

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS
Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Tuesday May 19, 2026 at 10:00 am

REGULAR MEETING NOTICE

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. CITIZENS' COMMUNICATION

This time is for citizens to address the Board on issues and items of concern. Pursuant to the Texas Open Meetings Act, there will be no Board discussion or action on items not on the agenda. Each citizen will be given five (5) minutes to speak.

D. MINUTES

1. Consideration and approval of minutes of the New Braunfels Housing Authority Board of Commissioners meeting of October 16, 2025.

E. PUBLIC HEARING – 10:30a.m., TIME CERTAIN

1. NBHA's Public Housing Authority (“PHA”) revised Five-Year PHA Plan for the City of New Braunfels Housing Authority.

F. CONSENT AGENDA

All items listed below are routine and non-controversial by the New Braunfels Housing Authority Board of Directors and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

1. Consideration and ratification of resolution approving Memorandum of Understanding (MOU) for Executive Services with the San Marcos Housing Authority.
2. Consideration and approval of resolution to approve Payables Report fourth (4) Quarter 2025 payables.

Page 1 of 4

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 NBHA's Administrative Office at 830.625.6909 x202 at least two (2) workdays prior to the meeting so that appropriate arrangements can be made.

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS
Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Tuesday May 19, 2026 at 10:00 am

3. Consideration and approval of Tenant Accounts Receivables Debt Write Offs.

G. INDIVIDUAL ITEMS FOR CONSIDERATION

1. Consideration and possible action regarding a resolution authorizing the Lyndon Ranch Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the formation of NBHA Lyndon Ranch Landowner, LLC and the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in NBHA Lyndon Ranch GP, LLC; and authorizing the financing for such transaction; and authorizing nbha public facility corporation to serve as the general contractor; and other matters in connection therewith.
2. Consideration and approval of resolution to establish a New Braunfels Housing Authority policy governing the board composition of NBHA-created Public Facility Corporations, Nonprofits and other entities and their development transactions.
3. Consideration and approval of resolution to approve the revised PHA 2024-2028 Five-Year Plan for the New Braunfels Housing Authority.
4. Consideration and approval of resolution to approve the New Braunfels Housing Authority's 2024-2025 Fiscal Year End Financial Reports.

H. EXECUTIVE DIRECTOR REPORT

1. Boiler Assessment

I. RECESS NBHA BOARD OF COMMISSIONERS MEETING.

1. Open NBHA Public Facility Corporation meeting

J. REOPEN NBHA BOARD COMMISSIONERS MEETING.

K. EXECUTIVE SESSION - Closed Session

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 NBHA's Administrative Office at 830.625.6909 x202 at least two (2) workdays prior to the meeting so that appropriate arrangements can be made.

**CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS
Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Tuesday May 19, 2026 at 10:00 am**

Tex. Loc. Gov't Code 551.071 – Consultation with attorney regarding Case No. C2022-1609B; Housing Authority of the City of New Braunfels v. Ellis Townhomes Inc., et al .

L. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

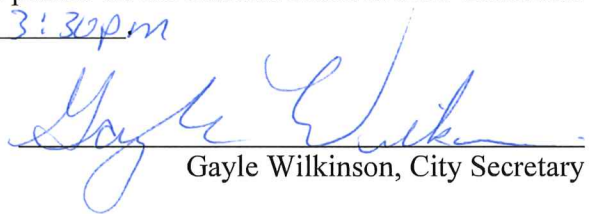
M. ADJOURNMENT.

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 NBHA's Administrative Office at 830.625.6909 x202 at least two (2) workdays prior to the meeting so that appropriate arrangements can be made.

CITY OF NEW BRAUNFELS HOUSING AUTHORITY
BOARD of COMMISSIONERS
Community Center
300 Laurel Lane
New Braunfels, Texas 78130
Tuesday May 19, 2026 at 10:00 am

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at New Braunfels City Hall on May 13, 2026 at 3:30pm


Gayle Wilkinson, City Secretary

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 NBHA's Administrative Office at 830.625.6909 x202 at least two (2) workdays prior to the meeting so that appropriate arrangements can be made.