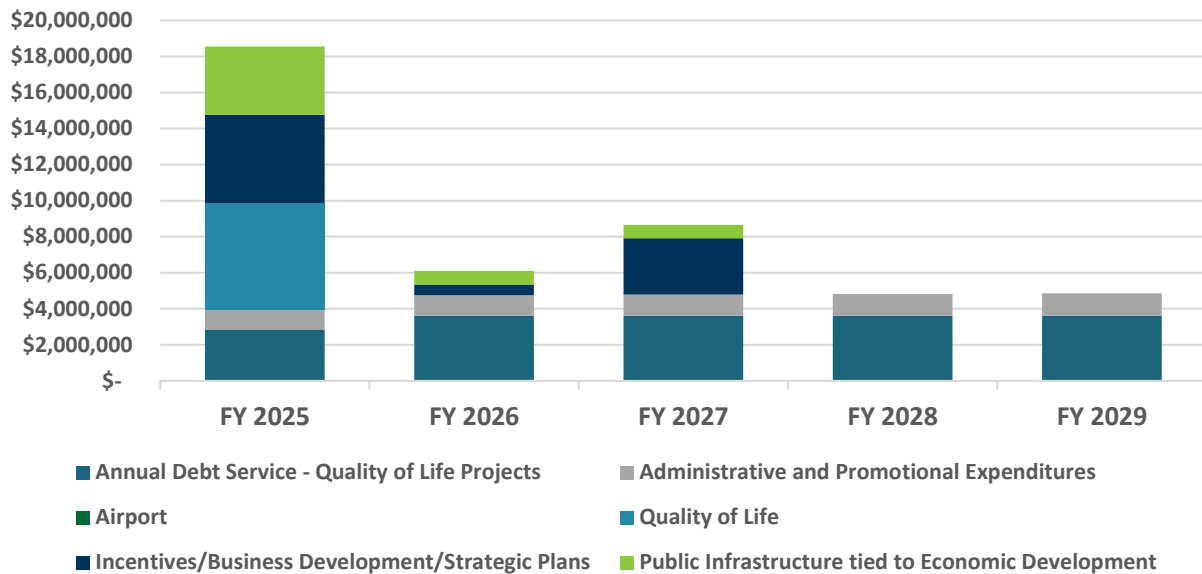
Revenue Summary						
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Sales Taxes	\$ 9,796,748	\$ 9,971,118	\$ 10,220,395	\$ 10,475,905	\$ 10,737,803	\$ 11,006,248
Other Revenues	\$ 944,135	\$ 375,000	\$ 250,000	\$ 250,625	\$ 251,252	\$ 251,880
Loan Repayments	\$ 172,954	\$ 172,954	\$ 172,954	\$ 172,954	\$ 1,728,954	\$ 128,954
Total Revenues	\$ 10,913,837	\$ 10,519,072	\$ 10,643,349	\$ 10,899,484	\$ 12,718,009	\$ 11,387,082

Sales Taxes- The graph and table above reflect the projected sales tax collections through FY 2029. The projections assume a growth of 2.0% annually.

Loan Repayments- The NBEDC began receiving loan repayments from the New Braunfels Regional Airport in FY 2022 (ten years) and ASA properties in FY 2023 (five years with a balloon payment in year six – recognized in FY 2028 above).

Total NBEDC Expenditures – Current Commitments

Current Commitment Projections - FY 2024 to FY 2029



	Summary					
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Administrative and Promotional Expenditures	\$ 1,105,386	\$ 1,138,548	\$ 1,172,704	\$ 1,207,885	\$ 1,244,122	\$ 1,281,445
Airport	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -
Quality of Life	\$ 5,891,865	\$ -	\$ -	\$ -	\$ -	\$ -
Incentives/Business Development/Strategic Plans	\$ 4,903,854	\$ 596,576	\$ 3,124,653	\$ -	\$ -	\$ -
Public Infrastructure tied to Economic Development	\$ 3,790,533	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -
Annual Debt Service - Quality of Life Projects	\$ 2,862,406	\$ 3,611,964	\$ 3,613,564	\$ 3,615,289	\$ 3,612,439	\$ 3,614,839
Total Expenditures	\$ 18,556,544	\$ 6,097,088	\$ 8,660,921	\$ 4,823,174	\$ 4,856,561	\$ 4,896,285

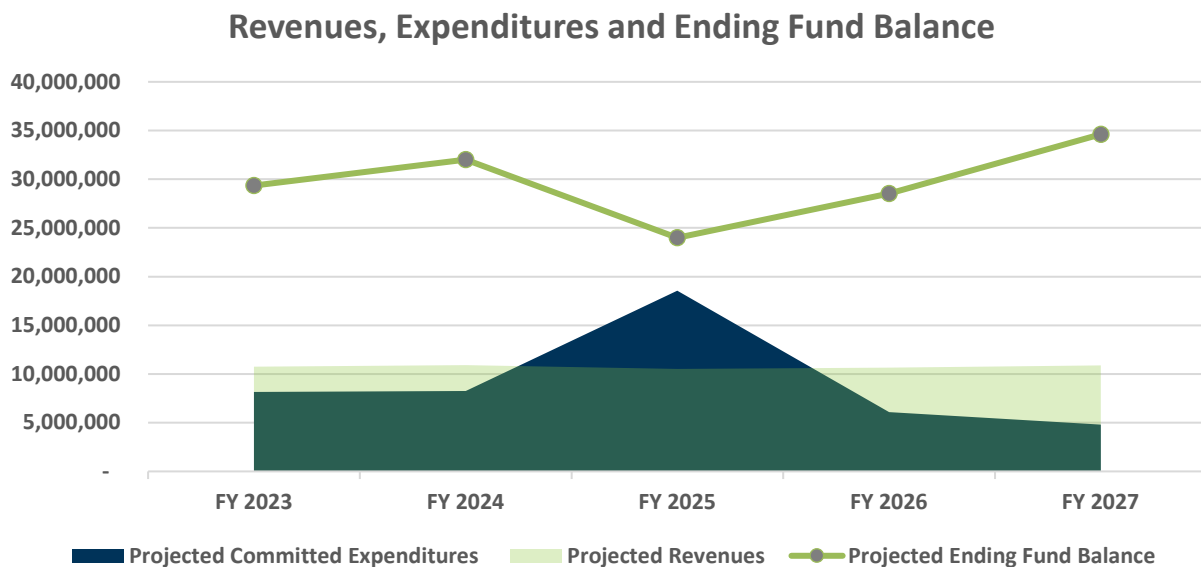
The projections above include all current commitments of the NBEDC, including those most recently approved, including the intersection improvements for Kohlenberg Road. The NE Parkland acquisition and Castell Avenue phase 1 project (Coll Street Drainage) are reflected in the debt service category.

Future Commitments – Infrastructure/Quality of Life investments

Infrastructure Investment	Project Estimate	Previously Approved by NBEDC	Remaining Investment to be considered
Downtown ROW Enhancements - Phase 1	\$ 4,191,759	\$ 674,920	\$ 3,516,839
West Alligator Creek Trail	\$ 2,000,000	\$ 2,000,000	-
Kohlenberg Road Design Services	\$ 1,308,404	\$ 1,308,404	-
Citywide Pedestrian Improvements - Phase 1	\$ 1,850,007	\$ 1,850,007	-
Landa Lake Dam & Spillway	\$ 1,215,000	\$ 1,215,000	-
Comal River Improvements - Last Tuber's Exit	\$ 1,362,812	\$ 1,362,812	-
Castell Avenue Phase 1 - Coll Street Drainage Construction	\$ 7,200,000	\$ 7,200,000	-
Common Street Pedetrian Improvements	\$ 700,000	\$ 700,000	-
Feasibility & Conceptual Design - Dry Comal Creek Trail	\$ 485,584	\$ 485,584	-
Totals	\$ 20,313,566	\$ 16,796,727	\$ 3,516,839

Financial Summary – Revenues, Committed Expenditures, and Projected Fund Balance

The graph above summarizes estimated revenues, committed expenditures, and changes in fund balance/Reserves based on current commitments.



Economic Development Corporation Agenda Item Report

4/17/2025

Agenda Item No. A)

PRESENTER:

Ron Richardson, Certified Business Advisor at SPARK Small Business Center

SUBJECT:

Presentation and update from the SPARK Small Business Center

BACKGROUND INFORMATION:

The New Braunfels Economic Development Corporation (NBEDC) has an active grant agreement with the SPARK Small Business Center for the operation of at Small Business Development Center satellite office of the University of Texas at San Antonio. The agreement spans from October 1, 2024 to September 30, 2025. As part of the agreement, SPARK representatives are to provide quarterly reports and two in-person presentations to the NBEDC each year. This is the first of two due to the NBEDC.

Spark Small Business Center Quarterly Report to the New Braunfels Economic Development Corporation

January 1st – March 31st, 2025



Spark Office Summary

	Quarter 1	Quarter 2	Total
Business Plans Created	11	12	23
New Business Starts/Expansions	3	4	7
Number of Jobs Created/Retained	15	18	33
Capital Infusion (Loans by banks or private sources)	\$610,000	\$372,000	\$982,000



Community Outreach & Networking

Date	Event
Weekly	Rotary Meetings throughout Quarter
Monthly	Downtown Association General Meetings
Monthly	NB Chamber of Commerce Mixers
Monthly	Meetings with Business Advisory, Small Business of the Year, Education Partnership, and Business Expo Committees
Various	Ribbon Cuttings throughout the Year





Spark SBC and Westside Community Center

Beginning in June, Spark SBC and the Westside Community Center are partnering to provide small business advising on location.

This collaboration brings entrepreneurial resources directly to an underserved neighborhood.

Local business owners can access guidance without traveling to the main office.

Additional partnership opportunities are being explored to expand community impact.

Training Events

Date

Training

- | | |
|-----------|--|
| • 1/7/25 | • Start Smart – Webinar via Zoom |
| • 1/23/25 | • ABCs of Lending & Ask a Business Advisor |
| • 1/30/25 | • Start Smart – Webinar via Zoom |
| • 2/10/25 | • Start Smart – Webinar via Zoom |
| • 2/27/25 | • Start Smart – Webinar via Zoom |
| • 3/24/25 | • Start Smart – Webinar via Zoom |



New/Expansion Client Businesses



Comal Pops



La Bal De Noce




The Hungry Waffle




Otto's Cheese Shop


Spark Google Reviews



Angeline Fletcher
4 reviews · 16 photos

 6 days ago **NEW**

Ron is incredibly knowledgeable and helpful. I have had several meetings with him and he has connected me with resources and information that I needed. Very grateful for the help!




sara Vinson
Local Guide · 15 reviews · 26 photos

 a week ago **NEW**


UTSA has an amazing (free) program to help small businesses start up. They offer a lot of amazing webinars to get you the training, support and resources needed to start your new business. You don't even have to be a student or former student.

UTSA even offers a local Branch in most cities. They will pair you with a local business mentor who will meet with you one on one (Via Zoom or in person). My mentor Ron Richardson Spent several hours with me in our initial meeting And he was both helpful and genuinely interested in the success of my businesses.

I highly recommend using these amazing resources that UTSA and the city of New Braunfels provide.



Michael Reed
7 reviews

 3 weeks ago **NEW**

Fantastic experience meeting Ron Richardson. He was attentive, listened well, asked appropriate questions, offer advice, and provided additional contacts. Well worth the effort.

Spark SBC Future Ideas



4/17/2025

Agenda Item No. A)

PRESENTER:

Scott McClelland, Assistant Director of Transportation and Capital Improvements

SUBJECT:

Presentation and update on the Dry Comal Creek Trail Segments 2 & 3 Feasibility Study findings

DEPARTMENT: Transportation and Capital Improvements

COUNCIL DISTRICTS IMPACTED: 1

BACKGROUND INFORMATION:

On September 21, 2022, in a quarterly workshop meeting, staff presented the New Braunfels Economic Development Corporation (NBEDC) with results of a survey in which the Board ranked eligible economic development projects. The Dry Comal Creek Trail Segment 2 Feasibility Study was ranked as the 9th highest priority.

The City of New Braunfels Dry Comal Creek Greenway Master Plan (Greenway Master Plan) began the effort of programming pedestrian and bicycle trails along the Dry Comal Creek in 2018. The master plan indicated that there are four distinct segments of the project. The subject of this scope of work is the feasibility of the second and third segments of the Dry Comal Creek Trail. Due to the relatively short length of Segment 3 and to provide continuity between segments, Staff recommended completing the feasibility study for Segments 2 and 3 concurrently. Segment 2 begins at Walnut Avenue and extends westward to Loop 337 near the New Braunfels Little League fields. Segment 3 begins at Loop 337 and extends westward to Altgelt Lane. The total trail length is approximately 2.44 miles.

Each trail project has its own unique set of constraints that dictate how the trail can be developed. The goal of the feasibility study is the identification of project constraints and estimated project cost for each trail segment.

On July 20, 2023, the NBEDC approved a project expenditure to fund the feasibility studies for Segments 2 and 3. The New Braunfels City Council approved the project expenditure at their August 14, 2023 meeting.

This presentation will provide an update on the findings of the study.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☒ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

4/17/2025

Agenda Item No. B)

PRESENTER:

Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce
Dr. Veronica Garcia, President, Northeast Lakeview College
Sharon Nittinger, Director, Northeast Lakeview College at New Braunfels

SUBJECT:

Presentation and discussion on a proposed economic development incentive to Northeast Lakeview College at New Braunfels for an expansion project to promote workforce training and education.

DEPARTMENT: Economic and Community Development

COUNCIL DISTRICTS IMPACTED: 2 & 4

BACKGROUND INFORMATION:

Alamo Colleges' Northeast Lakeview College (NLC) has operated an extension location at the Central Texas Technology Center since the Fall 2023 semester. During this first semester, 125 students were enrolled in 10 courses. Significant enrollment growth has occurred and for the Spring 2025 semester, 400 students are enrolled in 25 courses. Since 2023, NLC has invested operationally by funding marketing, infrastructure, rebranding, and technology improvements; and with personnel investments by hiring a DPS Officer, Lab Technician, Academic Programs Specialist, College Services Coordinator, Faculty, Admin Support Specialists, Advisors, and a Director. Total NLC investments at the Central Texas Technology Center surpass \$1M. The present location is at capacity and the educational and training needs of the community are still in high demand.

NLC has invested \$13.6M to acquire a 58,000+ square foot commercial building at the corner of Old FM 306 and Sundance Parkway and anticipates opening doors for classes in the Fall of 2026. NLC also has the adjacent 2.2 acres under contract for future facility expansion. NLC's plans are to expand course offerings and enrollment potential to include construction management, engineering technology, and logistics and supply chain management and to relocate the allied health, natural sciences, and information technology programs. To accommodate and prepare the space for these eventual offerings, NLC will need to upgrade the facilities at an approximate cost of \$8 million.

This presentation will outline NLC's next steps and identify funding sources and outstanding needs.

ISSUE:

NLC at New Braunfels is planning an expansion and relocation from the Central Texas Technology Center. Funding is being requested to help support this transition.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

There is no fiscal impact for this presentation.

RECOMMENDATION:

NBEDC to provide staff the direction to move forward with next steps and possible action.

4/17/2025

Agenda Item No. C)

PRESENTER:

Mandi Scott, Economic and Community Development Manager

SUBJECT:

Discussion and possible action to approve an amendment to the existing Headwaters at the Comal Economic Development Agreement

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:**

Headwaters at the Comal (“Headwaters”) was established in 2017 to restore 16 acres of real property (333 E. Klingemann Street) adjacent to the Comal Sprints and Comal River system into an environmental education center highlighting the cultural and environmental significance of the Comal Springs. The planned education center is a 6,400 square foot air-conditioned building with indoor spaces for education programs, community meetings, a kitchen, public restrooms and an open-air exhibit space.

On March 31, 2022, the New Braunfels Economic Development Corporation approved a \$1.2M grant to the Headwaters to modify, renovate, construct, and expand the education center on the site - City Council approved this grant by Resolution 2022-R29 on April 11, 2022. The agreement detailed requirements for the grant as well as a construction completion deadline (I.3) 36 months from the date of the agreement’s execution (May 10, 2022). At present, the construction completion is expected for March 2027 due to delays caused by unexpected archeological discoveries at the site and cost escalation which resulted in a funding shortfall.

This proposed amendment would extend the existing construction deadline an additional 22 months to align with the updated Headwaters’ expected completion. If approved, staff will take the amendment to City Council for approval on May 12, 2025.

ISSUE:

The existing Economic Development Agreement between the New Braunfels Economic Development Corporation and Headwaters at the Comal includes a construction completion deadline which will not be met. An amendment extending this deadline an additional 22 months is being proposed to align with the anticipated completion date.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☒ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

There is no fiscal impact for extending the construction deadline in the existing contract.

RECOMMENDATION:

Staff recommends approval of the amendment to extend the construction deadline by 22 months.

**FIRST AMENDMENT TO THE CONTRACT BETWEEN THE NEW BRAUNFELS ECONOMIC
DEVELOPMENT CORPORATION AND THE HEADWATERS AT THE COMAL**

This Amendment to the Contract between the New Braunfels Economic Development Corporation and Headwaters at the Comal (Headwaters), is made and entered into by and between the New Braunfels Economic Development Corporation, a Non-Profit Corporation of the State of Texas, hereinafter referred to as “NBEDC”, acting by and through its duly authorized officers, and Headwaters at the Comal, a Non-Profit Corporation of the State of Texas, hereinafter referred to as “Headwaters”, acting by and through its offers:

WITNESSETH

I.

WHEREAS, under the authority granted to the NBEDC by Texas Local Government Code 505.152, upon the recommendation of the NBEDC at its meeting on March 31, 2022, the City Council of the City of New Braunfels, Texas on April 11, 2022 by Resolution 2022-R29, approved a grant in the amount of \$1,200,000 be provided to Headwaters for the modification, renovation, and improvement of the existing facilities at 333 E. Klingemann to create an education and exhibition space, conference and meeting rooms, visitor’s center, and restroom facilities (the “Center”); and

WHEREAS, the NBEDC and Headwaters entered into a contract (the “Agreement”) on the 10th of May, 2022, pursuant to terms and conditions outlined in said Agreement; and

WHEREAS, Section I (3) of the Agreement required that the improvements made pursuant to the Agreement must be completed within the latter of thirty-six (36) months of the date that the Agreement was executed or as agreed upon by the NBEDC and Headwaters according to Headwater’s construction schedule; and

WHEREAS, unexpected archeological discoveries at the site and cost escalation resulting in a funding shortfall have caused the required improvements to not be complete by May of 2025; and

WHEREAS, Headwaters expects an additional twenty-two (22) months will be required to complete the required improvements; and

WHEREAS, Section III of the Agreement allows for the modification of the terms of the grant Agreement so far as both parties agree in writing; and

WHEREAS, the NBEDC and Headwaters desire to amend the existing Agreement pursuant to the proposed Amendment hereinafter provided.

NOW, THEREFORE, for and consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the NBEDC and Headwaters agree as follows:

AMENDMENT

II.

1. Section I. (3) of the Agreement is hereby amended to the following:

(3). Improvements to the CENTER will be completed by the latter of fifty-eight (58) months of the date that this Agreement is executed by the parties or as agreed upon by the NBEDC and Headwaters according to Headwaters' construction schedule.

IN WITNESS WHEREOF, this First Amendment is executed in multiple original counterparts, but being one and the same instrument, effective as of _____ day of _____, 2025.

**NEW BRAUNFELS ECONOMIC
DEVELOPMENT CORPORATION**

Shane Hines, President

Larry Hammonds, Secretary

HEADWATERS AT THE COMAL

Nancy Pappas, Managing Director

Before me, _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the same as the act of the HEADWATERS AT THE COMAL, for the purposes and consideration therein expressed.

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

4/17/2025

Agenda Item No. D)

PRESENTER:

Mandi Scott, Economic and Community Development Manager

SUBJECT:

Public hearing, discussion, and possible action approving a project expenditure, of up to \$2,300,000, to the Headwaters at the Comal for the completion of construction, pursuant to Section 505.152 of the Texas Local Government Code.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:**

The New Braunfels Economic Development Corporation (“NBEDC”) approved an initial grant of \$1.2M for the initiation of the Headwaters at the Comal project in March 2022. Since then, significant improvements have been completed at the site to include: main building repurposing, adding a front drive through, installation of recycled concrete pavers, hardscape features, rainwater cisterns and archeological discoveries. Additional work planned will complete the formal front entrance and picnic commons, air-conditioned spaces, visitor’s center, multiple meeting spaces and public restroom facilities; and an adjacent parking lot to support access to the Headwaters.

The NBEDC met on February 20, 2025 to consider a request from the Headwaters at the Comal for up to \$2,300,000 to complete construction of the project. If this second grant is approved, the item will move for City Council approval on May 12, 2025.

ISSUE:

Additional funds are being requested by the Headwaters at the Comal to complete construction of the project at 333 E. Klingemann Street.

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☒ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

The not to exceed amount for this second grant is \$2,300,000; the NBEDC has sufficient funds to approve this expenditure.

RECOMMENDATION:

Staff recommends approval of the \$2,300,000 for the completion of Phase 2 construction of the Headwaters at the Comal project.

Economic Development Corporation Agenda Item Report

4/17/2025

Agenda Item No. A)

SUBJECT:

Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:

1. Project Ellie
2. Project Shoot
3. Project Bovine
4. Project Nemo
5. Project Chester
6. Northeast Lakeview College
7. Project Spigot
8. Project Alamo

Economic Development Corporation Agenda Item Report

4/17/2025

Agenda Item No. B)

SUBJECT:

Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:

1. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437