

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ  
REGULAR MEETING OF WEDNESDAY, SEPTEMBER 11, 2024**

**AGENDA**

**1. CALL TO ORDER**

**Vice Chair Nathan Manlove called the meeting to order at 4:05PM.**

**2. ROLL CALL**

**Present: Kristen Pokky, Chad Nolte, Nathan Manlove, Atanacio Campos, and Joe Turner**

**Absent: Chris Snider and Kat Balmos**

**Also Present: Valeria Acevedo, City Attorney**

**3. 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.**

**4. DISCUSSION AND POSSIBLE ACTION**

A) Discussion and possible action to approve a resolution adopting an amended Project and Financing Plan for New Braunfels Downtown Tax Increment Reinvestment Zone Number Three and recommending the New Braunfels City Council to approve and adopt the amendment.

**Vice Chair Manlove introduced this item.**

**Jeff Jewell, Director of Economic and Community Development, presented a brief overview and discussed the proposed amendments to the Project and Financing Plan. A similar item was presented to the TIRZ 3 Board at its last meeting, but additional steps are needed to meet legal requirements. These amendments are related to the NBU Headquarters building Downtown and a future project which will redevelop the property. A complete RFQ process was completed in 2020 and one development team was put forward as the highest-ranked development group - their project was named "The Mainzer." Both NBU and The Mainzer team entered into exclusive negotiations, but ultimately no agreement was made for the price of**

the property. The project was then abandoned. NBU has plans to move to a new Headquarters in 2027 and the building will then be vacant. In May 2024, the New Braunfels Economic Development Corporation agreed to fund the transfer of the property from NBU to the City of New Braunfels and staff and City Council are recommending to continue working with the original Mainzer development team to bring forth the project. The proposed amended changes include adding the hospitality category as an eligible project and will allow for the potential lease, sale, or grant of the property at some point in the future.

The Board discussed the item and Mr. Jewell and Ms. Acevedo answered questions from the Board.

Mr. Campos motioned to approve the resolution adopting the amended Project and Financing Plan, Mr. Nolte seconded the motion, and the item was approved unanimously.

B) Discussion and possible action to schedule an October 2024 TIRZ 3 meeting

Vice Chair Manlove introduced this item.

Mandi Scott, Economic and Community Development Manager, provided three upcoming dates for the next TIRZ 3 Board Meeting. Board consensus selected October 2nd at 4:00PM. Staff will submit entire grant applications to the Board before future meetings where grants are reviewed.

## 5. ADJOURNMENT

Vice Chair Manlove adjourned the meeting at 4:34PM.

By: \_\_\_\_\_  
CHRIS SNIDER, CHAIR