

**DRAFT - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF MONDAY, JULY 29, 2024**

AGENDA

1. CALL TO ORDER

Chair Atanacio Campos called the meeting to order at 3:04PM.

2. ROLL CALL

Present: Chair Atanacio Campos, Vice Chair Nathan Manlove, Kristen Pokky, Chris Snider, Chad Nolte, and Kat Balmos (3:06PM)

Absent: Joe Turner

3. APPROVAL OF MINUTES

A) Approval of the May 8, 2024 regular meeting minutes

Chair Campos introduced this item. Chad Nolte motioned to approve the May 8, 2024 meeting minutes. Nathan Manlove seconded the motion which was 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. DISCUSSION AND POSSIBLE ACTION

A) Discussion and possible action to elect a Chair and a Vice Chair

Chair Campos introduced this item.

Nathan Manlove motioned to nominate Chris Snider as Chair, Chad Nolte seconded the motion, and it was approved unanimously. Chris Snider motioned to nominate Nathan Manlove as Vice Chair, Atanacio Campos seconded the motion, and it was approved unanimously.

B) Presentation, discussion, and possible action to amend the TIRZ 3 Project & Financing Plan

Chair Campos introduced this item.

Jeff Jewell, Director of Economic and Community Development,

presented on this matter. The TIRZ 3 Project and Finance Plan is an official adopted document by the City which establishes the TIRZ 3 and its governing board. Staff is recommending changes to amend this plan and correct the 2021 baseline taxable property value noted in the report and typographical errors. Additional changes include clarifying the description of economic development incentives eligible for TIRZ 3 funding and adding a more detailed description of parking improvement expenditures and economic development incentives. Mr. Jewell answered questions from the Board.

Mr. Nolte motioned to approve the proposed changes, Mr. Manlove seconded the motion, and the Plan corrections were approved unanimously. Staff will advance this item to City Council for action in August.

C) Discussion and possible action recommending a FY 2024-2025 TIRZ #3 program budget

Chair Campos introduced this item.

Mr. Jewell presented a proposed TIRZ 3 budget for FY25 with \$50,000 earmarked for grants, \$30,000 for parking-related expenditures, and \$20,000 to cover administrative costs. The estimated fund balance for the start of FY25 is \$185,923. With the proposed expenditures, the remaining balance for the TIRZ 3 fund would be about \$85,923. Because the City's budget process is still underway, approving these amounts will ensure inclusion in the City's overall budget. Mr. Jewell answered questions from the Board. Kat Balmos motioned to approve the proposed FY25 TIRZ 3 program budget, Mr. Nolte seconded, and the motion was approved unanimously.

6. ADJOURNMENT

Chair Campos adjourned the meeting at 3:36PM.

By: _____
CHRIS SNIDER, CHAIR