RESOLUTION 2025 – RXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION FOR 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.

WHEREAS, in 2016, the New Braunfels Economic Development Corporation (NBEDC) acquired a 16-acre site at Gruene Road and Common Street to support the extension of HD Supply; and

WHEREAS, for a multitude of reasons, the HD Supply expansion did not advance, and the land no longer had a designated use; and

WHEREAS, the NBEDC held a public hearing on August 17, 2023, and approved a project expenditure with Economic & Planning Systems, Inc., for a feasibility and planning study for the site – hereinafter referred to as "Phase 1"; and

WHEREAS, on September 11, 2023, the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for Phase 1 funding; and

WHEREAS, after the completion of Phase 1, the project required advancement to Phase 2 in order to continue the next stages of the site planning; and

WHEREAS, the NBEDC held a public hearing on July 18, 2024, and approved an expenditure for Phase 2 with Economic & Planning Systems, Inc.; and

WHEREAS, on August 26, 2024, the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for Phase 2 funding; and

WHEREAS, the projected entered Phase 2 which included urban planning, test fitting the site, financial feasibility analyses, and is pending a draft solicitation for development; and

WHEREAS, during the Phase 2 process, staff was contacted by a real estate professional about the availability of five parcels on Gruene Road – adjacent to the Gruene 16 property; and

WHEREAS, the consultant, Economic & Planning Systems, Inc., advised the addition of these parcels would greatly advance the development opportunities of the Gruene 16 project as a whole; and

WHEREAS, the additional five parcels were added to the urban planning and test fitting analysis and, therefore, provides a greater footprint for four proposed development scenarios titled Local, Visitation, Creative, and Vision + Creative (Exhibit A); and

WHEREAS, the NBEDC held a public hearing on May 15, 2025, to consider escrow and due diligence funding to secure the five parcels with a 9-month contract so that these contracts will be included in the RFP/RFQ process for developer consideration; and

WHEREAS, after the public hearing and discussion of the project, the NBEDC approved the project expenditure; and

WHEREAS, Section 505.102 of the Texas Local Government Code authorizes the NBEDC to make this project expenditure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1: That the recommendation by the NBEDC to approve an expenditure of up to \$75,000 for escrow and due diligence funding to support the Gruene 16 project, is hereby approved.

SECTION 2: That this resolution shall become effective from and after the date of its passage.

PASSED AND ADOPTED by the City Council of the City of New Braunfels, Texas on this XX of May 2025.

	Neal Linnartz, Mayor City of New Braunfels, Texas
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ATTEST:	
Gayle Wilkinson, City Secretary	
City of New Braunfels, Texas	

EXHIBIT A







