



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



THURSDAY, MAY 15, 2025 at 5:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A) Approval of the April 17, 2025 regular meeting minutes [25-551](#)

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 May 2025 [25-552](#)
Treasurer's Report

6. DISCUSSION AND ACTION

A) Presentation, discussion, and update on proposed [25-565](#)
changes to the Coll/Castell Parking Lots

B) Public hearing, discussion, and possible action [25-568](#)
approving a project expenditure, of up to \$75,000, for
escrow and due diligence funding to support the Gruene
16 project, pursuant to Section 505.102 of the Texas
Local Government Code.

C) Public hearing, discussion, and possible action [25-567](#)
approving a project expenditure, of up to \$1,200,000, to
Alamo Colleges District - Northeast Lakeview College for
Phase 1 construction of a primary job training facility and
career center, pursuant to Sections 501.101 and
501.105 of the Texas Local Government Code.

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 [25-573](#)
negotiations in accordance with Section 551.087 of the
Texas Government Code:
 - 1. HD Supply
 - 2. Northeast Lakeview College
 - 3. Project Ellie
 - 4. Project Shoot
 - 5. Project Nemo
- B) Deliberate pending/contemplated litigation, settlement [25-621](#)
offer(s), and matters concerning privileged and
unprivileged client information deemed confidential by
Rule 1.05 of the Texas Disciplinary Rules of Professional
Conduct in accordance with Section 551.071, of the
Texas Government Code, specifically:
 - 1. Continental Automotive Systems, Inc.

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

5/15/2025

Agenda Item No. A)

SUBJECT:

Approval of the April 17, 2025 regular meeting minutes

DEPARTMENT: Economic and Community Development

**DRAFT - MINUTES
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THURSDAY, APRIL 17, 2025**

AGENDA

1. CALL TO ORDER

President Shane Hines called the meeting to order at 5:00PM.

2. ROLL CALL

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

Absent: Jason Hurta

3. APPROVAL OF MINUTES

A) Approval of the March 13, 2025 regular meeting minutes.

President Hines introduced this item. Director Austin motioned to approve the March 13, 2025 regular meeting minutes, Director Meurin seconded the motion, and the minutes were 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. TREASURER'S REPORT

A) Presentation and discussion on the April 2025 Treasurer's Report

President Hines introduced this item. Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 9.3% decrease in sales tax collections for February; with adjustments removed, the collections decreased by 11.8%. As compared to February 2024, sales tax collections are down 4.8%. Mr. Werner shared additional graphs indicating projected revenues, current commitment projects, infrastructure investments, the projected capacity for additional expenditures, and the proposed ending fund balance to FY27.

6. ADVISORY REPORT

A) Presentation and update from the SPARK Small Business Center
President Hines introduced this item. Mandi Scott, Economic and Community Development Manager, introduced Mr. Ron Richardson, Certified Business Advisor from the SPARK Small Business Center. Mr. Richardson provided a Q2 update on business starts/expansions, data on jobs created/retained through his services, community outreach and networking completed to date, training opportunities provided to the community, and future plans to expand business-support services.

Directors Carden, Thompson, and Hammonds voiced their support of SPARK.

7. DISCUSSION AND POSSIBLE ACTION

A) Presentation and update on the Dry Comal Creek Trail Segments 2 & 3 Feasibility Study findings

President Hines introduced this item. Scott McClelland, Assistant Director of Transportation and Capital Improvements, presented on this matter. Mr. McClelland identified background and prior planning efforts supporting the Dry Comal Creek Trail, outlined the project features, summarized the data gathered, shared the results of the public input meeting, outlined the project deliverables, a preliminary trail layout, anticipated project constraints, a preliminary budget, and the next steps.

Mr. McClelland answered questions from the Board.

President Hines opened the item to public comment. Residents Tom Jones, Jonathan Alorda, Dr. Travis Simmons, and Tim Marlow shared comments on the project.

B) Presentation and discussion on a proposed economic development incentive to Northeast Lakeview College at New Braunfels for an expansion project to promote workforce training and education.

President Hines introduced this item. Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce introduced Dr. Veronica Garcia, President of Northeast Lakeview College. Dr. Garcia shared information on Northeast Lakeview College ("NLC"), taxing district details, population and enrollment growth metrics, NLC's expansion to the Central Texas Technology Center ("CTTC"), educational demographic projections, and high school dual-credit enrollment. Dr.

Garcia also highlighted the investments NLC has made to support the operations and personnel needed at the CTTC; 2023 initial enrollment of 125 students has increased to 400, as of Spring 2025. To accommodate the continued growth, NLC recently purchased a building off Old FM 306 & Sundance Parkway and intends to complete two phases of construction to renovate and remodel the interior to accommodate labs and classrooms. Dr. Garcia shared the planned course offerings and estimated costs for each phase of the project.

Director Austin voiced his support of this project.

C) Discussion and possible action to approve an amendment to the existing Headwaters at the Comal Economic Development Agreement

President Hines introduced this item. Ms. Scott provided a summary on the existing contract between the Board and the Headwaters at the Comal which stipulates a 36-month construction deadline for the project. Unexpected archeological discoveries and cost escalations caused delays to the project; construction completion is now expected by March 2027. The amendment proposed today will extend the existing contract an additional 22-months.

Director Thompson motioned to approve the proposed amendment, Director Carden seconded the motion which was unanimously approved.

D) Public hearing, discussion, and possible action approving a project expenditure, of up to \$2,300,000, to the Headwaters at the Comal for the completion of construction, pursuant to Section 505.152 of the Texas Local Government Code.

President Hines introduced this item. Ms. Scott provided a background on the Headwaters of the Comal project, summarized the work completed to date, and shared metrics on visitor count, program offerings, and volunteer hours logged. Approving the item will fund the completion of the formal entrance, picnic commons, air-conditioned spaces, visitor's center, meeting spaces, public restrooms, and adjacent parking lot.

President Hines opened the public hearing at 5:53PM. Residents Jonathan Alorda, Tom Jones, and Leslie Prather spoke in support of the project. President Hines closed the public hearing at 5:56PM.

Director Carden motioned to approve \$2,300,000 to the Headwaters at

the Comal for the completion of construction, Director Meurin seconded the motion, and the item was unanimously approved.

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 Ellie
 2. Project Shoot
 3. Project Bovine
 4. Project Nemo
 5. Project Chester
 6. Northeast Lakeview College
 7. Project Spigot
 8. Project Alamo

President Hines introduced this item. The Board adjourned to Executive Session at 5:57PM. The items were discussed in the following order: Northeast Lakeview College, Project Ellie, Project Shoot, Project Nemo, Project Bovine, Project Alamo, Project Chester, and Project Spigot. No action was taken.

- B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
1. A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437

President Hines introduced this item. The Board discussed this item and no action was taken. The Board returned to open session at 6:50PM.

9. ADJOURNMENT

President Hines adjourned the meeting at 6:50PM.

By: _____
SHANE HINES, PRESIDENT



Economic Development Corporation Agenda Item Report

550 Landa Street
New Braunfels, TX

5/15/2025

Agenda Item No. A)

SUBJECT:

Presentation and discussion on the May 2025 Treasurer's Report

DEPARTMENT: Finance

May NBEDC Treasurer's Report

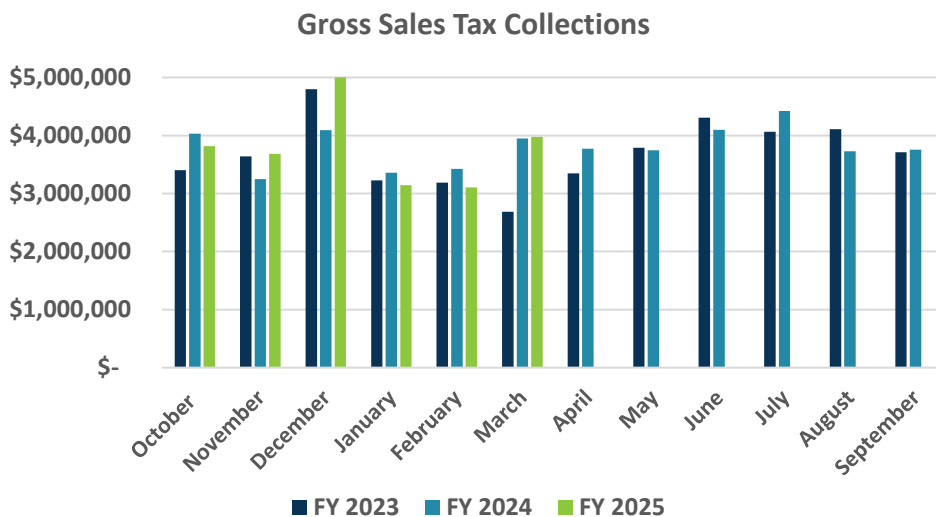
May 15th, 2025

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

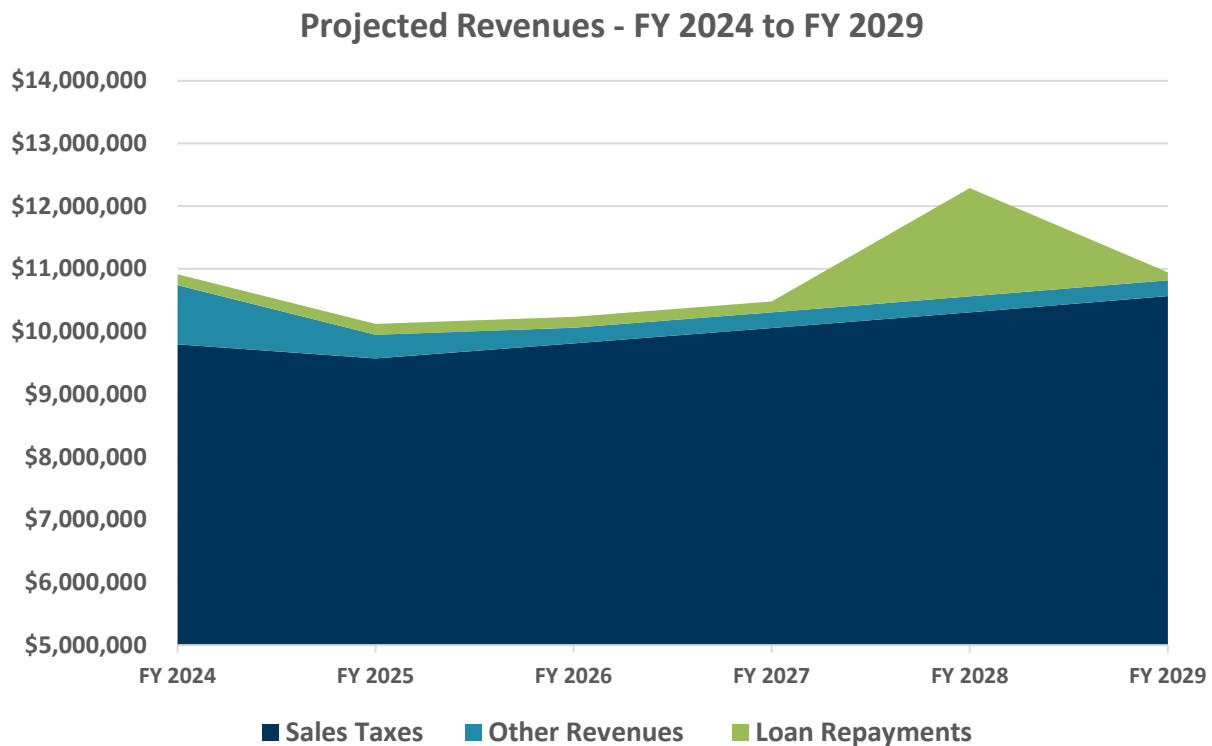
Compared to March of last year, total sales tax collections increased by 0.7%, and current period collections decreased by -0.4%. Collections continue to exhibit an unpredictable and volatile pattern, reflecting nationwide economic uncertainty. After all adjustments are removed, FY 2025 sales tax collections are down -4.0% compared to FY 2024.



For more information contact:

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

Revenues



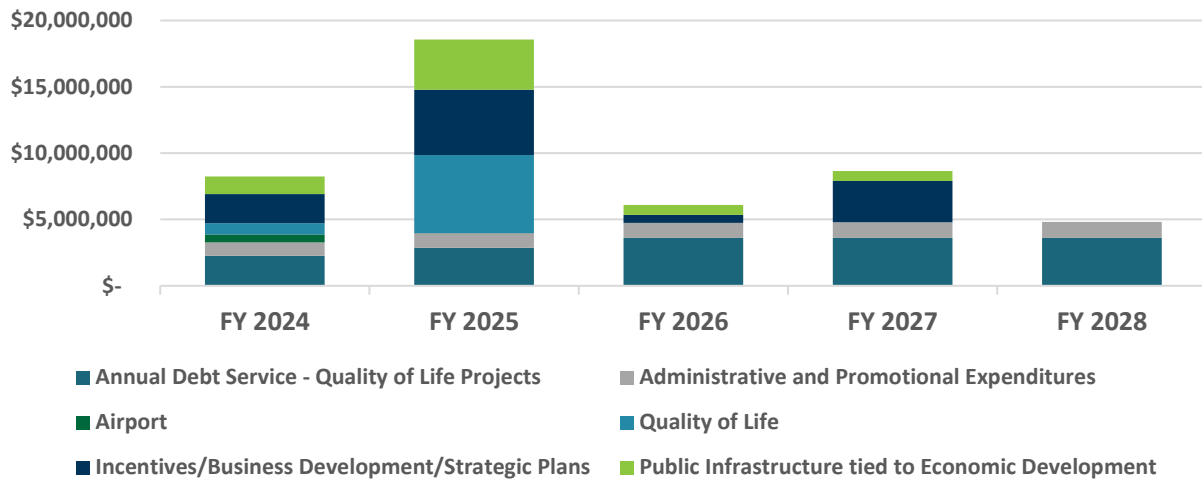
Revenue Summary						
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Sales Taxes	\$ 9,796,748	\$ 9,572,907	\$ 9,812,230	\$ 10,057,536	\$ 10,308,974	\$ 10,566,698
Other Revenues	\$ 944,135	\$ 375,000	\$ 250,000	\$ 250,625	\$ 251,252	\$ 251,880
Loan Repayments	\$ 172,954	\$ 172,954	\$ 172,954	\$ 172,954	\$ 1,728,954	\$ 128,954
Total Revenues	\$ 10,913,837	\$ 10,120,861	\$ 10,235,184	\$ 10,481,115	\$ 12,289,180	\$ 10,947,532

Sales Taxes- The graph and table above reflect the projected sales tax collections through FY 2029. 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 six – recognized in FY 2028 above).

Total NBEDC Expenditures – Current Commitments

Current Commitment Projections - FY 2024 to FY 2029



Summary					
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Administrative and Promotional Expenditures	\$ 1,005,386	\$ 1,105,386	\$ 1,138,548	\$ 1,172,704	\$ 1,207,885
Airport	\$ 597,500	\$ 2,500	\$ -	\$ -	\$ -
Quality of Life	\$ 840,808	\$ 5,891,865	\$ -	\$ -	\$ -
Incentives/Business Development/Strategic Plans	\$ 2,206,385	\$ 4,903,854	\$ 596,576	\$ 3,124,653	\$ -
Public Infrastructure tied to Economic Development	\$ 1,320,877	\$ 3,790,533	\$ 750,000	\$ 750,000	\$ -
Annual Debt Service - Quality of Life Projects	\$ 2,270,948	\$ 2,862,406	\$ 3,611,964	\$ 3,613,564	\$ 3,615,289
Total Expenditures	\$ 8,241,904	\$ 18,556,544	\$ 6,097,088	\$ 8,660,921	\$ 4,823,174

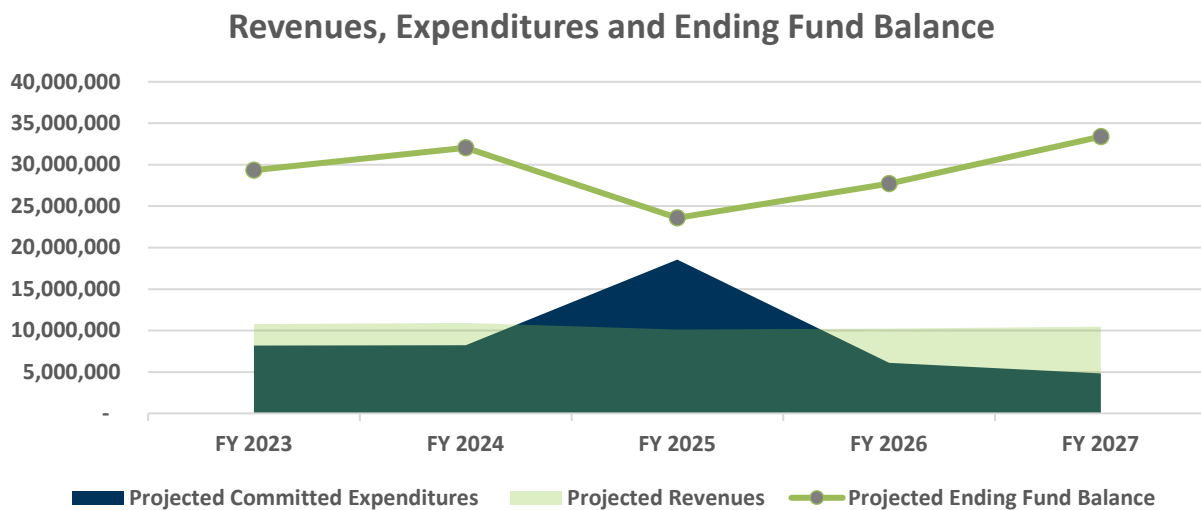
The projections above include all current commitments of the NBEDC, including those most recently approved, including the intersection improvements for Kohlenberg Road. The NE Parkland acquisition and Castell Avenue phase 1 project (Coll Street Drainage) are reflected in the debt service category.

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	\$ 674,920	\$ 3,516,839
West Alligator Creek Trail	\$ 2,000,000	\$ 2,000,000	-
Kohlenberg Road Design Services	\$ 1,308,404	\$ 1,308,404	-
Citywide Pedestrian Improvements - Phase 1	\$ 1,850,007	\$ 1,850,007	-
Landa Lake Dam & Spillway	\$ 1,215,000	\$ 1,215,000	-
Comal River Improvements - Last Tuber's Exit	\$ 1,362,812	\$ 1,362,812	-
Castell Avenue Phase 1 - Coll Street Drainage Construction	\$ 7,200,000	\$ 7,200,000	-
Common Street Pedetrian Improvements	\$ 700,000	\$ 700,000	-
Feasibility & Conceptual Design - Dry Comal Creek Trail	\$ 485,584	\$ 485,584	-
Totals	\$ 20,313,566	\$ 16,796,727	\$ 3,516,839

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.



5/15/2025

Agenda Item No. A)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Presentation, discussion, and update on proposed changes to the Coll/Castell Parking Lots

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 5**BACKGROUND INFORMATION:**

There are two public parking lots on South Castell Avenue near the Civic/Convention Center. The parking lot at 350 South Castell Avenue is owned by the City of New Braunfels and is primarily used by attendees at the Center, city employees who work at 424 South Castell Avenue, nearby businesses, and the public for visits to Downtown and community events. The parking lot at the corner of South Castell Avenue and Coll Street was the former site of Chase Bank, which was purchased by the New Braunfels Economic Development Corporation (NBEDC) in 2016. This lot was seen to be a short or medium-term parking solution as recommended in a 2011 Downtown Parking Plan. The lot was paved as a separate parking lot and is currently used for overflow attendees at the Center, local businesses, and Downtown visitors. As the Center, business, and visitor needs have increased in Downtown, demand for parking has increased.

The NBEDC received a presentation on proposed changes to these lots at its September 12, 2024 meeting. A reconfiguration of these two lots will streamline efficiency, add approximately 63 parking spaces, and support the Civic/Convention Center's operations and business development in Downtown.

This presentation will provide next steps on these proposed changes.

ISSUE:

There is an increased need for more parking capacity in Downtown New Braunfels that this project will address.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

There is none as funding for these proposed changes are to be derived from Hotel and Motel Occupancy Taxes.

5/15/2025

Agenda Item No. B)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Public hearing, discussion, and possible action approving a project expenditure, of up to \$75,000, for escrow and due diligence funding to support the Gruene 16 project, pursuant to Section 505.102 of the Texas Local Government Code.

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

At the New Braunfels Economic Development Corporation (NBEDC) workshop on June 15th, 2023, the Board was introduced to a process to undertake predevelopment and feasibility work for the eventual development of the Gruene 16, Block 1, Lots 1-3 property. This property was purchased by the NBEDC in 2016 for HD Supply's planned expansion, which did not occur. The described process works with key stakeholders to conceptualize the project and objectives, develop a basic "vision" for the project, determine the market demand for the project as envisioned, and develop high level building and infrastructure budget estimates to determine the overall feasibility of the development concept(s) that receive the most support. This is intended to be the first steps in the feasibility and development concepts stage, with a second stage proposed to ultimately solicit a developer and negotiate a development agreement to bring the project to fruition. The NBEDC Board directed staff to move forward with the proposal.

The NBEDC, at its regular meeting on August 17, 2023, approved an expenditure to Economic & Planning Systems, Inc. (EPS), to begin the planning for a possible public/private partnership addressing the Gruene 16 property.

EPS facilitated a workshop with the NBEDC Board on November 14, 2023 and addressed objectives for the site, identified key questions for additional research, and established parameters for the next steps of the potential public/private partnership. EPS facilitated another workshop with the NBEDC Board on May 16, 2024 and reviewed the completed feasibility study, Council and NBEDC goals, economic, demographic, and market trends, discussed broker insights, highlighted opportunistic land uses, and reviewed themes and concepts discovered during the study.

The NBEDC approved Phase 2 funding at its July 18, 2024 meeting. Phase 2 included urban planning, test fitting the site, completing financial feasibility studies, and drafting a Request for Proposals/Request for Qualifications for future development.

During the early stages of Phase 2, staff was contacted by a real estate professional regarding the availability of five parcels on Gruene Road - adjacent to the Gruene 16 property. EPS advised the addition of these parcels would greatly enhance development opportunities of the Gruene 16 project. These parcels were then added to the urban planning and test fitting analysis. The inclusion of the parcels provides a greater footprint and yielded four different development scenarios:

-
- Local: Including office space, retail space, townhomes, live/work units, with a plaza, and open space
 - Visitation: Including conference space, hotel, retail, open space, and a plaza
 - Creative: Including office, hotels, retail, movie theater, film studio, open space, and a plaza
 - Visitation + Creative: Including hotels, retail, open space, conference space, film studio, a plaza, and open space

Approval of this item will secure the parcels via contract for a 9-month duration. These parcels will then be included in the RFP/RFQ process for developer consideration.

ISSUE:

To add to the total land available in the upcoming Gruene 16 RFP/RFQ a contract must be approved to secure the parcels for a 9-month duration.

STRATEGIC PLAN REFERENCE:

☒Economic Mobility ☐Enhanced Connectivity ☐Community Identity
☐Organizational Excellence ☐Community Well-Being ☐N/A

FISCAL IMPACT:

The anticipated cost for the 9-month contract is \$50,000; an additional \$25,000, for a total of up to \$75,000, is included to cover additional feasibility costs.

RECOMMENDATION:

Staff recommends approval of the expenditure to support the Gruene 16 project.

5/15/2025

Agenda Item No. C)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Public hearing, discussion, and possible action approving a project expenditure, of up to \$1,200,000, to Alamo Colleges District - Northeast Lakeview College for Phase 1 construction of a primary job training facility and career center, pursuant to Sections 501.101 and 501.105 of the Texas Local Government Code.

DEPARTMENT: Economic and Community Development

COUNCIL DISTRICTS IMPACTED: 2 & 4

BACKGROUND INFORMATION:

Alamo Colleges' Northeast Lakeview College (NLC) has operated an extension location at the Central Texas Technology Center since the Fall 2023 semester. During this first semester, 125 students were enrolled in 10 courses. Significant enrollment growth has occurred and for the Spring 2025 semester, 400 students are enrolled in 25 courses. Since 2023, NLC has invested operationally by funding marketing, infrastructure, rebranding, and technology improvements; and with personnel investments by hiring a DPS Officer, Lab Technician, Academic Programs Specialist, College Services Coordinator, Faculty, Admin Support Specialists, Advisors, and a Director. Total NLC investments at the Central Texas Technology Center surpass \$1M. The present location is at capacity and the educational and training needs of the community are still in high demand.

NLC has invested \$13.6M to acquire a 58,000+ square foot commercial building at the corner of Old FM 306 and Sundance Parkway and anticipates opening doors for classes in the Fall of 2026. NLC also has the adjacent 2.2 acres under contract for future facility expansion. NLC's plans are to expand course offerings and enrollment potential to include construction management, engineering technology, and logistics and supply chain management and to relocate the allied health, natural sciences, and information technology programs. To accommodate and prepare the space for these eventual offerings, NLC will need to upgrade the facilities at an approximate cost of \$8 million.

The NBEDC received a presentation on this proposed project expenditure at its April 17, 2025 regular meeting. If approved, the item will move for City Council approval on June 9, 2025.

ISSUE:

Consideration of a funding request to aid the construction and expansion of Northeast Lakeview College in New Braunfels from their location at the Central Texas Technology Center to their newly purchased building on Old FM 306 and Sundance Parkway.

STRATEGIC PLAN REFERENCE:

☒ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

FISCAL IMPACT:

The project amount is to not exceed \$1,200,000; the NBEDC has sufficient funds to approve this expenditure.

RECOMMENDATION:

Staff recommends approval of the \$1,200,000 to support Phase 1 construction of the Northeast Lakeview College at New Braunfels expansion.

Northeast Lakeview College

Supporting the Educational Needs of the Greater New Braunfels Region

Dr. Veronica Garcia

April 17, 2025

267 Acre Campus
Universal City | Live Oak
Loop 1604 & Kitty Hawk Road



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Alamo Colleges District Service Area & Taxing District

5 Colleges:

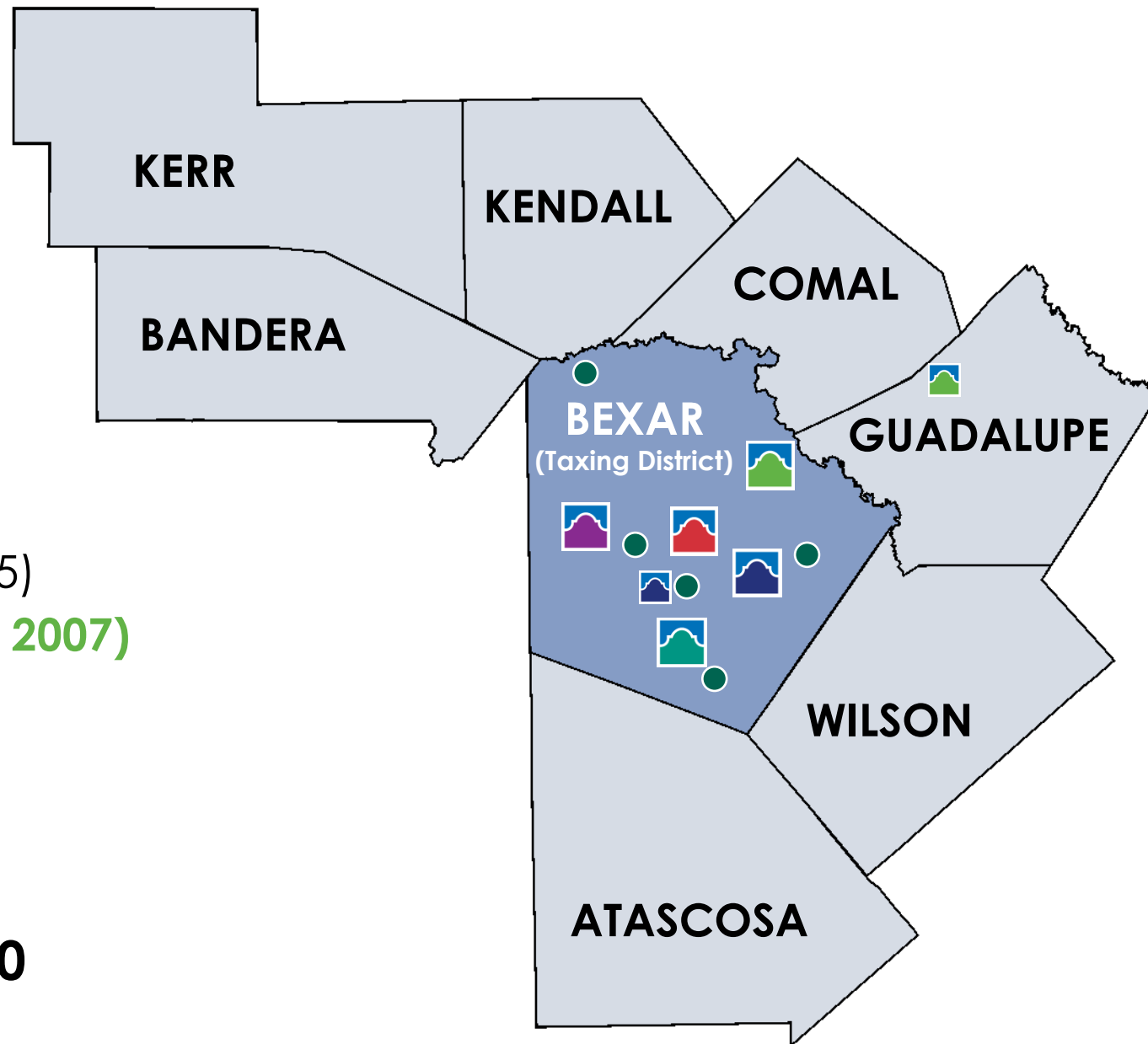
-  St. Philip's College (est. 1898)
-  San Antonio College (est. 1925)
-  Palo Alto College (est. 1985)
-  Northwest Vista College (est. 1995)
-  **Northeast Lakeview College (est. 2007)**

● 5 Education & Training Center

23 Early College High Schools

20 P-TECH High Schools

Fall 2024 Total Enrollment: 79,000



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



192

County	2020	2040 Projection	% Increase 2020-40
Atascosa	48,981	57,374	17.1%
Bandera	20,851	21,701	4.1%
Bexar	2,009,324	2,599,727	29.4%
Comal	161,501	315,640	95.4%
Guadalupe	172,706	268,305	55.4%
Kendall	44,279	70,896	60.1%
Kerr	52,598	58,870	11.9%
Wilson	49,753	61,941	24.5%
TOTAL:	2,559,993	3,454,454	34.9%

Growth Outside Bexar County

Fall 2023

- 39% Outside Bexar County
- 61% Bexar County

Fall 2022

- 37% Outside Bexar County
- 63% Bexar County

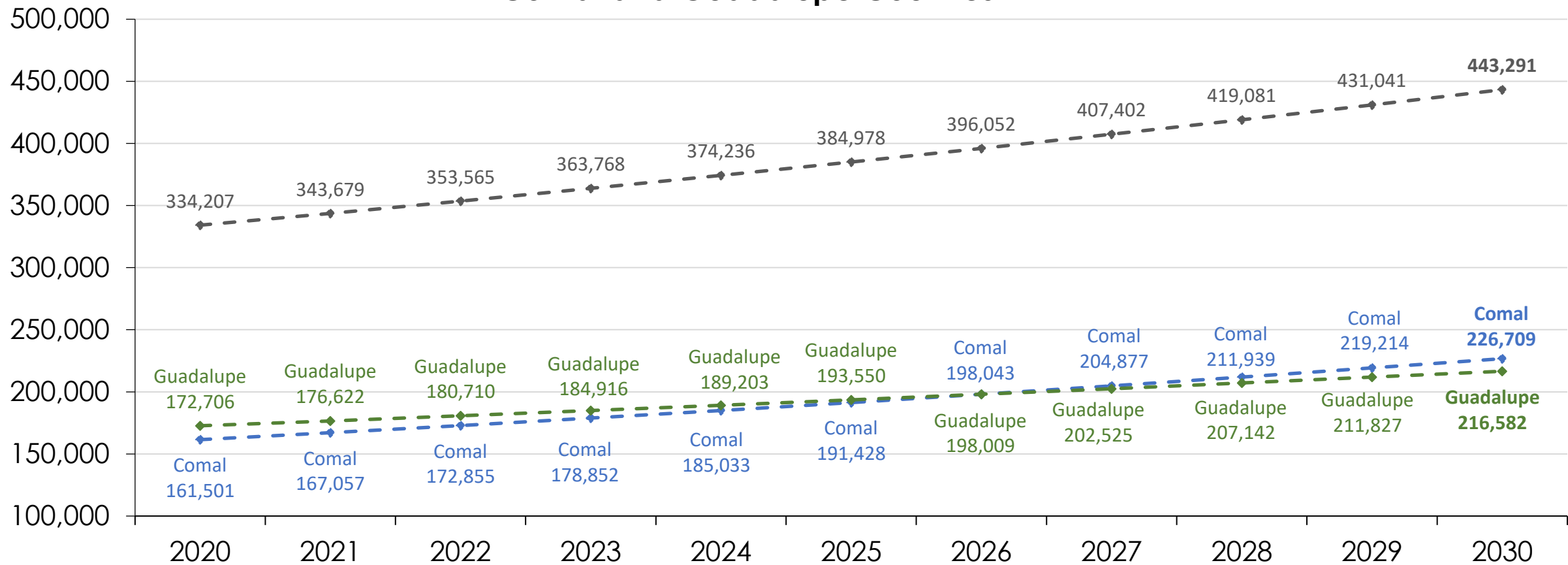
Fall 2021

- 31% Outside Bexar County
- 69% Bexar County



2030 Projected County Population

Comal and Guadalupe Counties



Texas Association of County, County Information Program



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO COLLEGES DISTRICT

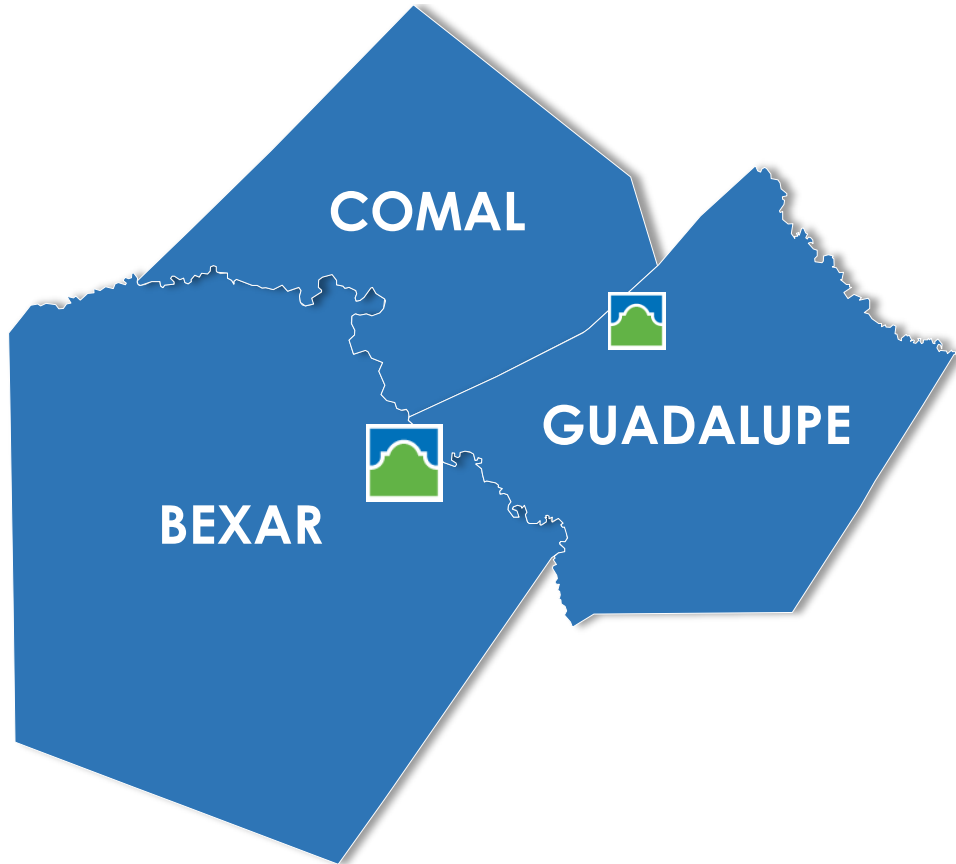


Award Recipient
2024 2018



214

2030 Growth Projection



	Comal County	Guadalupe County
Projected Population 2030:	226,709	216,582
Population 2023:	193,928	188,454
Population 2022:	184,749	182,702
Population 2020:	163,659	173,697
0 – 17 years:	26.3%	29.3%
18 – 64 years:	53.9%	55.6%
No degree; 25 years & over	7,203	12,244
High school; 25 years & over	25,441	34,539
Some college; 25 years & over	39,554	37,462
Median household income:	\$91,171	\$87,030
Persons in poverty:	6.9%	10.3%

Source: data.census.gov and census.gov/quickfacts



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



High School Dual Credit Program Growth



Other

Total

Fall 2024	438	499	91	1,045	208	287	2,568
Fall 2023	433	494	139	964	175	117	2,322
Fall 2022	416	542	-	680	167	126	1,931
	Bexar County (Fall 2024: 438) 1 High School	Guadalupe County* (Fall 2024: 590) 3 High Schools		Comal County (Fall 2024: 1,253) 8 High Schools		Other (Fall 2024: 287) 6 High School	



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



23

Memorial Early College High School & NLC Graduates – Class of 2024



Early College *High Schools* Increase



Memorial Early College High School



Judson Early College High School



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT





2022-2024 Degrees and Certificates Awarded

	Academic Years 2022-2024
Alamo Colleges District: (5 Colleges)	31,788
• Northeast Lakeview College	2,931 9.2%
• NLC Comal & Guadalupe County Students	762 26.0%



Central Texas Technology Center (CTTC)



2193 FM 758, New Braunfels, Texas 78130



New Braunfels | Seguin



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



NLC New Braunfels (CTTC) Investment

Enrollment to Date:

- Fall 2023: 125 Students | 10 Courses
- Spring 2025: **400 Students** | 25 Courses



Operational Investment to Date: \$562,000

- Technology: \$450,000
- Rebranding: \$12,000
- Infrastructure: \$90,000
- Marketing: \$10,000

Personnel Investment to Date: \$515,500*

- Director
- Senior Advisor
- Certified Advisor
- Adm. Support Spec.
- Faculty
- College Services Coord.
- Academic Program Spec.
- Lab Technician
- DPS Officer

* Per academic year; salary/wages



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT





Investment: \$13,640,875

NLC New Braunfels – Estimated Opening Fall 2026

2049 Sundance Parkway, New Braunfels, Texas 78130 | Old FM 306 & Sundance Parkway





Future
Expansion

Planning for Growth

Securing additional 4.22 acres | Total NLC at New Braunfels Site: 10.7 acres



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Malcolm Baldrige
National Quality Award
Award Recipient
2024 2018



292

Key Programs

- **Construction Management**
 - Commercial/Residential Electrician Lab
- **Engineering Technology**
 - Engineering Lab
- **Logistics & Supply Chain Mgmt.**
Relocate from CTC
- **Information Technology**
 - Cyber Defense
 - Network Administration
- **Allied Health**
 - Nursing Lab
- **Natural Sciences***
 - Biology Labs (2)
 - Chemistry Lab

** Pending Gas Line Extension*



Student Services & Facility Updates

- **Welcome Center**
 - Advising Services
 - Testing Center
- **Student Learning Resources**
 - Library Services
 - Tutoring/Computer Lab
 - Study Spaces
- **Facilities**
 - Academic Classrooms
 - Faculty/Staff Workrooms
 - Student Commons Area
 - Lab Supplies/Equipment
 - Lab Storage
 - Exterior & Interior Signage



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Estimated Cost

Phase I: Key Services \$ 3,992,061

Electrical Labs

Engineering Technology

Classrooms

Phase II: Key Services \$ 4,195,904

Allied Health Lab

Nursing Lab

Biology Labs

Chemistry Lab

Cyber Defense Lab

Classrooms

Testing Center

Tutoring Lab

Full Implementation: \$ 8,187,965

Reserve Balance: \$ 2,000,000 31



See appendix for cost details

Questions?



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Award Recipient
2023-2018



Appendix



ALAMO COLLEGES DISTRICT
Northeast Lakeview College



ALAMO
COLLEGES
DISTRICT



Malcolm Baldrige
National Quality Award

Award Recipient
2024-2018



LEADER
COLLEGE
OF DISTINCTION



Great
Place
To
Work[®]

Certified
MAR 2024-MAR 2025
USA



Phase 1 Estimate

SUMMARY

CSI DIVISION

13,500 SF

Schematic Design Estimate

01	General Requirements	\$	160,075.00	\$	11.86	
02	Existing Conditions	\$	23,500.00	\$	1.74	
03	Concrete	\$	-	\$	-	
04	Masonry	\$	-	\$	-	
05	Metals	\$	-	\$	-	
06	Wood, Plastics and Composites	\$	28,950.00	\$	2.14	
07	Thermal & Moisture Protection	\$	6,750.00	\$	0.50	
08	Doors and Glass	\$	43,900.00	\$	3.25	
09	Finishes	\$	307,479.70	\$	22.78	
10	Specialties	\$	52,825.00	\$	3.91	
11	Equipment	\$	123,750.00	\$	9.17	
12	Furnishings	\$	-	\$	-	
13	Special Construction	\$	-	\$	-	
14	Conveying	\$	-	\$	-	
21	Fire Protection	\$	60,750.00	\$	4.50	
22	Plumbing	\$	176,783.20	\$	13.10	
23	HVAC	\$	630,413.00	\$	46.70	
26	Electrical	\$	452,875.00	\$	33.55	
27	Communications	\$	206,150.00	\$	15.27	
28	Safety and Security	\$	132,000.00	\$	9.78	
31	Earthwork	\$	4,622.22	\$	0.34	
32	Exterior Improvements	\$	22,083.33	\$	1.64	
33	Utilities	\$	42,500.00	\$	3.15	
Division Cost of Work Subtotal		\$	2,475,406.46	\$	183.36	
	Design/Estimating Contingency	7.00%	\$	173,278.45	\$	12.84
	Escalation/Inflation	6.00%	\$	158,921.09	\$	11.77
Subtotal		\$	2,807,606.00	\$	207.97	
	CM Contingency	3.00%	\$	84,228.18	\$	6.24
Cost of Work		\$	2,891,834.18	\$	214.21	
	General Conditions	3.00%	\$	96,148.76	\$	7.12
Preliminary Direct Construction Cost		\$	2,987,982.94	\$	221.33	
	Owner's Construction Contingency	3.00%	\$	89,639.49	\$	6.64
Direct Construction Cost		\$	3,077,622.43	\$	227.97	
	CM Fee	3.77%	\$	116,026.37	\$	8.59
TOTAL CONSTRUCTION (BASE)		\$	3,193,648.80	\$	236.57	
	Soft Costs - estimated at 25%	\$	798,412.20			
	Design Fees Basic Services					
	Design Fees Furniture					
	Design Fees Programming					
	Design Fees Equipment					
	Furniture					
	Equipment					
	TDLR / ADA registration					
	Commissioning					
	Artwork					
	AV/IT					
	Permitting Fees					
	Owners Contingency					
TOTAL SOFT COSTS		\$	798,412.20			
OVERALL TOTAL CONSTRUCTION AND SOFT COSTS		\$	3,992,061.00	\$	295.71	



Phase 2 Estimate

SUMMARY

CSI DIVISION

14,154 SF

Schematic Design Estimate

01	General Requirements	\$	160,369.30	\$	11.33	
02	Existing Conditions	\$	24,154.00	\$	1.71	
03	Concrete	\$	-	\$	-	
04	Masonry	\$	-	\$	-	
05	Metals	\$	-	\$	-	
06	Wood, Plastics and Composites	\$	29,538.60	\$	2.09	
07	Thermal & Moisture Protection	\$	7,077.00	\$	0.50	
08	Doors and Glass	\$	63,100.00	\$	4.46	
09	Finishes	\$	387,183.55	\$	27.36	
10	Specialties	\$	53,446.30	\$	3.78	
11	Equipment	\$	123,750.00	\$	8.74	
12	Furnishings	\$	-	\$	-	
13	Special Construction	\$	-	\$	-	
14	Conveying	\$	-	\$	-	
21	Fire Protection	\$	63,693.00	\$	4.50	
22	Plumbing	\$	132,172.50	\$	9.34	
23	HVAC	\$	628,553.10	\$	44.41	
26	Electrical	\$	473,574.10	\$	33.46	
27	Communications	\$	211,055.00	\$	14.91	
28	Safety and Security	\$	134,616.00	\$	9.51	
31	Earthwork	\$	4,622.22	\$	0.33	
32	Exterior Improvements	\$	22,083.33	\$	1.56	
33	Utilities	\$	42,500.00	\$	3.00	
Division Cost of Work Subtotal		\$	2,561,488.01	\$	180.97	
	Design/Estimating Contingency	7.00%	\$	179,304.16	\$	12.67
	Escalation/Inflation	4.00%	\$	109,631.69	\$	7.75
Subtotal		\$	2,850,423.85	\$	201.39	
	CM Contingency	4.00%	\$	114,016.95	\$	8.06
Cost of Work		\$	2,964,440.81	\$	209.44	
	General Conditions	4.00%	\$	134,747.31	\$	9.52
Preliminary Direct Construction Cost		\$	3,099,188.12	\$	218.96	
	Owner's Construction Contingency	4.00%	\$	123,967.52	\$	8.76
Direct Construction Cost		\$	3,223,155.64	\$	227.72	
	CM Fee	4.00%	\$	133,567.28	\$	9.44
TOTAL CONSTRUCTION (BASE)		\$	3,356,722.92	\$	237.16	
	Soft Costs - estimated at 25%	\$	839,180.73			
	Design Fees Basic Services					
	Design Fees Furniture					
	Design Fees Programming					
	Design Fees Equipment					
	Furniture					
	Equipment					
	TDLR / ADA registration					
	Commissioning					
	Artwork					
	AV/IT					
	Permitting Fees					
	Owners Contingency					
TOTAL SOFT COSTS		\$	839,180.73			
OVERALL TOTAL CONSTRUCTION AND SOFT COSTS		\$	4,195,903.65	\$	296.45	

Economic Development Corporation Agenda Item Report

5/15/2025

Agenda Item No. A)

SUBJECT:

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

1. HD Supply
2. Northeast Lakeview College
3. Project Ellie
4. Project Shoot
5. Project Nemo

Economic Development Corporation Agenda Item Report

5/15/2025

Agenda Item No. B)

SUBJECT:

Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

1. Continental Automotive Systems, Inc.