



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



THURSDAY, AUGUST 13, 2026 at 5:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the June 18, 2026, regular meeting minutes. [26-867](#)

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 August 2026 [26-870](#)
Treasurer's Report.

6. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION

A) Presentation, discussion, and possible action adopting [26-943](#)
the 2026-2027 fiscal year budget.

B) Presentation, discussion, and possible action to approve [26-941](#)
an annual contract with the City of New Braunfels for
administrative, professional, and asset management
services.

C) Discussion and possible action to reschedule the [26-944](#)
September 2026 New Braunfels Economic Development
Corporation (NBEDC) Board Meeting.

D) Presentation and discussion on a proposed project [26-945](#)
expenditure for the acquisition of 6.7 acres on Gruene
Road

7. ADVISORY TEAM REPORT

A) Presentation and discussion on the Quarterly Advisory [26-942](#)
Report.

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 [26-868](#)
negotiations in accordance with Section 551.087 of the
Texas Government Code:
1. Gruene 16
 2. Project Shoot
 3. Project Thread
 4. Project Casa
 5. Project Sherpa

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

8/13/2026

Agenda Item No. A)

SUBJECT:

Approval of the June 18, 2026, regular meeting minutes.

DEPARTMENT: Economic & Community Development

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, JUNE 18, 2026**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 4:02PM.

2. ROLL CALL

Present: Larry Hammonds, Shane Hines, Tera Thompson, Don Austin (4:15PM), Antancio Campos, Cory Elrod (4:56PM) and Kristen Carden (5:26PM)

Also in attendance: Mayor Neal Linnartz

3. EXECUTIVE SESSION

The Board adjourned to Executive Session at 4:04PM and Executive Session was opened at 4:05PM.

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. Gener8tor
2. Gruene 16
3. Project Shoot
4. Project Thread
5. Project Icon
6. Project Casa
7. Project Sherpa

President Hines introduced this item. The items were addressed in the following order: Gener8tor, Project Thread, Project Casa, Project Shoot, Project Sherpa, and Project Icon. The Board discussed, and no action was taken.

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

1. New Braunfels Sports Complex Lot 3 Blk1 SS14.62 ACS & New

Braunfels Sports Complex Lot 2 Blk 1 3.45 ACS

President Hines introduced this item. The Board discussed and no action was taken. The Board returned to open session at 5:00PM.

4. APPROVAL OF MINUTES

A) Approval of the May 21, 2026 regular meeting minutes.

President Hines introduced this item. Director Austin motioned to approve the May 21, 2026 regular meeting minutes, Director Campos seconded, and the motion was approved unanimously.

5. 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.

President Hines introduced this item. No comments were made.

6. TREASURER'S REPORT

A) Presentation and discussion on the June 2026 Treasurer's Report.

President Hines introduced this item after items 7. A,B,C and D. Jared Werner, Assistant City Manager, presented an update on sales tax revenue, noting increased collection and that FY 2026 collections are currently exceeding FY 2025. The presentation also reviewed updated revenue collections, current commitments, projected fund balance through FY 2030, and projected FY 2026 expenditures by project. Mr. Werner noted that the previously approved Airport Loan Forgiveness remains reflected in the financial statements pending final approval by City Council. Staff answered questions from the Board.

7. PUBLIC HEARING, DISCUSSION, AND POSSIBLE ACTION

A) Public hearing, discussion, and possible action to approve an expenditure of up to \$2,400,000 for additional construction costs of Castell Avenue Phase 1 - Coll Street Drainage Improvement, pursuant to 501.103 of the Texas Local Government Code.

President Hines introduced this item. Scott McClelland, Assistant Director of Transportation & Construction Services, presented on this item. The presentation included project objectives, proposed improvements, project schedule, and funding needs.

President Hines opened this item up to public hearing, no comments were made.

Director Austin motioned to approve this item, Director Campos seconded, and the motion was approved unanimously.

- B) Public hearing, discussion, and possible action to approve an expenditure of up to \$1,400,000 for final design of AAMPO Gruene Multimodal Improvements, pursuant to 505.152 of the Texas Local Government Code.

President Hines introduced this item. Scott McClelland, Assistant Director of Transportation & Construction Services, presented on this item. The presentation included project objectives, proposed improvements, project schedule, and funding needs.

President Hines opened this item up to public hearing, no comments were made.

Director Campos motioned to approve this item, Director Elrod seconded, and the motion was approved unanimously.

- C) Public hearing, discussion, and possible action to approve an expenditure of up to \$1,200,000 to Gener8tor for a multi-year entrepreneurship incubator project, pursuant to 505.102 of the Texas Local Government Code.

President Hines introduced this item. Jonathan Packer, President & CEO of the New Braunfels Chamber presented on this item. The presentation included an updated overview of the program, services offered, timelines, performance metrics, and key requirements. Mr. Packer and City staff answered questions from the Board.

President Hines opened this item up to public hearing. Julie King, resident, and Richard Kelsheimer, resident, spoke at this time.

Director Campos motioned to approve this item, Director Austin seconded, and the motion was approved unanimously.

- D) Discussion and possible action to approve the first amendment of the Purchase Contract between Mildred V. Bartels, Jerald D. Voges, and the New Braunfels Economic Development Corporation and an expenditure of up to \$10,000 to extend the project feasibility period, pursuant to 505.102 of the Texas Local Government Code.

President Hines introduced this item. Jeff Jewell, Director of Economic & Community Development, presented on this item. The presentation included background, funding summary, contract

extension terms, and next steps.

President Hines opened public comment for this item. No comments were made.

Director Campos motioned to approve this item, Director Hammonds seconded, and the motion was approved unanimously.

8. ADJOURNMENT

President Hines adjourned the meeting at 5:53PM.

By: _____
SHANE HINES, PRESIDENT



Economic Development Corporation Agenda Item Report

550 Landa Street
New Braunfels, TX

8/13/2026

Agenda Item No. A)

PRESENTER:

Jared Werner, Assistant City Manager

SUBJECT:

Presentation and discussion on the August 2026 Treasurer's Report.

DEPARTMENT: Finance

August NBEDC Treasurer's Report

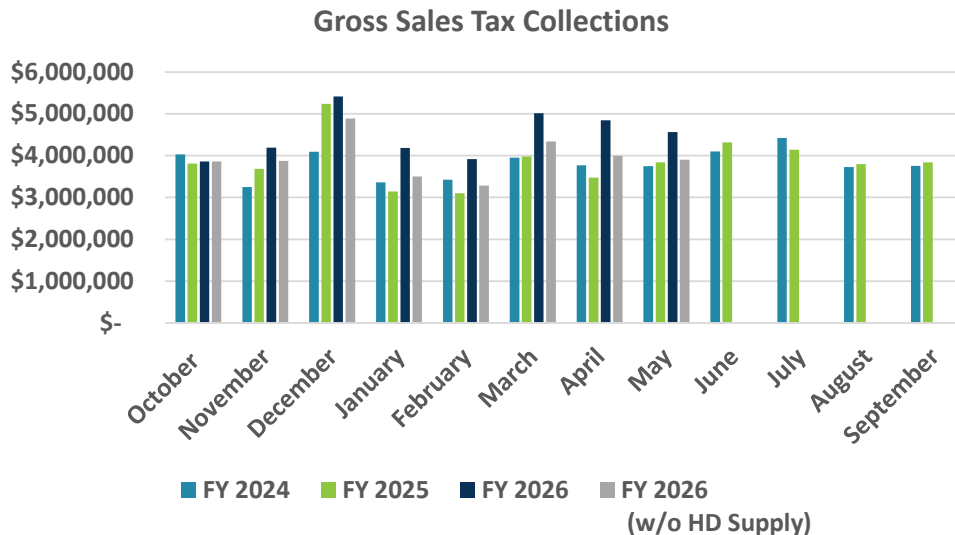
August 13th, 2026

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 May of last year, total sales tax collections increased by 18.7%. The significant increase is partially due to the addition of HD Supply sales tax. When the revenue related to HD Supply sales tax is removed, total collections increased by 1.6% compared to last May. When all adjustments are removed, the current period collections increased by 18.7% (1.4% without HD Supply) compared to May of last year. FY 2026 total sales tax collections are up 18.9% compared to FY 2025.

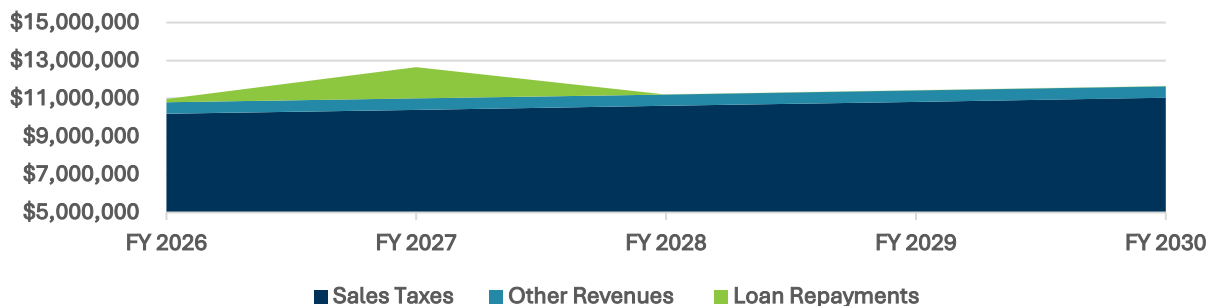


For more information,
contact:

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

Revenues

Projected Revenues - FY 2026 to FY 2030

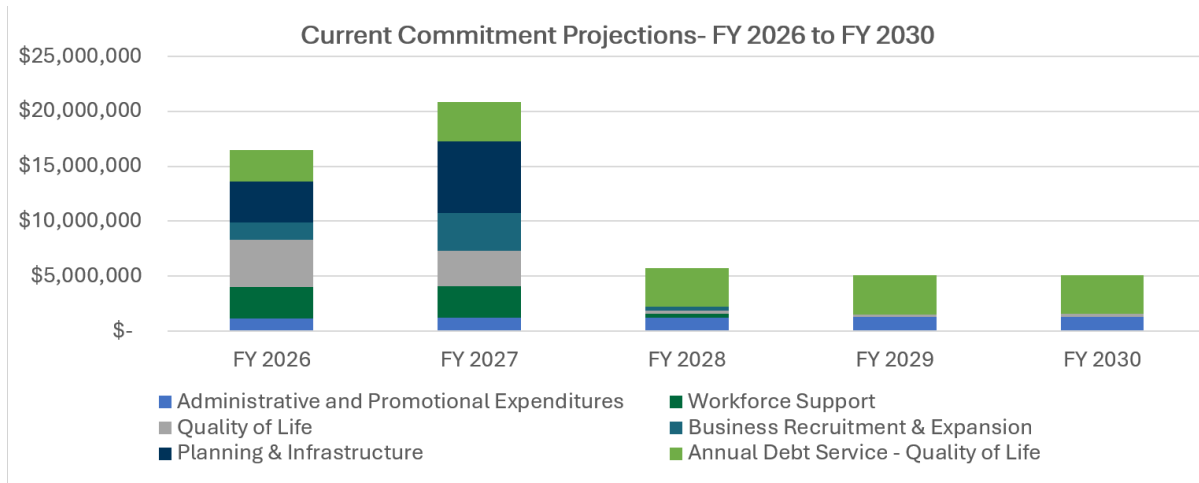


Revenue Summary					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Sales Taxes	\$ 10,202,586	\$ 10,406,638	\$ 10,614,770	\$ 10,827,066	\$ 11,043,607
Other Revenues	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Loan Repayments	\$ 172,954	\$ 1,644,000	\$ -	\$ -	\$ -
Total Revenues	\$ 10,975,540	\$ 12,650,638	\$ 11,214,770	\$ 11,427,066	\$ 11,643,607

Sales Taxes- The graph and table above reflect the projected sales tax collections through FY 2030. 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 five – recognized in FY 2027 above). At the July 13, 2026, City Council meeting, the City Council approved forgiving the remaining balance of the Airport Loan in the amount of \$644,770.

Total NBEDC Expenditures – *Current Commitments*



Summary					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Administrative and Promotional Expenditures	\$ 1,155,382	\$ 1,205,386	\$ 1,241,548	\$ 1,278,794	\$ 1,317,158
Workforce Support	\$ 2,850,000	\$ 2,850,000	\$ 350,000	\$ -	\$ -
Quality of Life	\$ 4,268,676	\$ 3,283,000	\$ 250,000	\$ 250,000	\$ 250,000
Business Recruitment & Expansion	\$ 1,640,058	\$ 3,436,576	\$ 350,000	\$ -	\$ -
Planning & Infrastructure	\$ 3,717,105	\$ 6,507,256	\$ -	\$ -	\$ -
Annual Debt Service - Quality of Life	\$ 2,808,456	\$ 3,531,381	\$ 3,535,944	\$ 3,533,581	\$ 3,535,794
Total Expenditures	\$ 16,439,677	\$ 20,813,599	\$ 5,727,491	\$ 5,062,375	\$ 5,102,951

The projections above include all current commitments of the NBEDC. Please note that all numbers listed above are projections based on the project and spending timelines. Spending timelines are assessed regularly.

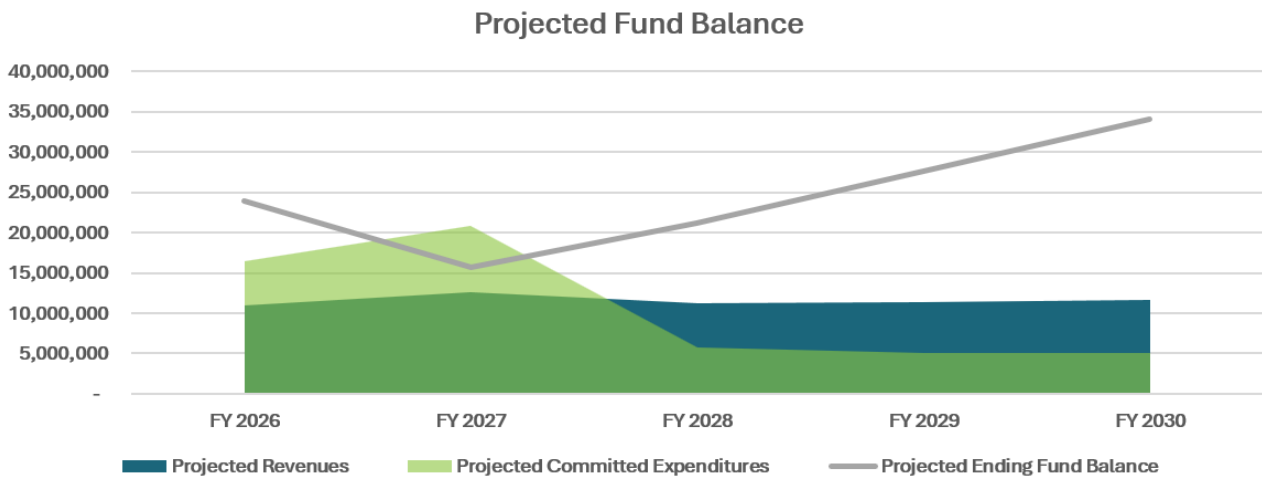
The FY 2026 projected expenditure changes since the last financial report are summarized below. The primary updates include:

- The Landa Lake Dam Design & Construction project has been reclassified from the Quality of Life category to Planning & Infrastructure.
- FY 2026 projected expenditures for the Gruene 16 Feasibility Study have been reduced to \$50,000, with the remaining project costs shifted to FY 2027.
- The Alamo Colleges District – Northeast Lakeview College project has been updated to reflect \$2.5 million of the total \$5 million project expenditure in FY 2026, with the remaining \$2.5 million budgeted in FY 2027.
- The \$2.5 million expenditure for the Union Pacific Railroad Company project has been deferred from FY 2026 to FY 2027.

FY 2026 Projected Project Expenditures	
Administrative and Promotional Expenditures	
Chamber of Commerce	\$ 699,996
CONB	\$ 455,386
Administrative and Promotional Expenditures	\$ 1,155,382
Quality of Life	
Last Tuber's Exit Design & Construction	\$ 180,664
Dry Comal Creek Trail	\$ 225,401
Supplemental Sports Complex Contribution	\$ 3,000,000
West Alligator Creek Trail Design & Construction	\$ 380,854
Downtown ROW Enhancements Final Design	\$ 60,000
Headwaters at The Comal Grant	\$ 421,757
Quality of Life	\$ 4,268,676
Workforce Support	
SPARK FY26 Contract	\$ 250,000
Alamo Colleges District - Northeast Lakeview College	\$ 2,500,000
O&M Zipp Sports Park	\$ 100,000
Workforce Support	\$ 2,850,000
Business Recruitment & Expansion	
Calendar Holdings, LLC	\$ 36,576
Detex	\$ 553,482
Downtown NBU site acquisition	\$ 500,000
Continental ED Incentive/Aumovio	\$ 100,000
Lefko Incentive	\$ 450,000
Business Recruitment & Expansion	\$ 1,640,058
Planning & Infrastructure	
Landa Lake Dam Design & Construction	\$ 987,105
Citywide Pedestrian Improvements AAMPO	\$ 130,000
Streets and Utility Design Standards Master Plan	\$ 175,000
Castell Ave - Coll Street Drainage Design & Construction	\$ 128,000
Kohlenberg Road Intersection Improvements	\$ 750,000
Dry Comal Creek Floodplain Remapping	\$ 240,000
Common Street Pedestrian Improvements	\$ 157,000
Neue Project - Guenther Ave Improvements	\$ 1,100,000
Gruene 16 Feasibility	\$ 50,000
Planning & Infrastructure	\$ 3,717,105
Annual Debt Service - Quality of Life Projects	
Existing Debt Service	\$ 2,808,456
Annual Debt Service	\$ 2,808,456
Total FY 2026 Projected Expenditures	\$ 16,439,677

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

550 Landa Street
New Braunfels, TX

8/13/2026

Agenda Item No. A)

PRESENTER:

Jared Werner, Assistant City Manager

SUBJECT:

Presentation, discussion, and possible action adopting the 2026-2027 fiscal year budget.

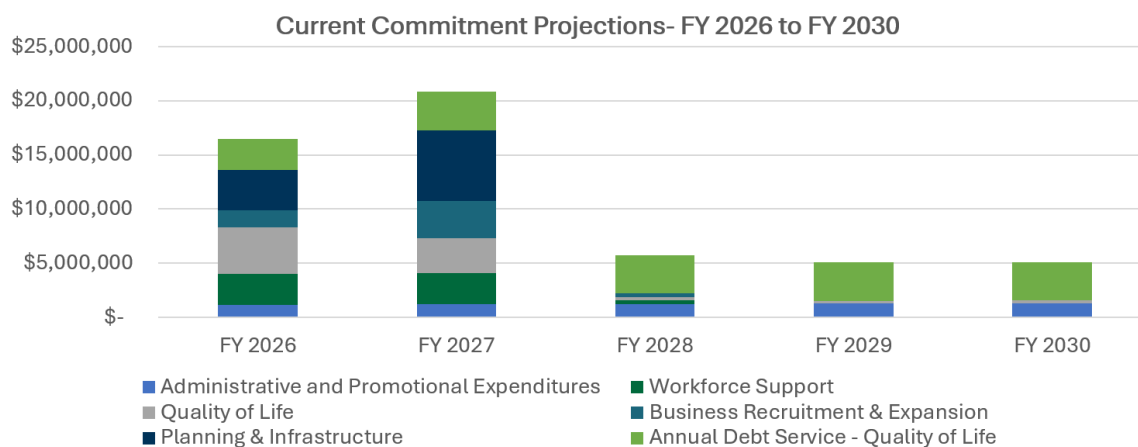
New Braunfels Economic Development Corporation Funds

The New Braunfels Economic Development Corporation (NBEDC) works with the City of New Braunfels to promote economic development in the community. They receive 25% of the sales tax collected in the City to fund various programs and projects that benefit the citizens. These projects include park improvements, construction of a new airport tower and other airport improvements, loans to businesses relocating and/or expanding in the area, training funds for companies moving into the area, and other important efforts.

FY 2027 Proposed Budget

The FY Proposed 2027 Budget for the New Braunfels Economic Development Corporation (NBEDC) totals \$20,813,599. This includes funding for annual administrative and other recurring expenditures. The Budget may be revised throughout the year as new projects are considered by the NBEDC board and the City Council. Staff maintains a five-year pro forma, which is presented to the NBEDC monthly. The graph below reflects commitments over the next five years.

The Proposed Budget is included as a component unit, within the “Other Funds” section of the overall City of New Braunfels Proposed Budget. Therefore, this budget will also be approved by the City Council as well.



Economic Development Corporation Debt Service Contributions			
Description of Debt	Principal	Interest	Total
Combination Tax and Revenue Certificates of Obligation, Series 2018	\$ 375,000	\$ 200,831	\$ 575,831
Combination Tax and Revenue Certificates of Obligation, Series 2019	210,000	107,500	317,500
General Obligation Refunding Bonds, Series 2021	480,000	115,450	595,450
Combination Tax and Revenue Certificates of Obligation, Series 2023	335,000	411,575	746,575
Combination Tax and +Revenue Certificates of Obligation, Series 2024	270,000	304,700	574,700
Combination Tax and Revenue Certificates of Obligation, Series 2026	350,000	371,325	721,325
	<u>\$ 2,020,000</u>	<u>\$ 1,511,381</u>	<u>\$ 3,531,381</u>

City of New Braunfels Economic Development Corporation Operating Fund Fiscal Year Ending September 30, 2027
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Available Funds	FY 2025 Actual	FY 2026 Estimate	FY 2027 Budget
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Beginning Balance

Undesignated Funds	\$ 31,898,396	\$ 29,343,522	\$ 23,879,385
Total Beginning Balance	\$ 31,898,396	\$ 29,343,522	\$ 23,879,385

Revenue

Sales Taxes	\$ 9,867,863	\$ 10,202,586	\$ 10,435,091
Interest Income	672,237	600,000	300,000
Other	625,009	172,954	1,644,000
Total Revenue	\$ 11,165,110	\$ 10,975,540	\$ 12,379,091

TOTAL AVAILABLE FUNDS	\$ 43,063,506	\$ 40,319,062	\$ 36,258,476
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APPROPRIATIONS

Administrative and Promotional Expenditures	\$ 1,576,320	\$ 1,155,382	\$ 1,205,386
Quality of Life	6,070,360	7,118,676	6,133,000
Incentives/Business Development/Strategic Plans	1,246,699	1,640,058	3,436,576
Public Infrastructure tied to Economic Development	1,964,199	3,717,105	6,507,256
Annual Debt Service	2,862,406	2,808,456	3,531,381

TOTAL OPERATING APPROPRIATIONS	\$ 13,719,984	\$ 16,439,677	\$ 20,813,599
Ending Fund Balance	\$ 29,343,522	\$ 23,879,385	\$ 15,444,877
TOTAL APPROPRIATIONS	\$ 43,063,506	\$ 40,319,062	\$ 36,258,476

8/13/2026

Agenda Item No. B)

PRESENTER:

Jeff Jewell, Director of Economic & Community Development

SUBJECT:

Presentation, discussion, and possible action to approve an annual contract with the City of New Braunfels for administrative, professional, and asset management services.

DEPARTMENT: Economic & Community Development**BACKGROUND INFORMATION:**

The New Braunfels Economic Development Corporation (NBEDC) maintains an annual contract with the City of New Braunfels for administrative support and professional services in support of the NBEDC's mission and business. Specifically, the contract requires the City to perform administrative and professional service tasks such as contract development and management, pay applications, company and incentive auditing services, fiscal impact analysis, financial auditing, board-directed and required reporting and record keeping. The contract also requires the city to provide for all legal services and facilities needed by the corporation in the normal course of its business. Additionally, the city manages feasibility, engineering, design and construction activities for all NBEDC-initiated projects. Services rendered are provided by a wide array of City departments that include Economic and Community Development, City Attorney's Office, Transportation and Capital Improvements, Planning and Development Services, Finance, and the City Manager's Office.

In FY26, two additional tasks were added to the document's Scope of Services. These tasks will remain in FY27:

(16) Reviewing annual capacity and evaluating the adjustment of sales tax rebates/contribution to TIRZ, if needed; and

(17) Capital improvement planning, design, and construction management for NBEDC-funded initiatives.

The attached Annual Report documents deliverables and accomplishments for FY26.

As in FY26, the proposed amount for the FY27 contract is \$455,386.

If approved, the item will be recommended to the City Council for final approval.

ISSUE:

Renewal of the City's annual administrative, professional services, and asset management contract

STRATEGIC PLAN REFERENCE:N/A **Economic Mobility** N/A **Enhanced Connectivity** N/A **Community Identity**YES **Organizational Excellence** N/A **Community Well-Being****FISCAL IMPACT:**

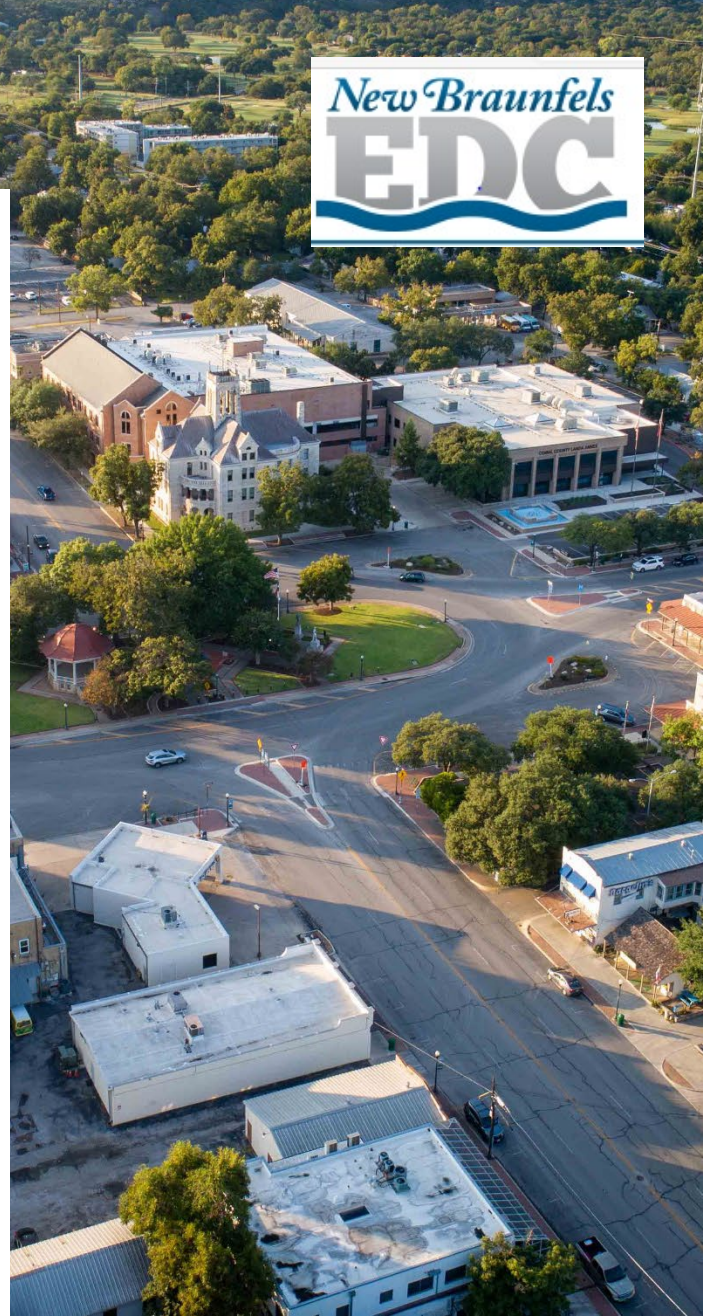
The annual contract for FY27 is in the amount of \$455,386. This amount is the same as FY26 and reflects no changes.

RECOMMENDATION:

Staff recommends approval. The item will be recommended to the City Council for final approval.



FY26 ANNUAL REPORT



**NEW BRAUNFELS
ECONOMIC DEVELOPMENT
CORPORATION**

Prepared by: City of New Braunfels

Background

Annual Administrative and Professional Services Contract

The City provides professional and administrative support services to the NBEDC on an annual basis through an annual services contract. These services include various administrative, financial, legal, professional, project and asset management duties to carry out the NBEDC's work in the New Braunfels community. The NBEDC approved the FY26 contract on September 30, 2025 for \$455,386. The New Braunfels City Council approved the contract on October 27, 2025.

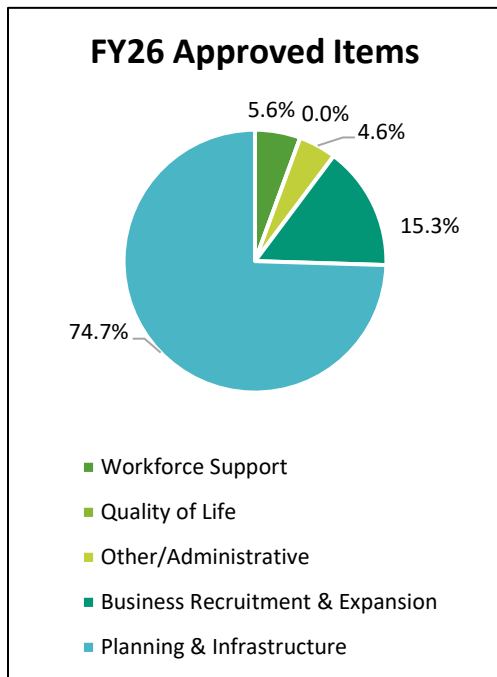
In FY26, an item- capital improvement planning, design, and construction management for NBEDC-funded initiatives- was added to reflect the expanded capital project management support necessary for the various projects the NBEDC has in various stages of development. The NBEDC also included a review of the annual capacity and adjustment of sales tax rebates and contributions to Tax Increment Reinvestment Zones and economic development agreements.

FY26 Accomplishments

FY26 Expenditures

As of July 31, 2026, a total of \$7,963,427.88 has been expended by the NBEDC for projects approved in FY26 and earlier.

Approved Items and Project Funding



As of July 31, 2026, a total of sixteen (16) items have been approved by the NBEDC for a funding total of \$9,812,186.

Workforce Support Projects

- Annual SPARK Contract, \$250,000
- Zipp Park Maintenance & Operations, \$300,000

Quality of Life

None this FY

Other/Administrative

- Annual Contract with City of New Braunfels – Professional & Administrative Support, \$455,386

Business Recruitment & Expansion

- Continental/Aumovio Expansion Project – Fee Waivers, \$300,000
- Continental/Aumovio 2nd Amendment to Incentive Agreement, No Additional Funds Required
- Generator Transfer Agreement with Worth & Associates, Property Transfer
- New Braunfels National Airport Loan Forgiveness
- Gener8tor Entrepreneur Incubator Accelerator – 3-year program, \$1,200,000

Planning & Infrastructure Projects

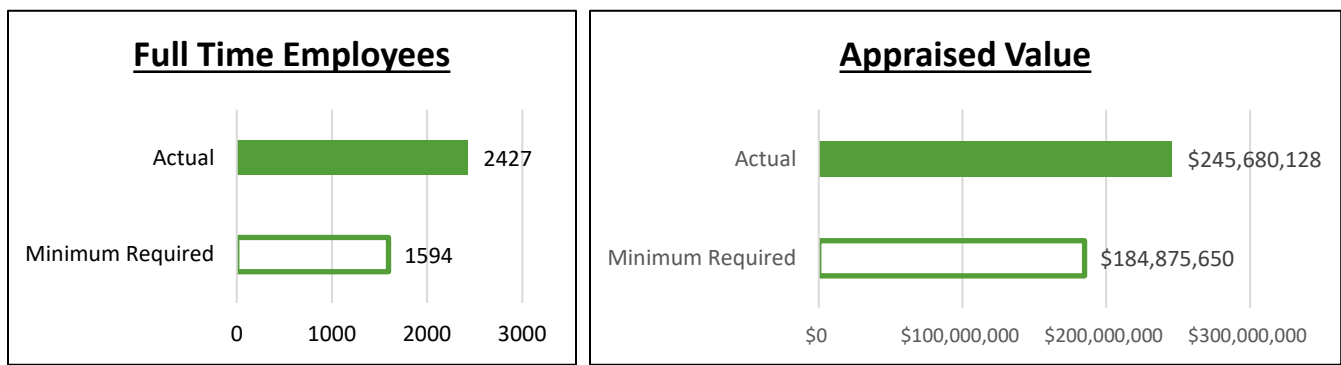
- Guenther Street and West San Antonio Street Improvements/Neue Project, \$2,200,000
- Streets & Utility Design Master Plan, \$175,000
- Additional Feasibility Extension for Gruene 16, \$26,800
- AAMPO Citywide Pedestrian Improvements, Phase 2 – Final Design, \$405,000
- AAMPO Citywide Pedestrian Improvements, Phase 1 – Construction, \$700,000
- Castell Avenue Phase 1, Coll Street Drainage – Additional Construction, \$2,400,000

- Amendment & Feasibility Extension for Gruene 16, No Additional Funds Required
- AAMPO Gruene Multimodal Improvements – Final Design, \$1,400,000

As of July 30, 2026, two of the sixteen items approved by the NBEDC have yet to be considered for final approval by the City Council (Gruene Multimodal Improvements and Gener8tor Entrepreneurship Incubator). Both items are scheduled for City Council agendas before the end of the fiscal year.

Administrative, Performance Monitoring, and Contract Fulfillment

All state and county compliance reports were completed on time.



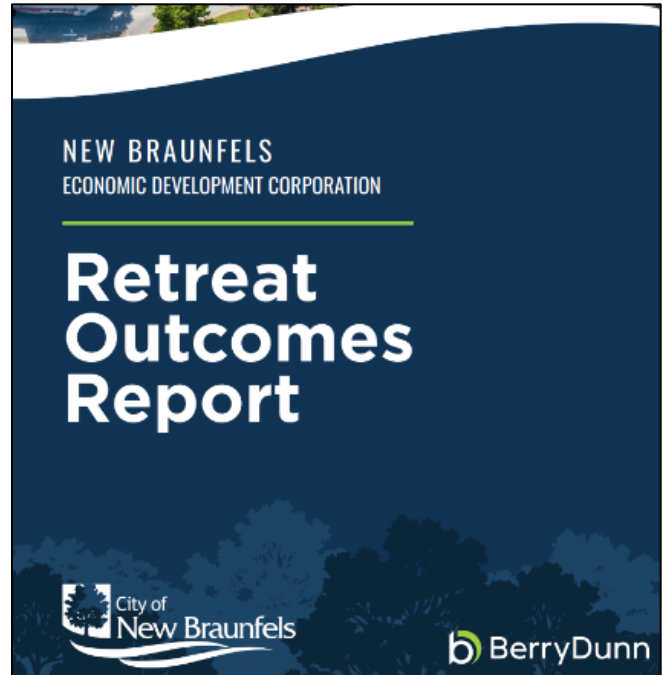
The City undertakes contractual audits of existing economic development agreements for the NBEDC and those existing with the City. Audits happen at various times throughout the year given the timelines specified in the agreements. For calendar year 2024, a total of 2,427 full-time employees were attributed to active NBEDC incentive and City 380 agreements – 833 full-time employees over the required amount. Additionally, a total of \$245,680,128 in appraised value of real and business personal property was attributed to active NBEDC incentive and City 380 agreements - \$127,978,180 over the required amount.

Calendar year 2025 compliance efforts are underway and full-time employee counts and appraised value totals will be available soon.

New Braunfels maintained the Economic Development Transparency Star awarded by the Texas Comptroller’s Office. The transparency star program recognizes local governments and affiliated entities for going above and beyond in their transparency efforts. New Braunfels is one of only thirty-two (32) Texas Government entities with this specific Economic Development award.

Strategic Planning

The NBEDC strategic planning effort was initiated in August 2025 to assist the Board with gaining consensus, prioritizing funding, connecting objectives from Confluence and the City's Strategic Plan, and establishing strategic priorities and goals. Staff worked with the consultant, Berry Dunn, to work through three phases of the project. The strategic planning workshop took place on November 3, 2025, and meeting participants completed activities, discussions, and brainstorm. On February 19, 2026, the NBEDC unanimously approved the Strategic Plan Document which includes the following four strategic priorities:



1. *Workforce Support*

Expand and align talent pipelines for target industries by increasing skills attainment, improving career pathways, and strengthening supportive infrastructure, including housing and childcare, to foster a robust and attractive talent ecosystem.

2. *Planning & Infrastructure*

Make thoughtful and strategic investments in capital planning processes as well as infrastructure development in areas including transportation, drainage, public spaces, and trails to create an attractive environment for business growth and development and talent acquisition.

3. *Quality of Life*

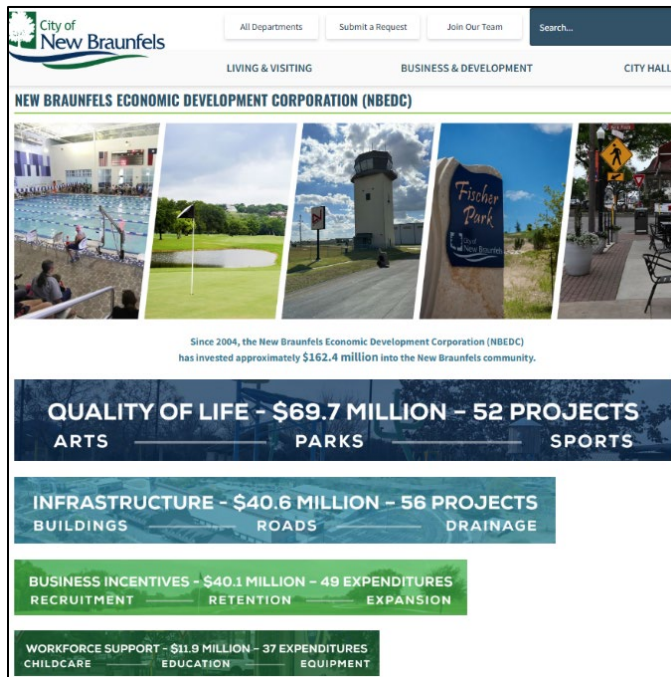
Enhance sense of place and quality of life by advancing investments that preserve New Braunfels' character and improve downtown amenities, create outdoor spaces, and support catalytic projects for the community.

4. *Business Recruitment & Expansion*

Grow a diverse, high-value economy by proactively attracting target industries, supporting new and existing businesses, and enabling business expansion through capital access, innovation, and market development.

All NBEDC project expenditures are now categorized as one or more of these four strategic priorities.

NBEDC Webpage Overhaul



Staff worked to research, overhaul, and rebuild the City's NBEDC webpage:

www.newbraunfels.gov/nbedc

Staff undertook the project to provide a historic look into the NBEDC/NBIDC's efforts over the years and to share information about the corporation's investments and expenditures. The effort required a historic compilation of previous NBEDC/NBIDC projects with descriptions, amounts funded and narratives about the projects.

The webpage now includes:

- Detailed project expenditures from 2004 to present
- Categorization of all project expenditures into the newly established NBEDC Strategic Priority categories
- Aggregated totals for expenditures
- Project descriptions and historical backgrounds to include prior funding efforts
- Overview of economic development corporations
- Additional resources, data, and links

Downtown-Centered Efforts

The City maintains an active role in planning, coordinating, collaborating and investing in downtown New Braunfels. Guided by community-based planning efforts and stakeholder involvement, the City actively produces and promotes downtown-based events, designs and constructs critical infrastructure projects and works with private parties to ensure that planned projects contribute to the continued economic vitality of the area and New Braunfels. The projects below, which are in various stages of development, require significant involvement from a variety of city staff to advance through feasibility/study phase, permitting, and construction.

- Downtown Right of Way and Pedestrian Improvements
- Guenther and West San Antonio Street Improvements

-
- Downtown Managed Parking Program and revenue reinvestment program
 - Downtown Programming
 - Downtown Street Trees Improvement and Replacement
 - Curb Management Study & Policy
 - TIRZ 3 Administration and Management

Development of Additional Projects

All projects listed below will contribute to the quality of life, infrastructure, and overall economic health of New Braunfels. These projects, in various stages of development, require a wide array of departments to plan, develop, and execute:

- Dry Comal Creek Floodplain Remapping Project
- TIRZ 4: Zipp Sports Park – Creation, Management, & Facilitation
- West End Area Plan, TIRZ 5: West End – Creation, Management, & Facilitation
- Arts & Culture Master Plan – Creation, Adoption, & Phased Implementation
- Castell Avenue Phase 1, Coll Street Drainage Improvement Project
- TIRZ 2: River Mill and Area Developments
- New Braunfels National Airport Updates
 - Apron Reconstruction Project
 - Terminal Feasibility Study
 - Air Traffic Control Tower – Preliminary Design
- Hike, Bike, & Pedestrian Planning
- Workforce Study Partnership with Seguin EDC via Regional Workforce Education Alliance
- Streets and Utility Design Master Plan
- Gruene 16 Project
- Northwest Parks Master Plan

Completed NBEDC-Funded Projects

- Zipp Sports Park
- Landa Lake Dam Construction
- Citywide Pedestrian Improvements – Package 2
- Alligator Creek Trail West – *completed at the end of FY25*
- Common Street Sidewalk Improvements – *completed at the end of FY25*
- Last Tuber's Exit – *completed at the end of FY25*
- Citywide Pedestrian Improvements – Package 1 – *completed at the end of FY25*

380 Agreements and Tax Abatement

The following economic development agreements are administered, facilitated, and maintained on behalf of the City of New Braunfels in support of NBEDC priorities and the City of New Braunfels 2024-2029 Strategic Plan:

- 380 Agreement with Continental/Aumovio – supports Business Recruitment & Expansion
- 380 Agreement with Early Matters NB – supports Workforce Support & Quality of Life Priorities
- 380 Agreement with The New Braunfels Hotel Company – supports the City Strategic Plan:
Community Identity – Historic Preservation Priority
- 380 Agreement with TaskUs – supports Business Recruitment & Expansion
- 380 Agreement with TopGolf (via TIRZ 1) – supports Business Recruitment & Expansion
- 380 Agreement with Costco Wholesale Corporation – supports Business Recruitment & Expansion
- Tax Abatement with Continental/Aumovio – supports Business Recruitment & Expansion Priority

**CONTRACT BETWEEN THE NEW BRAUNFELS ECONOMIC DEVELOPMENT
CORPORATION AND THE CITY OF NEW BRAUNFELS, TEXAS**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

THIS CONTRACTUAL AGREEMENT (the "Agreement") is made and entered into by and between the New Braunfels Economic Development Corporation, a Non-Profit Corporation of the State of Texas, hereinafter called "EDC", acting by and through its duly authorized officers, and the City of New Braunfels, Texas, a Texas municipal corporation, hereinafter called "CITY," acting by and through its officers:

W I T N E S S E T H:

WHEREAS, Texas Local Government Code §501.054 provides the EDC with the powers of non-profit corporations incorporated under the Texas Non-Profit Corporation Act, as amended, and Section Seven of the Bylaws of the EDC allows for the President and Secretary of the EDC to execute any contract which the Board has approved and authorized to be executed; and

WHEREAS, §501.007 allows the EDC to reimburse the City for all expenses incurred in providing the EDC with administrative, financial, and legal services; and

WHEREAS, upon the recommendation and approval by the Board on **August, 13, 2026**, and the City Council on **MONTH, DAY, YEAR**, the EDC agreed to pay to the City \$455,386 annually for administrative support and professional and asset management services.

I.

All funds received by CITY from EDC as herein provided shall be expended solely for the purposes stated herein and in accordance with the following terms:

The EDC shall pay a total of \$455,386 to the City on a monthly pro rata basis.

II.

Administrative, professional and asset management services the CITY shall perform for the EDC include:

- (1) Preparing and filing all reports required by the Texas Non-Profit Corporation Act, the Texas Non-Profit Corporation Law (Business Organizations Code, §1.008), the Development Corporation Act;
- (2) Keeping all books and records required by the EDC's Bylaws;
- (3) Providing necessary staff to perform miscellaneous administrative services including preparation of forms, applications, public notices for projects, agendas, agenda reports, resolutions, and other necessary documents;
- (4) Preparing and timely processing of EDC's project applications, approval action by the Board and the City Council, execution of agreements;
- (5) Regularly attending Board meetings and making occasional Board or City Council presentations, as needed;
- (6) Negotiating and drafting project term sheets and performance agreements;
- (7) Preparing and presenting a budget for the EDC for the forthcoming year for review and approval by the Board and City Council;
- (8) Providing all necessary budgeting, auditing, accounting, analysis, professional support services and financial management, through the City Manager's Office, Economic and Community Development, and Finance Departments which may include consultants hired as necessary to complete EDC related tasks;
- (9) Auditing services by Finance Department and City Manager's Office to ensure contract compliance;
- (10) Providing for legal services through the City Attorney's Office, including outside legal consultants, to assist city staff in negotiating and drafting performance agreements, and provide legal guidance and opinions; and

- (11) Providing facilities for repository of records, office and conference space for meetings which includes a proportional charge for electricity, water, sewer, gas, heating and air conditioning, telephone, internet service, repair and maintenance for such facilities; and
- (12) Preparing and completing appropriate feasibility studies, preliminary designs, and other professional services as necessary to advance the goals, strategies and actions as outlined in the Economic Development Strategic Plan, Envision New Braunfels, Downtown Implementation Plan, Workforce Housing Study and other relevant plans and documents as determined and directed by the EDC; and
- (13) Up to \$25,000 annually shall be provided for the maintenance of EDC-owned assets to include real property. Such funds shall be used for services to maintain them in good and acceptable condition; and
- (14) Consulting services rendered by an appropriate economic and community development organization as determined appropriate and necessary by the City to assist with the completion of the administrative and professional services outlined herein; and
- (15) Providing for a City employee to facilitate, manage, and regularly update the Board and the City Council on EDC-funded projects; and
- (16) Reviewing annual capacity and evaluating the adjustment of sales tax rebates/contribution to TIRZ, if needed; and
- (17) Capital improvement planning, design, and construction management for NBEDC-funded initiatives.

III.

This agreement shall be renewed annually with the approval of the City's annual budget unless specific action is taken by the EDC and the City to change the terms of this agreement.

IV.

In the performance of this contract, CITY shall not discriminate against any tenant or customer because of his/her race, color, religion, national origin, sex, disability or ancestry. Breach of this covenant may be regarded as a material breach of the contract causing its termination.

V.

It is expressed and understood and agreed by both parties hereto that each acts independently of each other, and neither has the authority to bind the other or to hold out to a third party that it is the authority for the other. The parties hereto understand and agree that the City shall not be liable for any claims, which may be asserted by any third party occurring in connection with the performance of the EDC.

VI.

Nothing contained herein shall be deemed or construed by the parties hereto or by any third party as creating the relationship of employer-employee, principal agent, joint ventures or any other similar such relationships, between the parties hereto.

VII.

All communications between EDC and CITY shall be addressed to the President of the New Braunfels Economic Development Corporation, c/o City of New Braunfels, 550 Landa Street, New Braunfels, Texas 78130. Any communication to the CITY shall be addressed to the City Manager, 550 Landa Street, New Braunfels, Texas 78130.

VIII.

It is understood and agreed that in the event any provision of this contract is inconsistent with requirements of law, the requirements of law will control and the parties shall revert to their respective positions, which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

IX.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties relative to the funds made the basis hereof, and any other written or oral agreement with the EDC being expressly waived by CITY.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals on this ____ day of _____, 2026.

**NEW BRAUNFELS ECONOMIC
DEVELOPMENT CORPORATION**

By: _____
Shane Hines, *President*

Date: _____

Larry Hammonds, *Corporate Secretary*

Date: _____

CITY OF NEW BRAUNFELS

By: _____
Robert Camareno, *City Manager*

Date: _____

ATTEST:

Gayle Wilkinson, *City Secretary*

APPROVED AS TO FORM:

Nathan Brown, *Interim City Attorney*

Economic Development Corporation Agenda Item Report

8/13/2026

Agenda Item No. C)

SUBJECT:

Discussion and possible action to reschedule the September 2026 New Braunfels Economic Development Corporation (NBEDC) Board Meeting.

DEPARTMENT: Economic and Community Development

BACKGROUND INFORMATION:

There are conflicting community events during the planned September meeting. This item will set the date for a special September meeting.

8/13/2026

Agenda Item No. D)

PRESENTER:

Jeff Jewell, Director of Economic & Community Development

SUBJECT:

Presentation and discussion on a proposed project expenditure for the acquisition of 6.7 acres on Gruene Road

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

At the New Braunfels Economic Development Corporation (NBEDC) workshop on June 15th, 2023, the Board committed to a process to undertake visioning and related predevelopment work for the eventual development of the Gruene 16, Block 1, Lots 1-3 property. The NBEDC purchased the property in 2016 for HD Supply's planned expansion, which the company did not ultimately pursue. Instead of returning the property to market for sale, the stated goal of the visioning process was to guide its development to an outcome that provided broad benefits for New Braunfels residents. Key stakeholders - the City Council and NBEDC Board - developed a basic vision and goals for the property, determined the market demand for the property as envisioned, and developed budget estimates to determine the overall feasibility of the concept(s). These were the first steps in the feasibility stage. A second phase - one that solicited a developer with the intention of entering into a development agreement to realize the preferred development concept - has been paused until a resolution to the property acquisition has been resolved by the NBEDC and City Council.

During the planning process, the acquisition of five parcels (total of ~6.7 acres) on Gruene Road - all adjacent to the Gruene 16 property - was recommended in the feasibility study. The purchase of the additional parcels provides greater flexibility in how the property can be developed and expands the project's potential impact. In May 2025, the NBEDC entered a purchase agreement for the 6.7 acres at a contract price of \$4.6 million. The NBEDC has since exercised extension options that requires it to close by October 22, 2026. Staff recommends the acquisition of approximately 6.7 acres under the purchase contract to bring the entire site under the City's control to realize the property's maximum benefit for the community.

Property acquisition will allow the negotiation of a development agreement and planning on the site to proceed. Purchasing the properties will require a public hearing, formal action by the NBEDC recommending the expenditure, and approval by the City Council.

ISSUE:

The current contract expires October 22, 2026 - the two possible next steps include purchasing the properties or extending again until January 20, 2027. Purchasing the properties allows for the corresponding feasibility and development planning to continue without an impending deadline.

STRATEGIC PLAN REFERENCE:YES **Economic Mobility** N/A **Enhanced Connectivity** N/A **Community Identity**N/A **Organizational Excellence** N/A **Community Well-Being**

FISCAL IMPACT:

The proposed purchase price of the 6.7 acres is \$4.6 million. Any action items with funding requests will be addressed at future meetings with appropriate public hearing notices.



Economic Development Corp. Workshop Agenda Item Report

550 Landa Street
New Braunfels, TX

8/13/2026

Agenda Item No. A)

PRESENTER:

Michele Boggs, Senior VP of Economic Development, New Braunfels Chamber of Commerce

Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce

SUBJECT:

Presentation and discussion on the Quarterly Advisory Report.

Economic Development Corporation Agenda Item Report

8/13/2026

Agenda Item No. A)

SUBJECT:

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

1. Gruene 16
2. Project Shoot
3. Project Thread
4. Project Casa
5. Project Sherpa