



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



THURSDAY, APRIL 18, 2024 at 5:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the March 21, 2024 regular meeting minutes [24-516](#)
- B) Approval of the April 1, 2024 special-called meeting minutes [24-517](#)

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 2024 Treasurer's Report [24-493](#)

6. DISCUSSION AND ACTION

- A) Presentation and update from the SPARK Small Business Center [24-495](#)
- B) Public hearing, discussion, and possible action approving an expenditure of up to \$1,000,000 to the City of New Braunfels for the construction of the Landa Lake Dam & Spillway Improvements, a project authorized under 505.152 of the Texas Local Government Code. [24-496](#)
- C) Public hearing, discussion, and possible action approving an expenditure of up to \$1,200,000 to the City of New Braunfels for the construction of the Last Tuber's Exit Improvements, a project authorized under 505.152 of the Texas Local Government Code. [24-498](#)
- D) Presentation and update on the New Braunfels National Airport [24-494](#)
- E) Presentation and discussion on a proposed project [24-521](#)

expenditure for the construction of package 2 of Citywide
Pedestrian Improvements

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 [24-518](#) negotiations in accordance with Section 551.087 of the Texas Government Code:
 - 1. Project Glass
 - 2. Project Pine Tree
 - 3. Project Steel
 - 4. Project Gather
- B) Deliberate and consider the purchase, exchange, lease, [24-519](#) or value of real property, in accordance with Section 551.072 of the Texas Government Code:
 - 1. A-1 SUR-1 AM Esnaurizar, Acres 239.708
 - 2. NBU Headquarters

8. 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

4/18/2024

Agenda Item No. A)

SUBJECT:

Approval of the March 21, 2024 regular meeting minutes

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, MARCH 21, 2024**

AGENDA

1. CALL TO ORDER

Vice President Kristen Carden called the meeting to order at 5:00PM.

2. ROLL CALL

Present: Larry Hammonds, Kristen Carden, Shane Hines, Tera Thompson, and Don Austin

Absent: Kathy Meurin & Jason Hurta

Also in attendance: Mayor Neal Linnartz

3. APPROVAL OF MINUTES

A) Approval of the February 7, 2024 special-called meeting minutes
Vice President Carden introduced this item. Director Hines motioned to approve, Director Austin seconded the motion, and the minutes were approved unanimously (vote completed before adjournment).

B) Approval of the February 15, 2024 regular meeting minutes
Vice President Carden introduced this item. Director Hines motioned to approve, Director Austin seconded the motion, and the minutes were approved unanimously (vote completed before adjournment).

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 2024 Treasurer's Report
Vice President Carden introduced this item.

Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 4% increase in sales tax collections for January 2024. This increase is a corrected audit adjustment from the December

2023 erroneous sales tax payment. Through the first four months of the fiscal year, collections are still tracking slightly above projections. Additional graphs were provided showing projected revenues, current commitment projections, the projected capacity for additional expenditures, and the proposed ending fund balance to FY25.

6. ADVISORY REPORT

A) Presentation and discussion on its Annual Economic Benchmarks Report

Vice President Carden introduced this item.

Michele Boggs, Senior VP, New Braunfels Chamber of Commerce, presented this item and addressed the Chamber's 2023 Economic Benchmarks. She addressed data, metrics, and demographic details in the following categories: population, educational attainment, median household income, employment/unemployment, commuting, primary jobs, property tax, property valuation, building permits, commercial/industrial tax value, sales tax, real estate, business startups, and construction rates.

7. DISCUSSION AND ACTION

A) Discussion and possible action approving the execution of the consent of the New Braunfels Economic Development Corporation as a lienholder to a conveyance of .5 acre of land by Veramendi PE-Darwin, LLC. to directors of Veramendi Master District without waiver or release of lien, and authorizing the NBEDC President to execute the Consent to Conveyance agreement.

Vice President Carden introduced this item.

Jeff Jewell, Economic and Community Development Director, presented this item. Mr. Jewell reminded the Board of their 2017 approval of a \$1.6M loan for the Veramendi development project. This loan was secured by a first lien on 43 acres of property within the development. As the first lien holder, the NBEDC must consent to any conveyance of any property within these 43 acreage. At this time, the Water Improvement District is looking to convey a .5 acre lot and the NBEDC must consent to this transaction. Mr. Jewell answered questions from the Board.

Director Austin motioned to approve the item, Director Hammonds seconded the motion, and it was approved unanimously.

- B) Presentation and discussion on a proposed project expenditure for the construction of improvements to the Last Tuber's Exit

Vice President Carden introduced this item.

Scott McClelland, Assistant Director of Transportation and Capital Improvements presented a PowerPoint addressing this item. Mr. McClelland outlined the plan to replace the exiting stairs and improve safety and access at the Last Tuber's Exit located at the Comal River and the cross streets of E. Lincoln and Union Ave. Objectives of the project are to improve egress from the Comal River, provide an ADA compliant accessible route, and to remove aging NBU water lines and replace the water service at last Tuber's Exit. The NBEDC previously approved funding for final design of the project. The estimated construction costs for these repairs is \$1,200,000. Mr. McClelland reviewed the estimated project schedule and next steps. Mr. McClelland answered questions from the Board.

- C) Presentation and discussion on a proposed project expenditure for the construction of improvements to the Landa Lake Dam

Scott McClelland, Assistant Director of Transportation and Capital Improvements presented a PowerPoint addressing this item. The Landa Lake Dam is located in Landa Lake and the objectives of this project are to improve the stability of the dam to comply with TCEQ Safety requirements, minimize erosion and maintenance of the spillway channel, and to replace the sluice gates to control water entering the pool from the lake. The NBEDC previously approved the final design funding for this project. The estimated construction cost is \$1,000,000. Mr. McClelland addressed the estimated project schedule and next steps.

- D) Presentation and update on the New Braunfels National Airport
Item 7D was not discussed and will be addressed at a future meeting.

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 negotiations in

accordance with Section 551.087 of the Texas Government Code:

1. Project Aqua
2. Project Gather
3. Project Shoot

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

1. A- 1 SUR-1 AM Esnaurizar, Acres 239.708

Vice President Carden introduced this item. Due to scheduling constraints, Item 8 was addressed after the Roll Call. The Board entered into Executive Session at 5:04PM. Projects Aqua, Gather, and Shoot were not discussed. No action was taken. The Board returned to open session at 5:25PM.

9. ADJOURNMENT

Vice President Carden adjourned the meeting at 5:55PM.

By: _____
KATHY MEURIN, PRESIDENT



Economic Development Corporation Agenda Item Report

550 Landa Street
New Braunfels, TX

4/18/2024

Agenda Item No. B)

SUBJECT:

Approval of the April 1, 2024 special-called meeting minutes

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF MONDAY, APRIL 1, 2024**

Special-Called

AGENDA

1. CALL TO ORDER

President Kathy Meurin called the meeting to order at 5:01 PM.

2. ROLL CALL

Present: Larry Hammonds, Kristen Carden, Shane Hines, Jason Hurta, Tera Thompson, Kathy Meurin, and Don Austin

Absent: None

Also in Attendance: Mayor Neal Linnartz

3. 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 Gather

President Meurin introduced this item.

The Board entered into Executive Session at 5:04 PM. Item 1, Project Gather, was discussed after the below listed real estate items. No action was taken.

- B) Deliberate and consider the purchase, exchange, lease, or value of real property, in accordance with Section 551.072 of the Texas Government Code:
1. A-1 SUR-1 AM Esnaurizar, Acres 239.708
 2. NBU Headquarters

President Meurin introduced this item.

Item 2 was discussed first and then item 1. No action was taken.

The Board returned to open session at 5:59 PM.

4. ADJOURNMENT

President Meurin adjourned the meeting at 6:00 PM.

By: _____
KATHY MEURIN, PRESIDENT



Economic Development Corporation Agenda Item Report

550 Landa Street
New Braunfels, TX

4/18/2024

Agenda Item No. A)

PRESENTER:

Jared Werner, Assistant City Manager

SUBJECT:

Presentation and discussion on the April 2024 Treasurer's Report

DEPARTMENT: Finance

April NBEDC Treasurer’s Report

April 18th, 2024

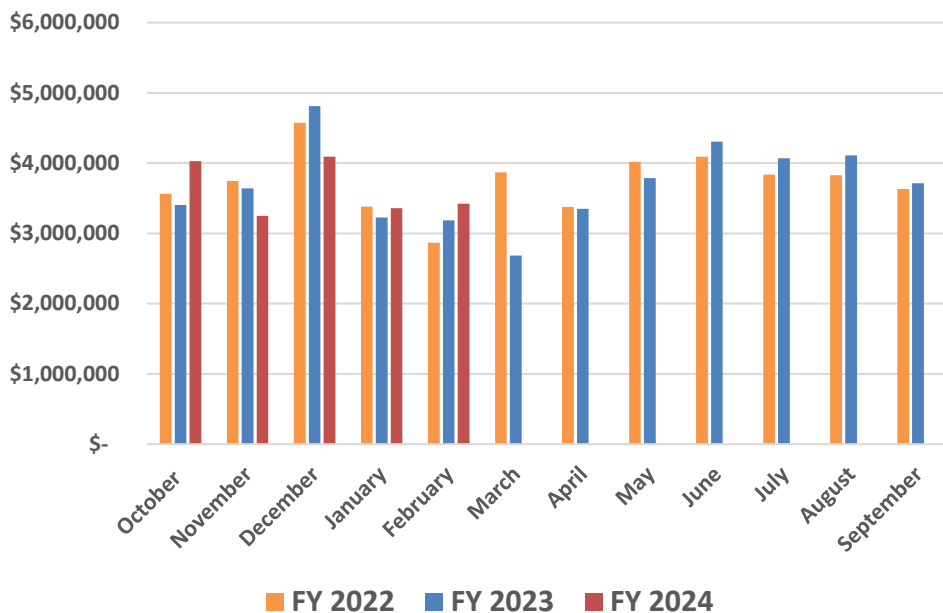
Overview

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

Sales Tax

Sales tax collections for the month of February increased by 7.4%. When adjustments are removed, current to current collections increased by 7.9%. At the time this report was completed, the industry level data was not yet available for the month of February. Through the first five months of the fiscal year, sales taxes are down 1.0%, but remain slightly above the FY 2024 budget projection.

Gross Sales Tax Collections

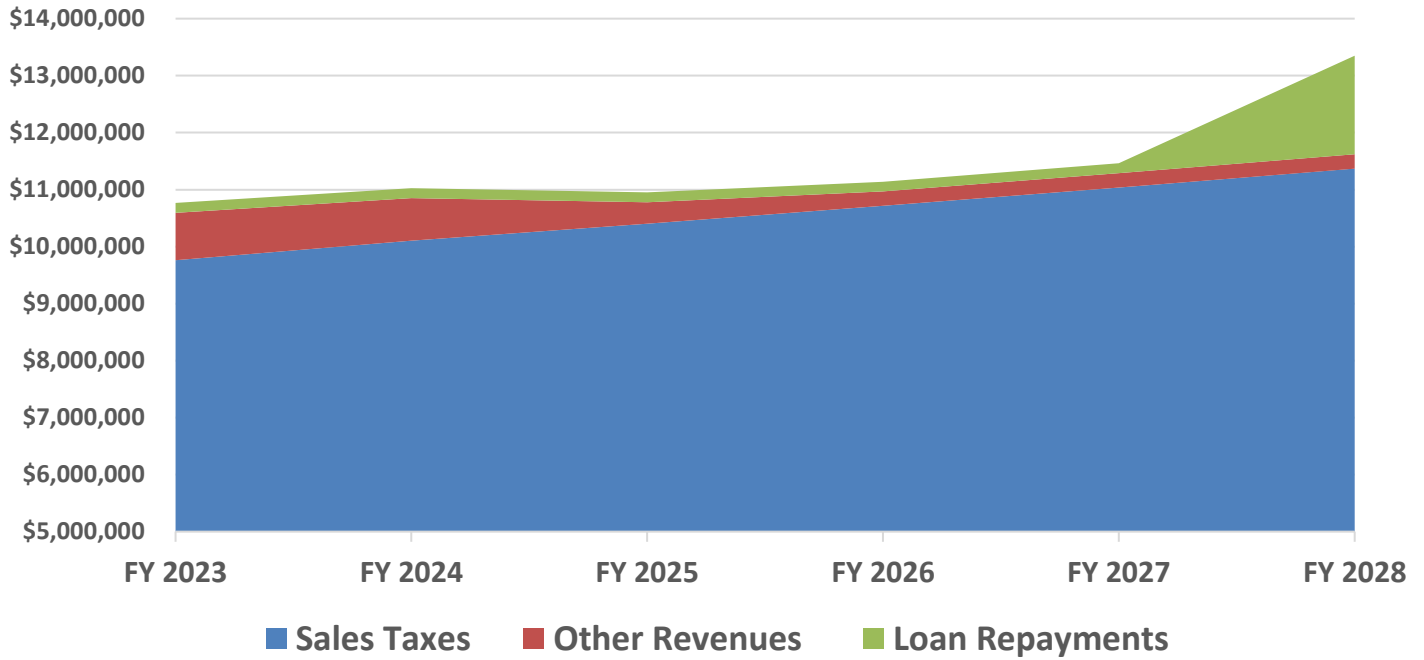


For more information contact:

Jared Werner
 Assistant City Manager
jwerner@nbtexas.org
 830-221-4385

Revenues

Projected Revenues - FY 2023 to FY 2028



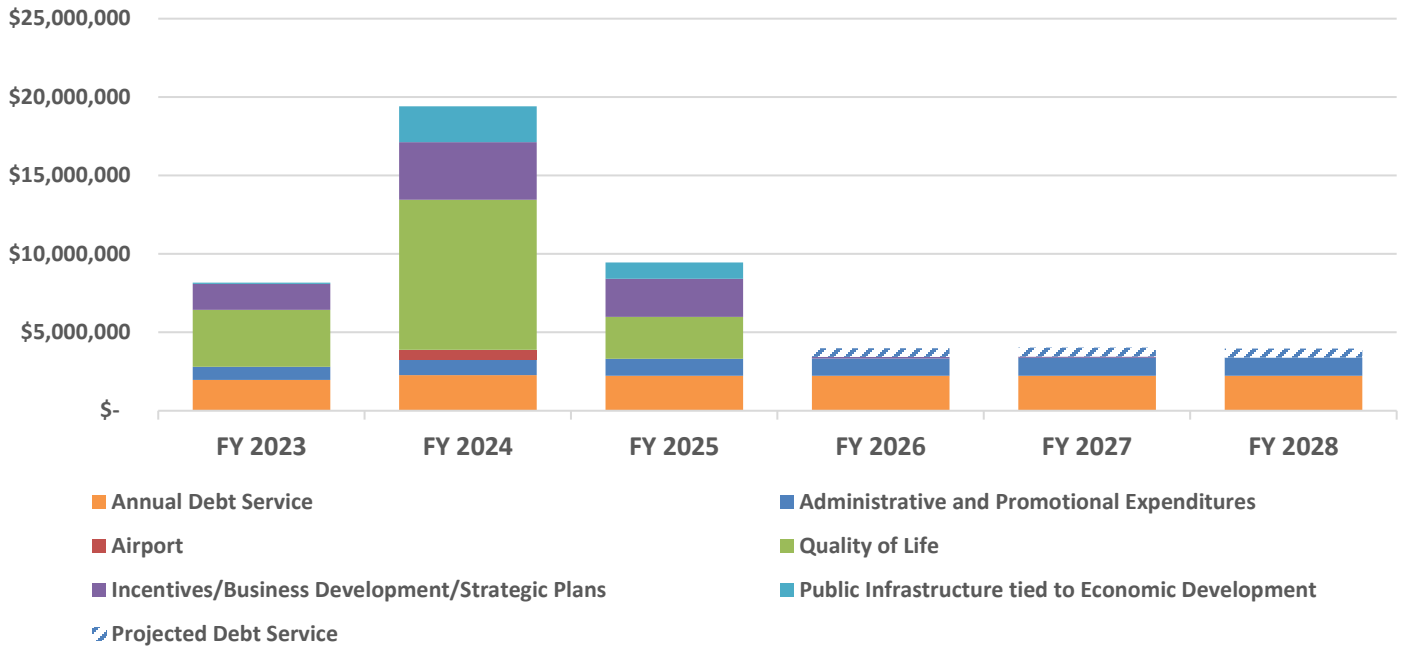
Revenue Projections	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Sales Taxes	\$9,761,673	\$10,141,198	\$10,445,434	\$10,758,797	\$11,081,561	\$11,414,008
Interest Earnings	\$831,723	\$750,000	\$375,000	\$250,000	\$250,625	\$251,252
Loan repayments/reimbursements	\$131,900	\$172,954	\$172,954	\$172,954	\$172,954	\$1,728,954
Total Revenues	\$10,766,350	\$11,064,152	\$10,993,388	\$11,181,751	\$11,505,140	\$13,394,214

Sales Taxes - the graph and table above reflect the projected sales tax collections through FY 2028. The projections assume conservative growth of 2.5% through FY 2024 and 3% thereafter.

Loan Repayments – The NBEDC began receiving loan repayments from the New Braunfels Regional Airport in FY 2022 (ten year) 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 2023 to FY 2028



Current Commitments	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Admin/Promotional Expenditures	\$839,996	\$1,005,386	\$1,067,548	\$1,099,574	\$1,132,561	\$1,166,538
Airport	\$0	\$600,000	\$0	\$0	\$0	\$0
Quality of Life	\$3,624,967	\$9,568,668	\$2,687,326	\$0	\$0	\$0
Incentive/Business Development/Strategic Plans	\$1,649,427	\$3,686,821	\$2,416,925	\$96,576	\$96,146	\$0
Public Infrastructure tied to Economic Development	\$92,223	\$2,270,583	\$1,050,828	\$0	\$0	\$0
Annual Debt Service	\$1,967,856	\$2,270,948	\$2,235,831	\$2,235,631	\$2,235,356	\$2,235,956
Projected Debt Service			\$553,508	\$553,508	\$553,508	\$553,508
Total Expenditures	\$8,174,469	\$19,402,406	\$9,458,457	\$3,985,289	\$4,017,571	\$3,956,002

Projections above include all current commitments of the NBEDC – including those most recently approved such the New Braunfels Youth Collaborative facility improvements/upgrades as well as the Common Street pedestrian improvements. As a reminder, the Castell Avenue phase 1 project (Coll Street Drainage) is also reflected in the “potential debt service” category. The NBEDC can finalize a specific funding strategy for this initiative as we draw closer to construction.

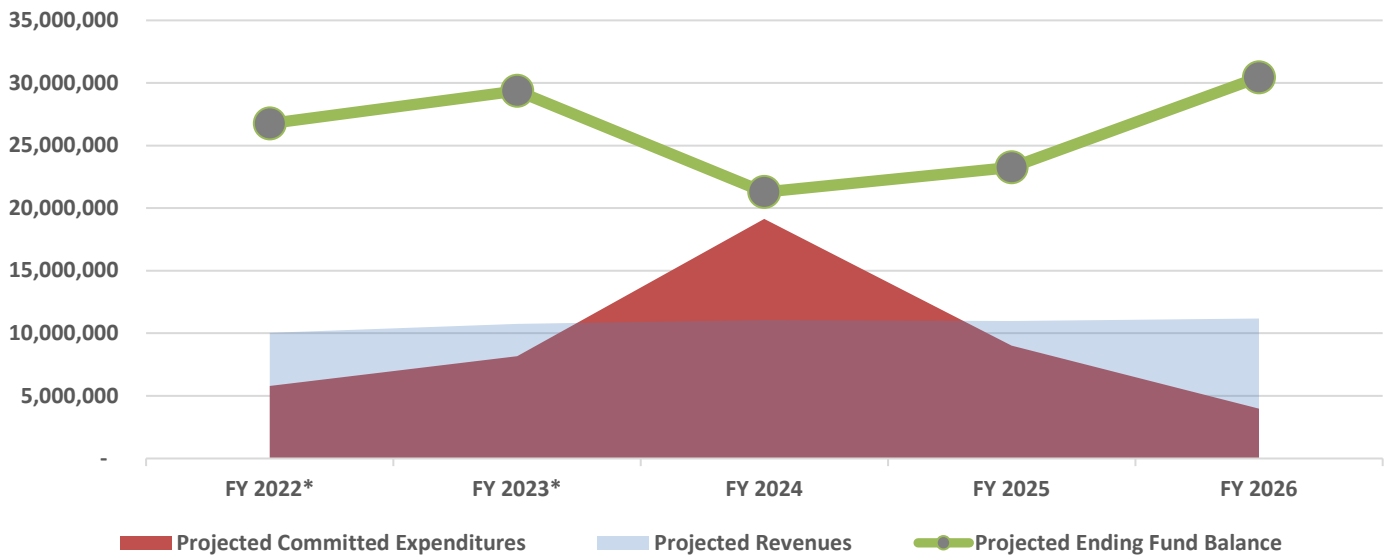
Future Commitments – Infrastructure/Quality of Life investments

Infrastructure Investment	Project Estimate	Previously Approved by NBEDC	Remaining investment to be considered
Downtown ROW Enhancements - Phase 1	\$ 4,191,759	\$ 474,920	\$ 3,716,839
Citywide Pedestrian Improvements - Phase 1	\$ 3,179,635	\$ 260,007	\$ 2,919,628
West Alligator Creek Trail	\$ 3,541,000	\$ 2,000,000	\$ 1,541,000
Landa Lake Dam & Spillway	\$ 1,180,000	\$ 215,000	\$ 965,000
Comal River Improvements - Last Tuber's Exit	\$ 944,100	\$ 162,812	\$ 781,288
Kohlenberg Road Design Services	\$ 1,600,000	\$ 1,308,404	\$ 291,596
Castell Avenue Phase 1 - Coll Street Drainage Construction	\$ 7,200,000	\$ 7,200,000	-
Common Street Pedestrian Improvements	\$ 700,000	\$ 700,000	-
Feasibility & Conceptual Design - Dry Comal Creek Trail	\$ 485,584	\$ 485,584	-
Totals	\$ 23,022,078	\$ 12,806,727	\$ 10,215,351

Financial Summary – Revenues, Committed Expenditures, and projected Fund Balance (reserves)

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

Revenues, Expenditures and Ending Fund Balance



4/18/2024

Agenda Item No. A)

PRESENTER:

Ron Richardson, Business Advisor at SPARK Small Business Center

SUBJECT:

Presentation and update from the SPARK Small Business Center

DEPARTMENT: Economic and Community Development

BACKGROUND INFORMATION:

The New Braunfels Economic Development Corporation (NBEDC) has an active grant agreement with the SPARK Small Business Center for the operation of a Small Business Development Center satellite office of the University of Texas at San Antonio. The agreement spans from October 1, 2023 to September 30, 2024. As part of the agreement, SPARK representatives are to provide quarterly reports and two in-person presentations to the NBEDC. This presentation is the first of two due to the NBEDC before the end of the grant agreement.



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

JANUARY 1ST – MARCH 31ST, 2024

PRESENTED APRIL 18TH, 2024



SPARK
SMALL BUSINESS CENTER

Spark Office Summary

EXECUTIVE SUMMARY		
	2nd QUARTER	YEAR-TO-DATE
	January 1, 2024 - March 31, 2024	October 1, 2023 - March 31, 2024
Outputs		
Total Clients Advised	47	95
New Clients	29	
Existing Clients	18	
Advising Hours	155	302
Training Attendees	132	177
Training Events	5	12
Total Clients	179	272
Outcomes		
Business Starts	3	5
Business Expansions	1	2
Jobs Created	5	23
Jobs Retained	4	5
Capital Infusion	\$1,142,004	\$1,693,795

Transition to NB Chamber



March – Finalized partnership with the New Braunfels Chamber

- Same location at 940 W. San Antonio St. New Braunfels, TX 78130
- Continues to be an agreement with SBDC to use its resources, training, experts, and specialty departments
- Will promote name recognition and sending more local residents to SPARK
- Have already seen increased foot traffic and social media searches since the transition



Community Outreach & Networking



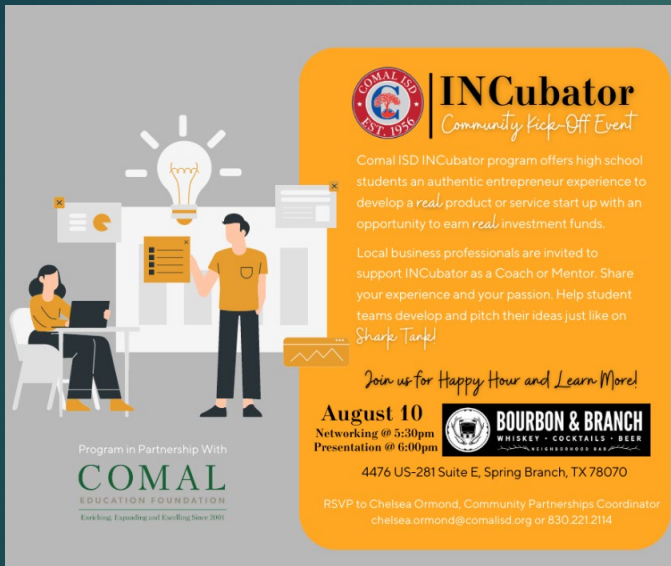
Date	Event	Comments
1/10/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
1/11/2024	Business Showcase Committee Meeting	Discussing the new theme and sub-committee selection for 2024
1/17/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
1/22/2024	SA Rodeo Hospitality Meeting	Information meeting for SA Rodeo Hospitality meeting volunteering
1/23/2024	New Braunfels Leadership Day	Spent day with the NB leaderships class learning more about New Braunfels and networking opportunities
1/24/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
1/25/2024	Rotary Mixer	Network mixer with the Rotary club members at The Villa
1/30/2024	Lunch with Lisa Hernandez Prosperity Bank	Discussed Prosperity bank and new lending opportunities for entrepreneurs and small business owners
1/31/2024	New Braunfels Chamber Business Advisory Committee	Discussed my upcoming presentation and the rest of the year's presenters.
2/5/2024	Comal ISD DEIC Meeting	Discussed Comal ISD calendar and other spring topics for the school year.
2/7/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
2/8/2024	NB Chamber Spark Small Business Ramp Up Your Business Presentation	Sold out chamber panel presentation where multiple speakers presented ways to ramp up your business
2/9/2024	WID Board Meeting Mayfair	Invited to sit on the WID Mayfair board to help determine how to best plan Mayfair's utilities and water
2/12/2024	SA Rodeo Hospitality Volunteering	Volunteer for the SA Hospitality Committee
2/13/2024	New Braunfels Leadership Day	Spent day with the NB leaderships class learning more about New Braunfels and networking opportunities
2/14/2024	SA Rodeo Hospitality Volunteering	Volunteer for the SA Hospitality Committee
2/15/2024	Business/Education Partnership Committee Meeting	Discussed ways that local business and Comal ISD could work together to further educational opportunities in the community.

Community Outreach & Networking



2/15/2024	Business Showcase Committee Meeting	Discussing the new theme and sub-committee selection for 2024
2/15/2024	SA Rodeo Hospitality Volunteering	Volunteer for the SA Hospitality Committee
2/17/2024	SA Rodeo Hospitality Volunteering	Volunteer for the SA Hospitality Committee
2/22/2024	Start Smart Presenter	Presented Start Smart Material for SBDC training center
2/22/2024	Chamber of Commerce Mixer	Network and meet community and business leaders
2/24/2024	SA Rodeo Hospitality Volunteering	Volunteer for the SA Hospitality Committee
2/28/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
2/29/2024	Small Business Week Committee Meeting	Discussed the finalist for the upcoming small business week in April
3/1/2024	New Braunfels Chamber of Commerce Onboarding Meeting	Discussed moving over to the NB Chamber and the transition process
3/4/2024	Comal ISD DEIC Meeting	Discussed Comal ISD topics for the rest of the school year
3/6/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
3/6/2024	New Braunfels Chamber Business Advisory Committee	Discussed my upcoming presentation and the rest of the year's presenters.
3/13/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
3/14/2024	Business Showcase Committee Meeting	Discussing the new theme and sub-committee selection for 2024
		Spent day with the NB leaderships class learning more about New Braunfels and networking opportunities
3/19/2024	New Braunfels Leadership Day	
3/20/2024	Rotary Luncheon	Weekly rotary lunch; networking with local business city leaders
		Discussed ways that local business and Comal ISD could work together to further educational opportunities in the community.
3/21/2024	Business/Education Partnership Committee Meeting	

Upcoming Educational Outreach



INCubator
Community Kick-Off Event

Comal ISD INCubator program offers high school students an authentic entrepreneur experience to develop a *real* product or service start up with an opportunity to earn *real* investment funds.

Local business professionals are invited to support INCubator as a Coach or Mentor. Share your experience and your passion. Help student teams develop and pitch their ideas just like on *Shark Tank!*

Join us for Happy Hour and Learn More!

August 10
Networking @ 5:30pm
Presentation @ 6:00pm

BOURBON & BRANCH
WHISKEY • COCKTAILS • BEER
4476 US-281 Suite E, Spring Branch, TX 78070

RSVP to Chelsea Ormond, Community Partnerships Coordinator
chelsea.ormond@comalisd.org or 830.221.2114

Program in Partnership With
COMAL
EDUCATION FOUNDATION
Enriching, Empowering and Excelling Since 2000



Training Events

<u>Start Date</u>	<u>Event Title</u>	<u>Reg.</u>	<u>Att</u>
3/28/2024	<u>Veterans Resources for Entrepreneurs, Veteran Owned LLC Formation & Q&A - Webinar via Zoom</u>	52	25
2/22/2024	<u>Start Smart - Webinar via Zoom</u>	29	25
2/19/2024	<u>Veterans Resources for Entrepreneurs, Veteran Owned LLC Formation & Q&A - Webinar via Zoom</u>	36	24
2/8/2024	<u>"Ramp Up Your Business" with the SPARK Small Business Center - IN-PERSON ONLY EVENT</u>	0	32
1/24/2024	<u>Veterans Resources for Entrepreneurs, Veteran Owned LLC Formation & Q&A - Webinar via Zoom</u>	35	26
		152	132

New Client Businesses



Spark and Integrating AI



Products ▾

Solutions ▾

Advisory

For Consultants ▾

Pricing

Login

Lets Get Started

Create a world class Business Plan For **Investors.**

ProAI combines proprietary data from top consulting firms and AI to instantly build world-class business plans.

Get Started

▶ Watch Video

AI Powered Office Compatible ISO Certified

Business Plan

Industry Overview

Strategic Implementation

+10 More

Marketing Plan

Financial Forecast Report

Marketing Trends Report

+100 Reports

Hello! 🤖

I'm your dedicated Business Plan CoPilot.

How can i improve my financial plan, which could lead to more revenue?

Set Clear Financial Goals: Begin by defining your short-term and long-term financial objectives.


Generating...

Ask me anything

Spark Client Feedback

Spectrum 11:09 AM 79%

X Congratulations!


 **Mollie Dreibrodt** · ... + Follow
Strategic Communicator |
Writer | Brand Builder
41m · 🌐


Small business owners: are you leveraging all the resources available to you?

This morning I met with Ron at the SPARK small business center in New Braunfels, which is part of the [UTSA Small Business Development Center](#). I had a pretty simple question about an application I'm working on for [Dreibrodt Consulting](#) but was excited to hear about all of the free business resources and trainings available. Wish I had found them sooner!

If you're in New Braunfels and thinking about starting or expanding a business, I highly recommend booking a consultation.


[#entrepreneur](#) [#smallbusinessowner](#)
[#newbraunfelstx](#) [#businessresource](#)



 **Jessica Bordon**
6 reviews

★★★★★ a week ago **NEW**

I was referred to Ron Richardson by Broadway Bank to discuss the market analysis on a new business that I am wanting to open. Even as a current business owner, I had no idea that this type of service was offered in New Braunfels. Ron is welcoming, understanding, efficient, and well connected to the community. They offer an array of free services, not just market analysis. If you are a business owner or thinking about opening up a business, I highly recommend consulting with SBDC. You will not be disappointed.


 Like

 **Lindy Martin**
1 review

★★★★★ a day ago **NEW**


SPARK was so helpfull I got to meet with Ron for the whole hour and he answered every question I had! Scheduling was so easy and the staff is so helpfull Everyone should meet with them!


 Like

 **Thomas Lansdell**
22 reviews · 10 photos

★★★★★ 2 weeks ago **NEW**

I have leveraged the SBDC (Spark) here in New Braunfels ever since I started my business 5 years ago. They are a great resource to help start, build, and grow your business. I look forward to continuing to work with them.



 Like

4/18/2024

Agenda Item No. B)

PRESENTER:

Scott McClelland, Assistant Director of Transportation and Capital Improvements

SUBJECT:

Public hearing, discussion, and possible action approving an expenditure of up to \$1,000,000 to the City of New Braunfels for the construction of the Landa Lake Dam & Spillway Improvements, a project authorized under 505.152 of the Texas Local Government Code.

DEPARTMENT: Transportation and Capital Improvements**BACKGROUND INFORMATION:**

The New Braunfels Economic Development Corporation (NBEDC) has worked to develop a list of capital projects to support - through engineering and design and/or construction funding - since the summer of 2022. The NBEDC voted unanimously to approve funding the final design of the Landa Lake Dam project at its March 9, 2023 meeting with Freese and Nichols, Inc (FNI). The final design completed by FNI includes the construction design drawings and an opinion of probable cost for construction.

The repair of the dam will improve global stability of the structure to meet the TCEQ dam safety regulations. The construction of the improvements would add a concrete toe to the existing dam as well as address erosion in the overflow channel to improve stability and maintenance of the channel.

The NBEDC received a presentation on the construction of these improvements at its March 21, 2024 regular meeting. The cost to complete construction of the proposed improvements and for other construction phase expenses is \$1,000,000. If approved by the NBEDC and the City Council, construction would begin after the 2024 Spring Fed Pool season ends.

ISSUE:

The Landa Lake Dam does not meet the TCEQ dam safety regulations. The proposed improvements would improve the dam's stability to meet these regulations.

FISCAL IMPACT:

The construction phase cost is estimated to be \$1,000,000; the NBEDC has adequate funds for this project expenditure.

RECOMMENDATION:

Approval of \$1,000,000 for the construction of the Landa Lake Dam & Spillway Improvements

4/18/2024

Agenda Item No. C)

PRESENTER:

Scott McClelland, Assistant Director of Transportation and Capital Improvements

SUBJECT:

Public hearing, discussion, and possible action approving an expenditure of up to \$1,200,000 to the City of New Braunfels for the construction of the Last Tuber's Exit Improvements, a project authorized under 505.152 of the Texas Local Government Code.

DEPARTMENT: Transportation and Capital Improvements**BACKGROUND INFORMATION:**

The New Braunfels Economic Development Corporation (NBEDC) has worked to develop a list of capital projects to support - through engineering and design and/or construction funding - since the summer of 2022. The NBEDC voted unanimously to approve funding the final design of the Last Tuber's Exit project at its January 19, 2023 meeting with Frees and Nichols, Inc (FNI). The final design completed by FNI includes the construction design drawings and an opinion of probable cost for construction.

The proposed improvements to Last Tuber's Exit will help reduce staff intervention, reduce the backup of tubers at the lower landing area and stairs, and improve the safety for staff and park users. The construction of these improvements would replace the underwater stairs with additional steps and a 12' wide underwater landing. Handrails will be replaced, an ADA transfer system will be included, and marker buoys will be added to delineate the underwater landing.

The NBEDC received a presentation on the construction of these improvements at its March 21, 2024 regular meeting. The cost to complete construction of the proposed improvements and for other construction phase expenses is \$1,200,000. If approved by the NBEDC, and the City Council, construction would begin after the 2024 river season ends.

ISSUE:

Last Tuber's Exit requires safety updates to help reduce staff intervention and the backup of tubers exiting the river. These improvements would replace underwater stairs and add additional steps and a wide underwater landing.

FISCAL IMPACT:

The construction phase cost is estimated to be \$1,200,000; the NBEDC has adequate funds for this project expenditure.

RECOMMENDATION:

Approval of \$1,200,000 for the construction of the Last Tuber's Exit Improvements.

4/18/2024

Agenda Item No. D)

PRESENTER:

Robert Lee, Airport Director, New Braunfels National Airport

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Presentation and update on the New Braunfels National Airport

DEPARTMENT: Economic and Community Development

BACKGROUND INFORMATION:

Staff will provide a presentation on the New Braunfels National Airport to include:

- Completed and planned initiatives

- Development activity

- Strategic Priorities

4/18/2024

Agenda Item No. E)

PRESENTER:

Scott McClelland, Assistant Transportation and Capital Improvements Director

SUBJECT:

Presentation and discussion on a proposed project expenditure for the construction of package 2 of Citywide Pedestrian Improvements

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 2, 3, & 6**BACKGROUND INFORMATION:**

On December 15, 2022, the New Braunfels Economic Development Corporation (NBEDC) directed the Transportation and Capital Improvements Department to move forward with the next step for the design of sidewalks as identified in Phase 1 of the Citywide Pedestrian Improvement project. The six sidewalk locations have been broken into two scopes (packages) to address varying complexities. The NBEDC approved funding for final design at its April 20, 2023 meeting and the City Council approved this funding at its May 22, 2023 meeting.

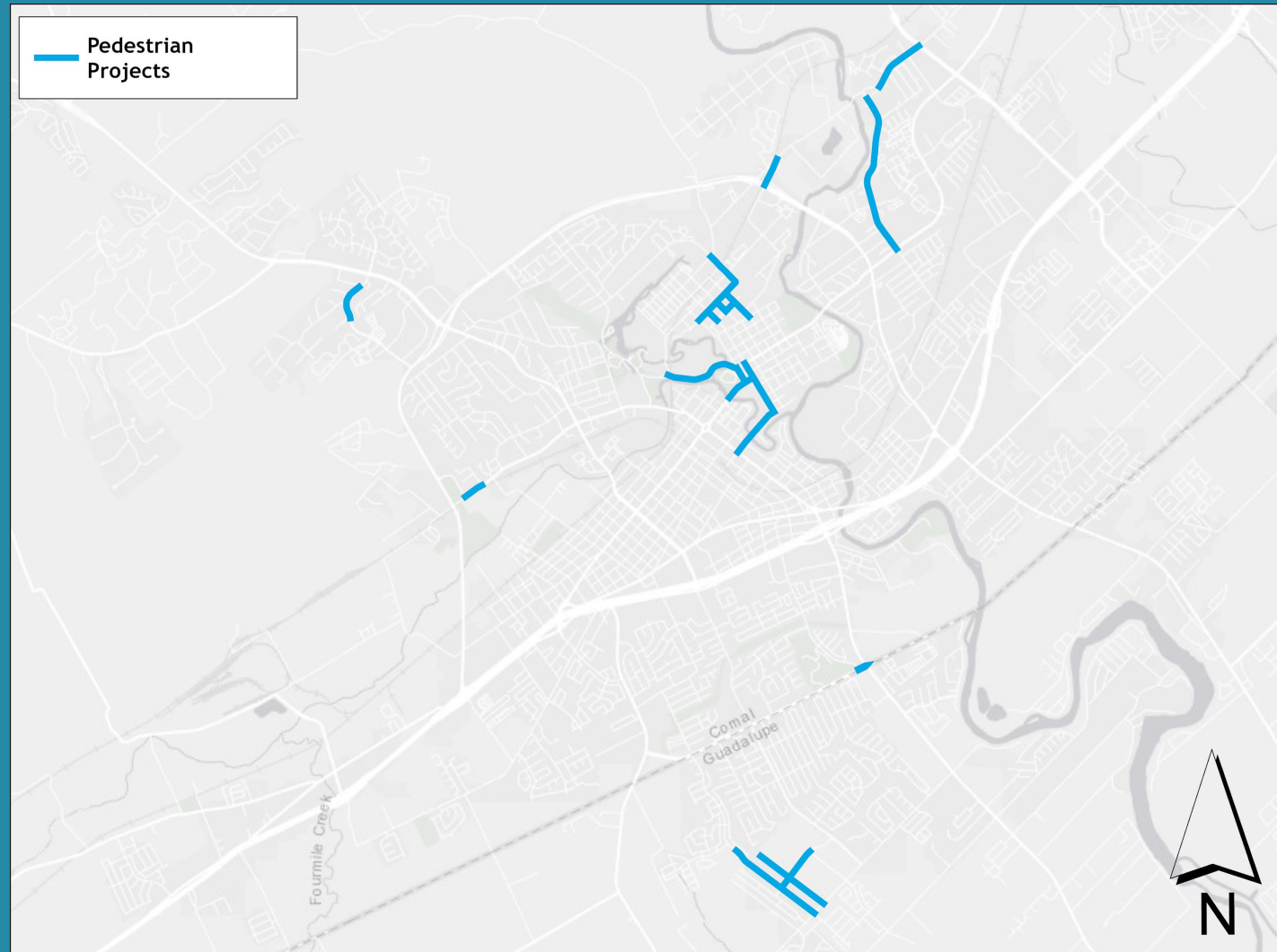
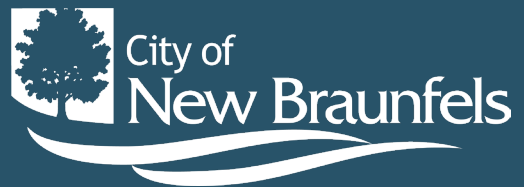
Package 2 of this project includes sidewalks and crossings at: Klein Road Elementary and New Braunfels Middle School area (Settlers Crossing, Pahlmeyer Road and Savannah Hill Circle), Landa Street and Loop 337 Access Road intersection, and Oak Run Parkway and Westpointe Drive intersection.

This presentation will provide an update on construction of the package 2 sidewalks and provide an update on package 1 of the project.

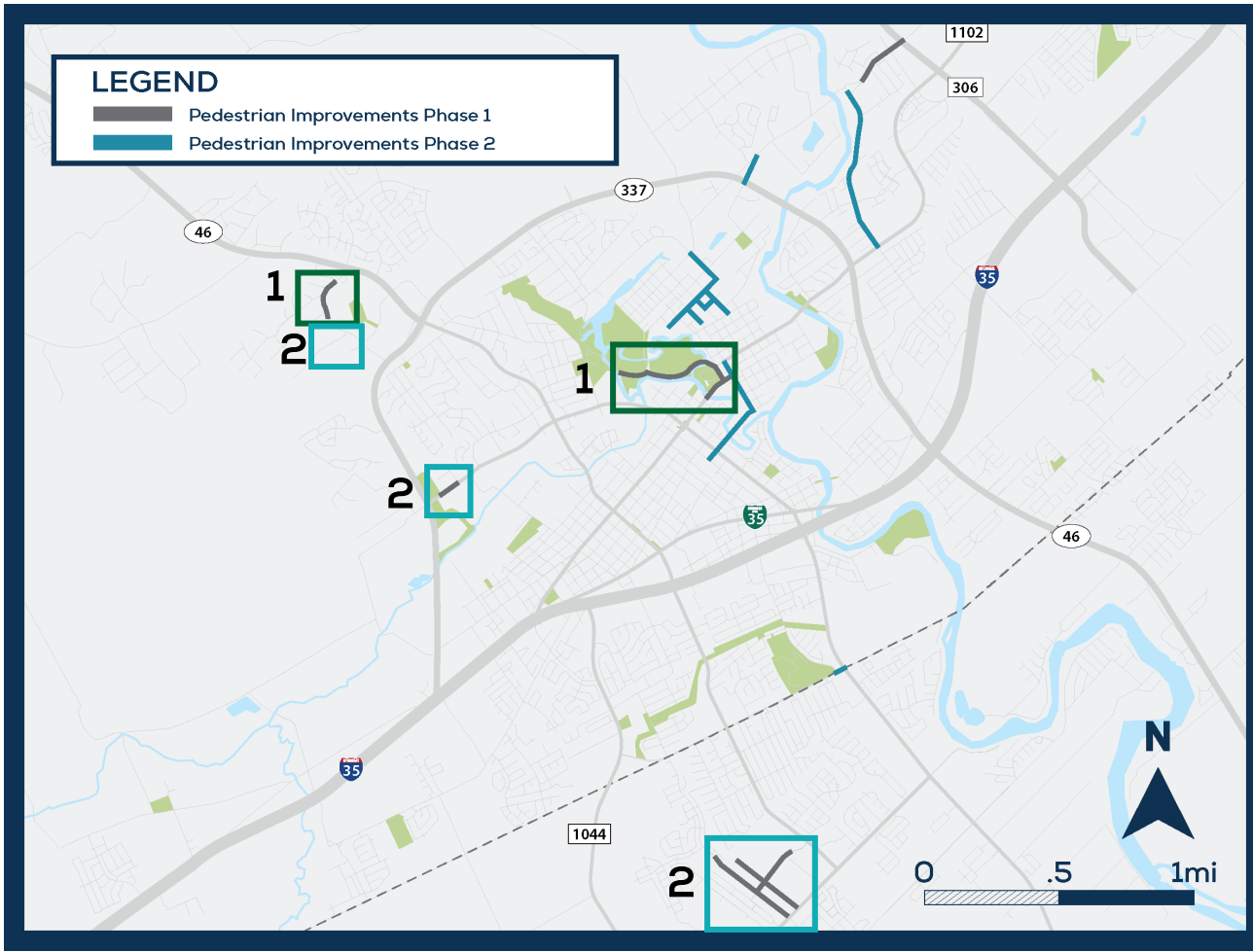
The plan is to bring this item back for potential action and public comment at the NBEDC May 10, 2024 regular meeting.

Citywide Pedestrian Improvements

NBEDC Meeting –
April 18, 2024



Citywide Pedestrian Improvements – Package 2



▲ Project Scope:

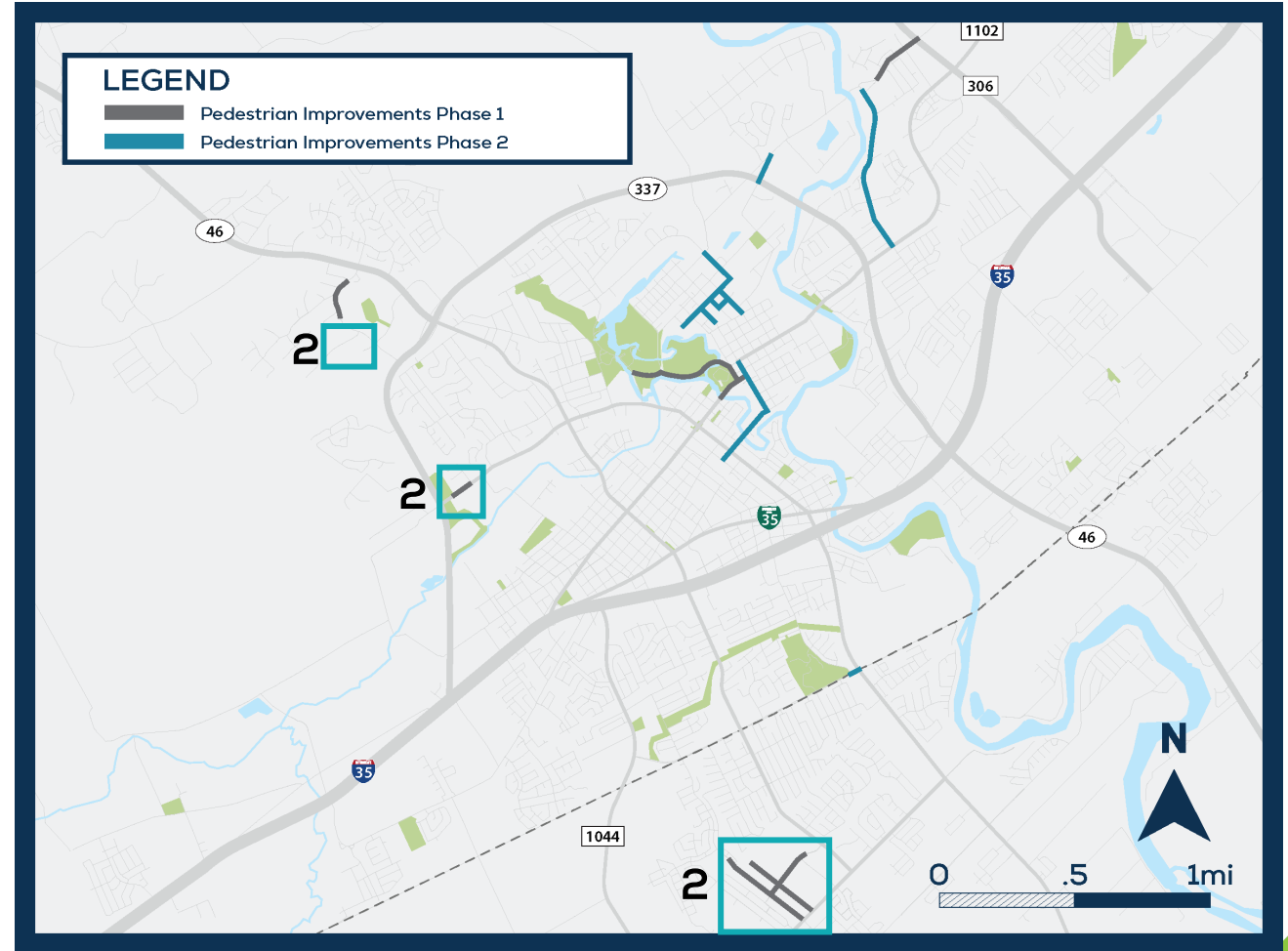
- Increase pedestrian connectivity by completing sidewalk gaps and addressing ADA concerns at 3 locations.

▲ Project Locations:

- New Braunfels Middle School/Klein Road Elementary area
- Landa St at Loop 337
- Oak Run Pkwy at Westpointe

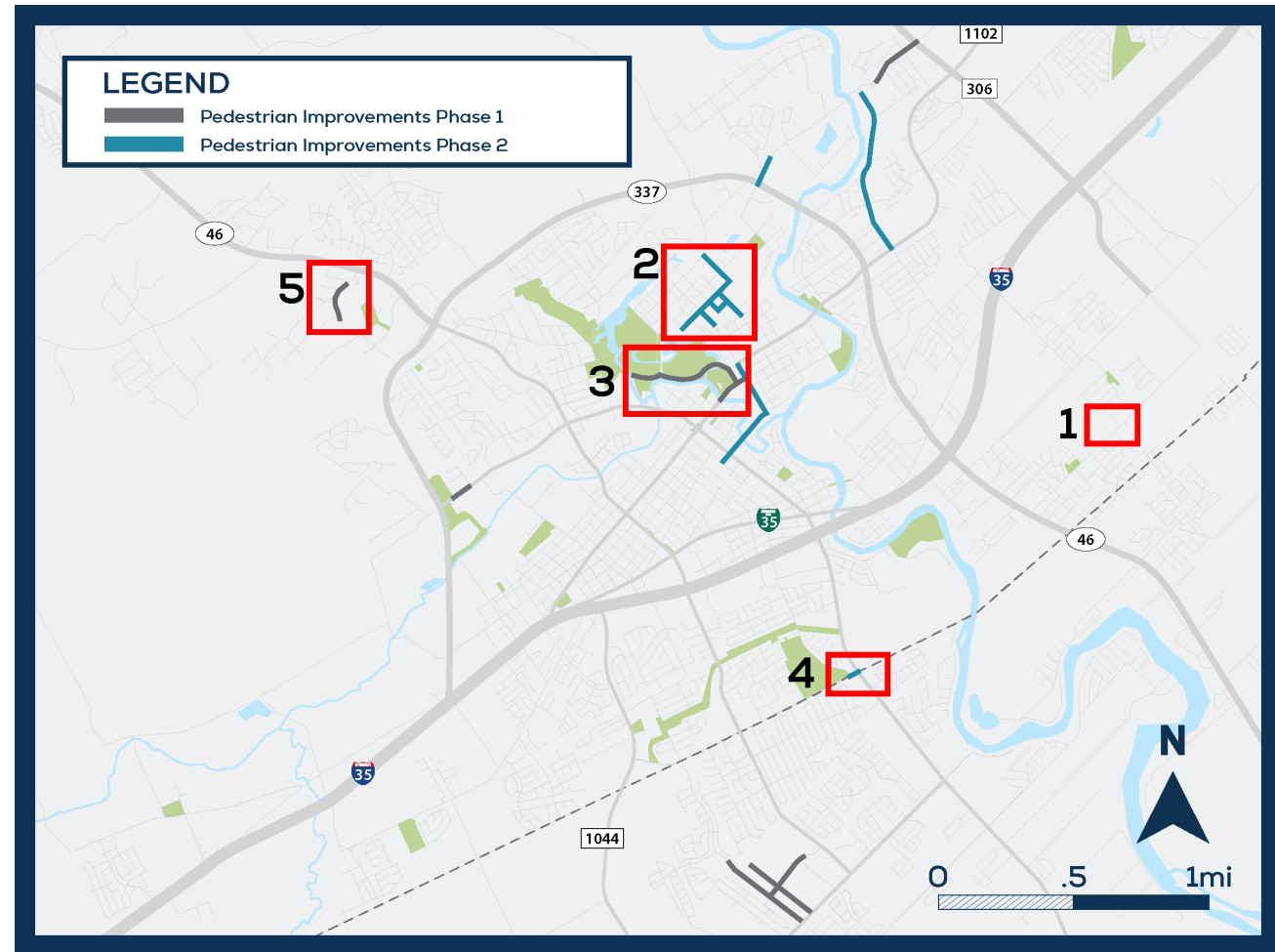
Citywide Pedestrian Improvements – Package 2

- ▲ Approved Investment to Date: \$260,007 (Final Design: Package 1 and 2)
- ▲ Estimated Construction Cost: **\$1,300,000**
- ▲ Estimated Project Schedule:
 - Final Design: May 2024
 - Bidding and Contract Award: June–July 2024
 - Begin Construction: August 2024
- ▲ Next Steps
 - Approve funding for Construction
 - NBEDC Public Hearing, discussion, and possible action May 16, 2024
 - Bidding and Construction

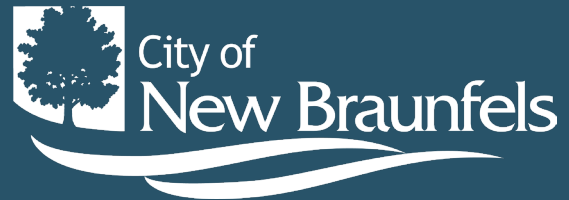


Citywide Pedestrian Improvements – AAMPO Project Award

- Projects considered during 2023 Bond development and additional planning
- Leverage preliminary design and 2023 Bond/NBEDC Funds
- Five Locations
 1. Alves Lane & Brooke Avenue
 2. Christus Santa Rosa Area
 3. Hinman Island Drive –
Design funded by NBEDC
 4. County Line Road & FM 725
 5. Oak Run Parkway –
Design funded by NBEDC
- Total Project Award: \$1,739,830



Questions?



Economic Development Corporation Agenda Item Report

4/18/2024

Agenda Item No. A)

SUBJECT:

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

1. Project Glass
2. Project Pine Tree
3. Project Steel
4. Project Gather

Economic Development Corporation Agenda Item Report

4/18/2024

Agenda Item No. B)

SUBJECT:

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

1. A-1 SUR-1 AM Esnaurizar, Acres 239.708
2. NBU Headquarters