



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



TUESDAY, AUGUST 12, 2025 at 5:30 PM

**JOINT MEETING WITH REINVESTMENT ZONE NO. 1, CITY OF NEW
BRAUNFELS**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. INTRODUCTIONS

A) Introduction of new TIRZ 1 members. **25-999**

4. APPROVAL OF MINUTES

A) Approval of the minutes from the March 6, 2025. **25-998**

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.

6. PRESENTATIONS

A) Presentation and update regarding active capital **25-1000**
projects supported by Reinvestment Zone No. 1.

B) Presentation and update on the Creekside Town Center **25-1001**
Development.

7. DISCUSSION AND ACTION

A) Discuss and consider approval of the FY 2026 Proposed **25-1002**
Budget for the Reinvestment Zone No. 1/New Braunfels
Development Authority.

B) Discuss and consider a recommendation for the **25-1003**
appointment of a Reinvestment Zone No. 1 Chair and
the election of a Vice-Chair for terms ending December
31, 2025.

C) Discussion and possible action to transition the TIRZ 1 **25-1004**
Advisory Board from Spring-appointed to Fall-appointed

and extend all existing members' terms from May 31 to November 30 of each respective year.

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.



Reinvestment Zone No. 1, City of NB Agenda Item Report

550 Landa Street
New Braunfels, TX

8/12/2025

Agenda Item No. A)



Reinvestment Zone No. 1, City of NB Agenda Item Report

550 Landa Street
New Braunfels, TX

8/12/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO. 1, CITY OF NB
REGULAR MEETING OF THURSDAY, MARCH 6, 2025**

JOINT MEETING WITH THE NEW BRAUNFELS DEVELOPMENT AUTHORITY

AGENDA

1. CALL TO ORDER

Chair Hoffman called the meeting to order at 6:00 p.m.

2. ROLL CALL

Tobin Hoffman, Bernard Miedema, Glenn Graham, Kevin Webb, Libby Edwards, and John Malik were present.

Matthew Biediger was absent.

3. APPROVAL OF MINUTES

A) Approval of the minutes from December 2, 2024 meeting.

Chair Hoffman read the aforementioned item.

John Malik moved to approve the item. Ben Miedema seconded the motion which passed unanimously.

4. PRESENTATIONS

A) Presentation and update regarding active capital projects supported by Reinvestment Zone No. 1.

Chair Hoffman read the aforementioned item.

Jared Werner provided an update on the capital projects being supported by TIRZ #1 using a PowerPoint and addressed questions.

B) Presentation and update on the Creekside Town Center Development.

Chair Hoffman read the aforementioned item.

Jared Werner presented a Creekside development update to the board using a PowerPoint and addressed questions.

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.

No one spoke at this time.

6. DISCUSSION AND ACTION

A) Discussion and possible direction to staff regarding current financial capacity and potential future projects for consideration.

Chair Hoffman read the aforementioned item.

Jared Werner presented the board's current financial capacity and possible additional uses of capacity using a PowerPoint and addressed questions.

B) Discussion and possible direction to staff regarding future agenda items.

Chair Hoffman read the aforementioned item.

The board provided direction to discuss fiscal year 2026 in reference to TIRZ#1 and to provide direction from City Council and the City on a timeline for TIRZ #1.

7. ADJOURNMENT

Chair Hoffman adjourned the meeting at 6:48 p.m.

By:

CHAIR

Attest:

GAYLE WILKINSON, CITY SECRETARY



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Agenda Item No. A)



Reinvestment Zone No. 1, City of NB Agenda Item Report

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Agenda Item No. B)



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Agenda Item No. A)



Reinvestment Zone No. 1, City of NB Agenda Item Report

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Agenda Item No. B)



Reinvestment Zone No. 1, City of NB Agenda Item Report

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Agenda Item No. C)
