



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



**THURSDAY, MAY 21, 2026 at 5:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of the April 16, 2026, regular meeting minutes. [26-477](#)  
[04.16.2026 NBEDC Minutes - DRAFT](#)

**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 2026 [26-478](#)  
Treasurer's Report  
[May 2026 TR](#)

**6. PRESENTATIONS**

- A) Presentation and discussion on a possible expenditure of [26-599](#)  
additional construction costs for the Castell Avenue  
Phase 1 - Coll Street Drainage Improvement project  
[Castell Avenue Phase 1 Drainage Funding Request 021524](#)
- B) Presentation and discussion on a proposed expenditure [26-610](#)  
to support Gener8tor - an entrepreneurship, workforce  
development, and local innovation accelerator project.

**7. PUBLIC HEARING, DISCUSSION, AND POSSIBLE ACTION**

- A) Public hearing, discussion, and possible action to [26-577](#)  
approve an expenditure of up to \$405,000 for final  
design of AAMPO Citywide Pedestrian Improvements  
Phase 2, pursuant to 505.152 of the Texas Local  
Government Code.
- B) Public hearing, discussion, and possible action to [26-578](#)

approve an expenditure of up to \$700,000 for the construction of AAMPO Citywide Pedestrian Improvements Phase 1, pursuant to 505.152 of the Texas Local Government Code.

- C) Public hearing, discussion, and possible action to forgive [26-608](#) the New Braunfels National Airport loan remaining balance of \$644,770, pursuant to 501.103 of the Texas Local Government Code.

## 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 the purchase, exchange, lease or value of [26-600](#) 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 Blk1 3.45 ACS
- B) Deliberate issues regarding economic development [26-479](#) 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 Hammer
- C) Deliberate pending/contemplated litigation, settlement [26-601](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of the Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:
1. Lefko USA, Inc.

## 9. ADJOURNMENT

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

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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

**5/21/2026**

Agenda Item No. A)

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**SUBJECT:**

Approval of the April 16, 2026, regular meeting minutes.

**DEPARTMENT:** Economic and Community Development

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THURSDAY, APRIL 16, 2026**

**AGENDA**

**1. CALL TO ORDER**

President Shane Hines called the meeting to order at 5:04PM.

**2. ROLL CALL**

**Present:** Larry Hammonds, Don Austin, Shane Hines, Atanacio Campos, Cory Elrod and Kristen Carden (5:14PM)

**Absent:** Tera Thompson

**3. APPROVAL OF MINUTES**

A) Approval of the March 19, 2026 regular meeting minutes.

President Hines introduced this item. Director Campos motioned to approve the March 19, 2026 regular meeting minutes, Director Elrod seconded, and the motion 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.*

President Hines introduced this item. No comments were made.

**5. TREASURER'S REPORT**

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

President Hines introduced the item. Jared Werner, Assistant City Manager, presented an update on sales tax revenue, noting February collections increased and FY 2026 collections are currently up compared to FY 2025. He also provided an overview of updated revenue collections, current commitments, projected fund balance through FY 2030, and current fiscal year projected expenditures by project. Mr. Werner shared that the City's quarterly "Better NB" case study report highlights NBEDC expenditures since 2014 and noted he would distribute the report to Board members. Mr. Werner answered questions from the Board.

**6. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION**

A) Presentation and Q2 update from the SPARK Small Business Center  
**President Hines introduced the item. Ron Richardson, Certified Business Advisor with the SPARK Small Business Center, presented a quarterly report on performance metrics, community impact initiatives, partnerships, training programs, and new business activity through the second quarter. Mr. Richardson answered questions from the Board.**

B) Presentation and discussion on proposed project expenditures to support upcoming Transportation and Construction Services projects.

**President Hines introduced the item. Jordan Matney, Deputy City Manager, presented an update on current planning and infrastructure projects aligned with the NBEDC's four Strategic Priorities, including project status, next steps, and funding needs. Ms. Matney answered questions from the Board.**

C) Presentation and discussion of a proposed airport loan forgiveness  
**President Hines introduced the item. Jeff Jewell, Director of Economic & Community Development, presented a proposal for potential Airport Loan Forgiveness to allow reinvestment of funds into airport operations, infrastructure, and future capacity expansion. He provided background on the original loan agreement and explained how loan forgiveness would support continued growth and align with NBEDC's strategic priorities. Mr. Jewell answered questions from the Board. No action was taken.**

## **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 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. Texas State Technical College

President Hines introduced this item. The Board adjourned the Executive Session at 5:52PM. Executive Session was opened at 5:53PM. The items were addresses in the following order: Gener8tor, Gruene 16, Project Shoot, Project Thread, Project Icon, Project Casa, and Texas State Technical College. The Board discussed and no action was taken. The Board returned to open session at 6:22PM

8. **ADJOURNMENT**

President Hines adjourned the meeting at 6:22PM.

By: \_\_\_\_\_  
SHANE HINES, PRESIDENT



# Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**5/21/2026**

Agenda Item No. A)

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**PRESENTER:**

Jared Werner, Assistant City Manager

**SUBJECT:**

Presentation and discussion on the May 2026 Treasurer's Report

**DEPARTMENT:** Finance

## May NBEDC Treasurer's Report

May 21<sup>st</sup>, 2026

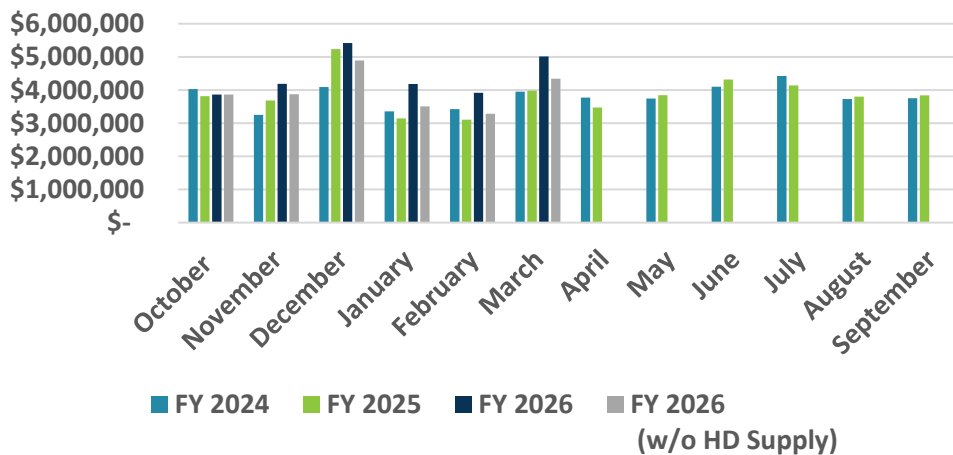
### Overview

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 March of last year, total sales tax collections increased by 26.1%. 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 9.2% compared to last March. When all adjustments are removed, the current period collections increased by 26.1% (8.7% without HD Supply) compared to March of last year. FY 2026 total sales tax collections are up 15.8% compared to FY 2025.

Gross Sales Tax Collections

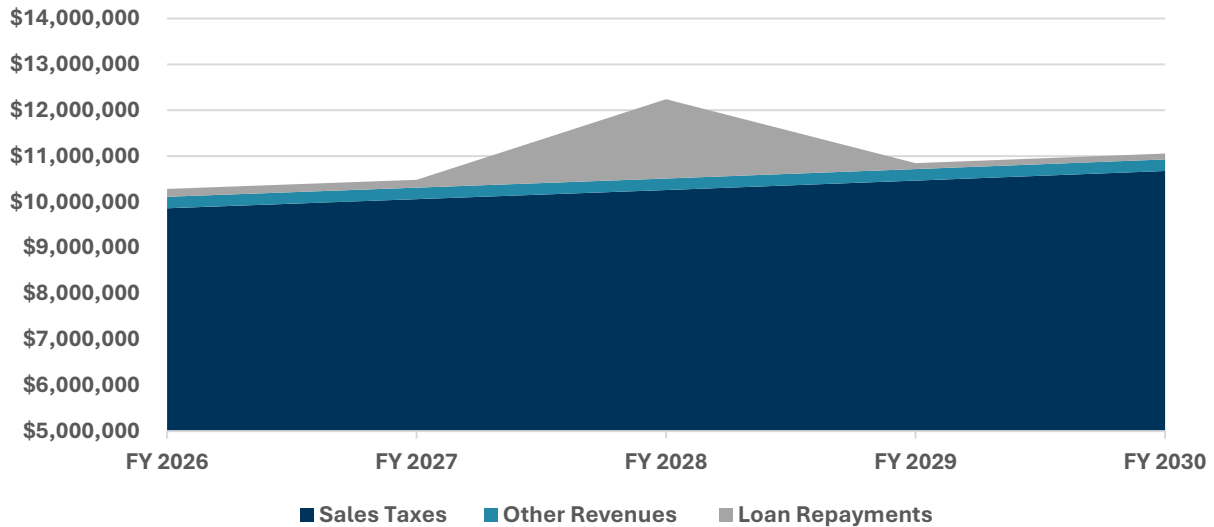


For more information,  
contact:

Jared Werner  
Assistant City Manager  
[jwerner@newbraunfels.gov](mailto:jwerner@newbraunfels.gov)  
830-221-4385

## Revenues

Projected Revenues - FY 2026 to FY 2030



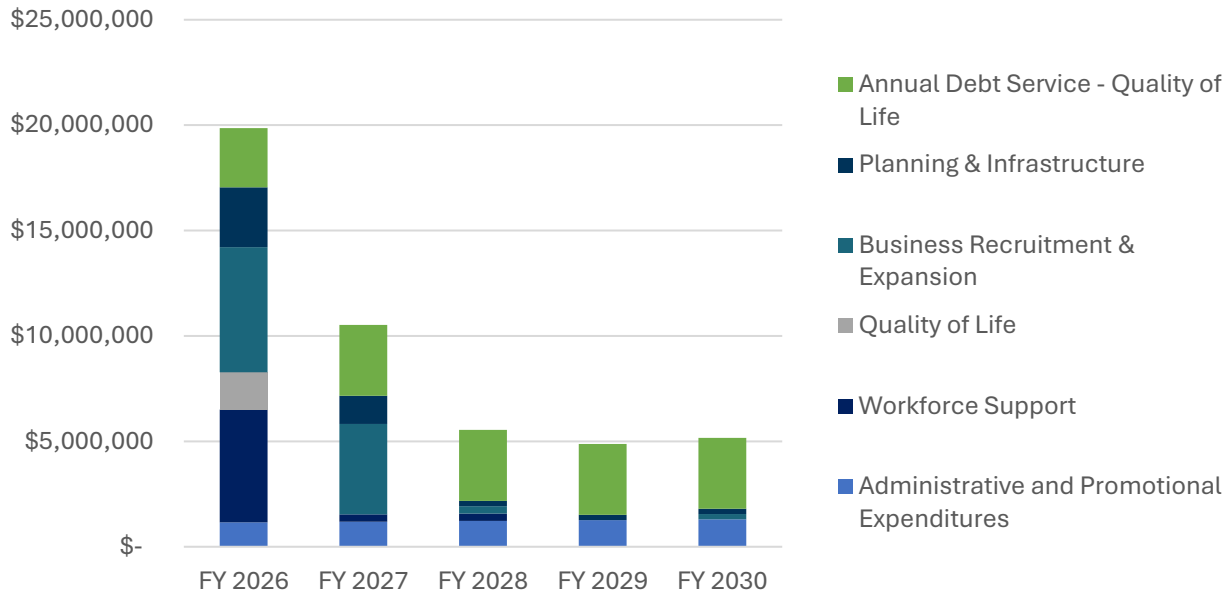
Revenue Summary					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Sales Taxes	\$ 9,861,868	\$ 10,059,105	\$ 10,260,288	\$ 10,465,493	\$ 10,674,803
Other Revenues	\$ 250,000	\$ 250,625	\$ 251,252	\$ 251,880	\$ 252,509
Loan Repayments	\$ 172,954	\$ 172,954	\$ 1,728,954	\$ 128,954	\$ 128,954
<b>Total Revenues</b>	<b>\$ 10,284,822</b>	<b>\$ 10,482,684</b>	<b>\$ 12,240,493</b>	<b>\$ 10,846,327</b>	<b>\$ 11,056,267</b>

*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 six – recognized in FY 2028 above).

## Total NBEDC Expenditures – Current Commitments

Current Commitment Projections- FY 2026 to FY 2030



Summary					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b>Administrative and Promotional Expenditures</b>	\$ 1,155,382	\$ 1,190,043	\$ 1,225,745	\$ 1,262,517	\$ 1,300,393
<b>Workforce Support</b>	\$ 5,350,000	\$ 350,000	\$ 350,000	\$ -	\$ -
<b>Quality of Life</b>	\$ 2,713,823	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
<b>Business Recruitment &amp; Expansion</b>	\$ 1,640,058	\$ 3,186,576	\$ 350,000	\$ -	\$ 250,000
<b>Planning &amp; Infrastructure</b>	\$ 6,241,686	\$ 2,183,946	\$ -	\$ -	\$ -
<b>Annual Debt Service - Quality of Life</b>	\$ 2,808,456	\$ 3,363,564	\$ 3,365,289	\$ 3,362,439	\$ 3,364,839
<b>Total Expenditures</b>	<b>\$ 19,909,405</b>	<b>\$ 10,524,129</b>	<b>\$ 5,541,034</b>	<b>\$ 4,874,956</b>	<b>\$ 5,165,232</b>

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.

## FY 2026 Projected Project Expenditures

### Administrative and Promotional Expenditures

Chamber of Commerce	\$ 699,996
CONB	\$ 455,386
<b>Administrative and Promotional Expenditures</b>	<b>\$ 1,155,382</b>

### Quality of Life

Last Tuber's Exit Design & Construction	\$ 180,664
Dry Comal Hike and Bike Trail	\$ 225,401
Landa Lake Dam Design & Construction	\$ 987,105
West Alligator Creek Trail	\$ 380,854
South Castell Co-Op	\$ 250,000
Downtown ROW Enhancements	\$ 268,042
Headwaters	\$ 421,757
<b>Quality of Life</b>	<b>\$ 2,713,823</b>

### Workforce Support

SPARK	\$ 250,000
Alamo Colleges District - Northeast Lakeview College	\$ 5,000,000
O&M Zipp Sports Park	\$ 100,000
<b>Workforce Support</b>	<b>\$ 5,350,000</b>

### 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
<b>Business Recruitment &amp; Expansion</b>	<b>\$ 1,640,058</b>

### Planning & Infrastructure

Citywide Pedestrian Improvements	\$ 484,934
Streets and Utility Design Standards Master Plan	\$ 175,000
Castell Ave - Coll Street Drainage Design	\$ 99,669
Kohlenberg Road Intersection Improvements	\$ 750,000
Dry Comal Creek Floodplain Remapping	\$ 240,000
Common Street Pedestrian Improvements	\$ 563,725
Neue Incentive	\$ 1,100,000
EPS - Gruene 16 Feasibility Study	\$ 270,509
Union Pacific Railroad Company	\$ 2,557,850
<b>Planning &amp; Infrastructure</b>	<b>\$ 6,241,686</b>

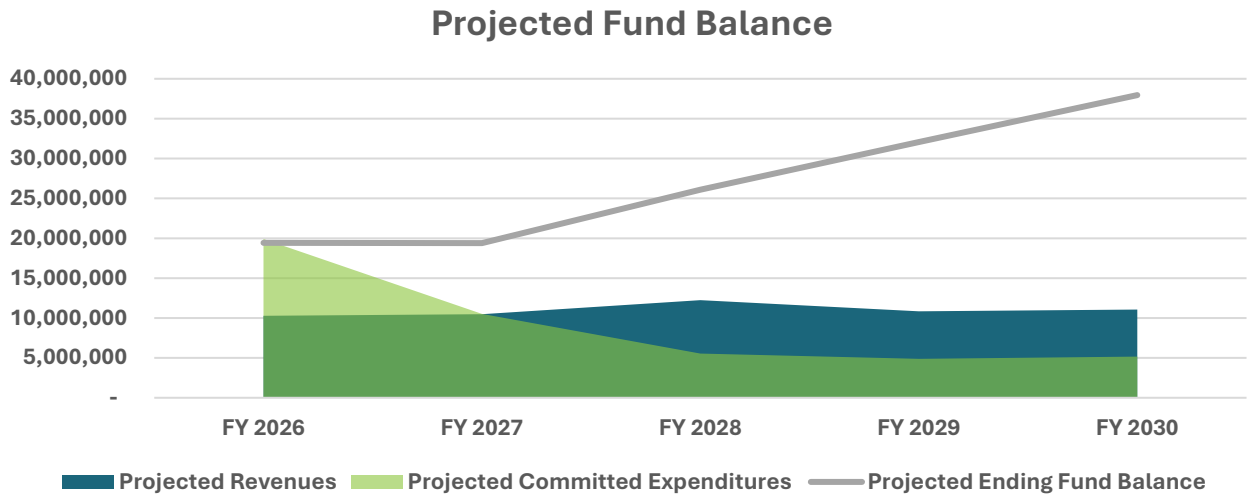
### Annual Debt Service - Quality of Life Projects

Existing Debt Service	\$ 2,808,456
<b>Annual Debt Service</b>	<b>\$ 2,808,456</b>

**Total FY 2026 Projected Expenditures \$ 19,909,405**

## 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.



**5/21/2026**

Agenda Item No. A)

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**PRESENTER:**

Scott McClelland, Assistant Director of Transportation & Construction Services  
Garry Ford, Director of Transportation & Construction Services

**SUBJECT:**

Presentation and discussion on a possible expenditure of additional construction costs for the Castell Avenue Phase 1 - Coll Street Drainage Improvement project

**DEPARTMENT:** Transportation & Construction Services

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

In the Fall of 2021, the New Braunfels Economic Development Corporation (NBEDC) contracted with Kimley-Horn to provide a preliminary engineering design and streetscape plan for South Castell Avenue from Bridge Street to Business 35. The findings from the engineering report were presented to the NBEDC in December 2022 and phases were identified as next steps. Phase 1 detailed the need for drainage improvements on Coll Street between Castell Avenue and the Comal River. As part of the 2023 Bond Project prioritization process, this phase was ranked as the number one project priority by the NBEDC.

On March 9, 2023, NBEDC approved funding for Kimley-Horn to complete the final design of the Castell Avenue Phase 1 Project. The NBEDC received an update on this project at its workshop meeting on January 24, 2024. At that time, 60% design plans were presented and a cost estimate was provided. Three alternatives were offered to the NBEDC for consideration: 1. Adding proposed trees only; 2. Adding enhanced landscaping with plantings and hardscapes; and 3. Completing underground electric and telecommunication conversions and adding street lighting. The NBEDC Board agreed to add all three alternatives to the project. For the utility companies to begin with their design of the underground conversion, a commitment for construction funding was required.

The NBEDC held a public hearing and approved this expenditure unanimously at its February 15, 2024 regular meeting. While the construction estimate at the time was based on 60% of design, staff has been updating the Board on the project cost as the design has progressed, and additional cost estimates have been prepared.

Construction bidding for this project was completed April 2, 2026. Four bids were received from qualified contractors and evaluated by staff. Based on the bid from the selected best value contractor, a funding gap of \$2.4M has been identified beyond the construction funding of \$7.2M approved by NBEDC in February 2024. This presentation will address the background of the project and discuss next steps.

**ISSUE:**

The final bids for the Castell Street reconstruction - Phase 1 were received. The final amount is \$2.4M greater than the original \$7.2M estimate from February 2024. Staff will provide an update, address additional cost estimates, and discuss funding strategies.

**STRATEGIC PLAN REFERENCE:**

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

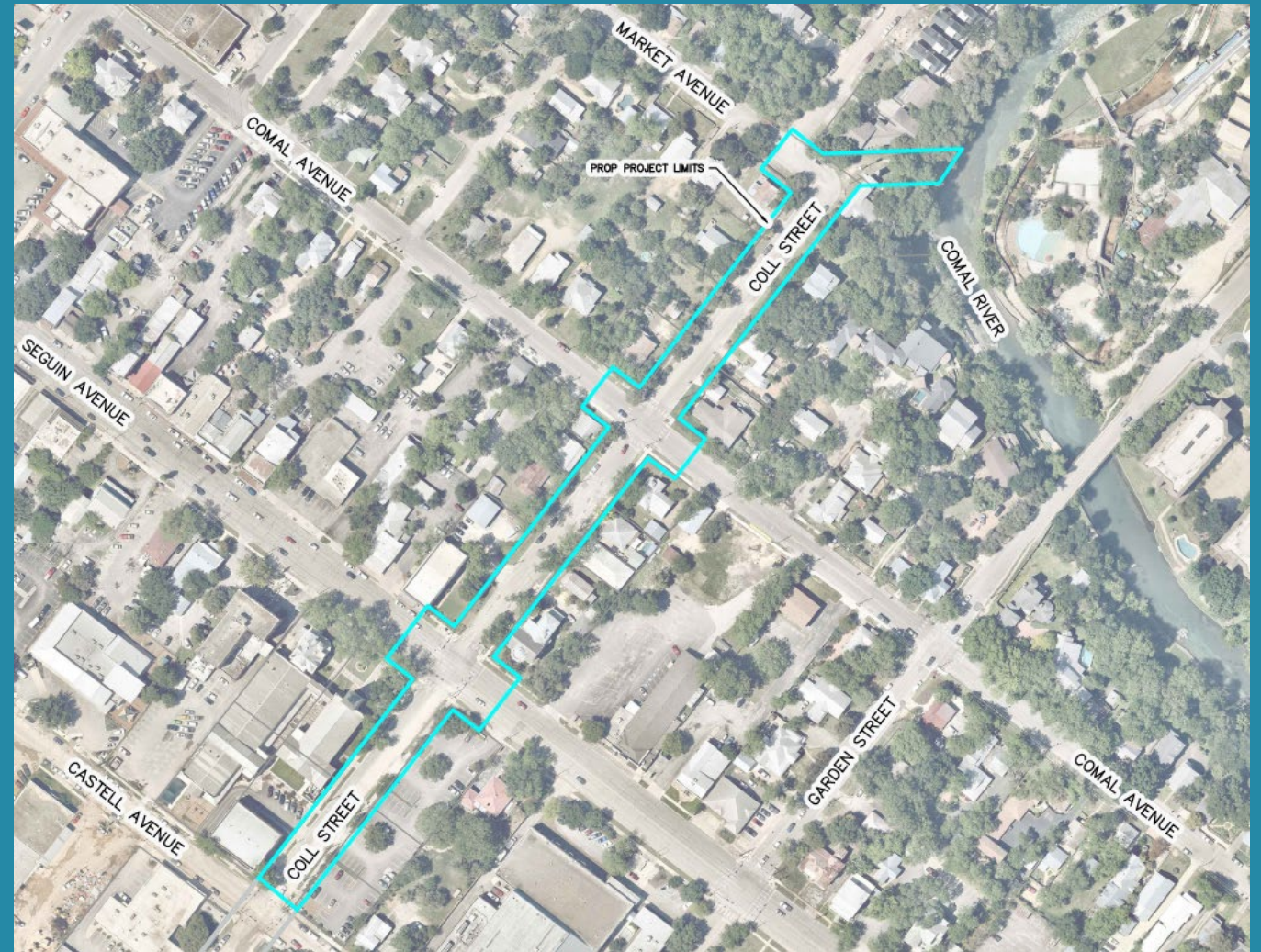
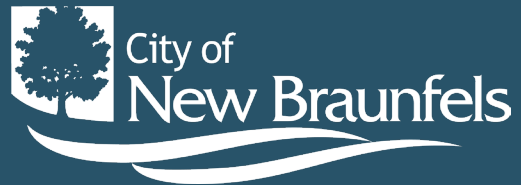
**FISCAL IMPACT:**

The original \$7.2M expenditure has been incorporated into financial forecasting as a debt issuance with \$600,000 of estimated annual debt service. An additional \$2.4M will cost approximately \$200,000 in additional annual debt service.

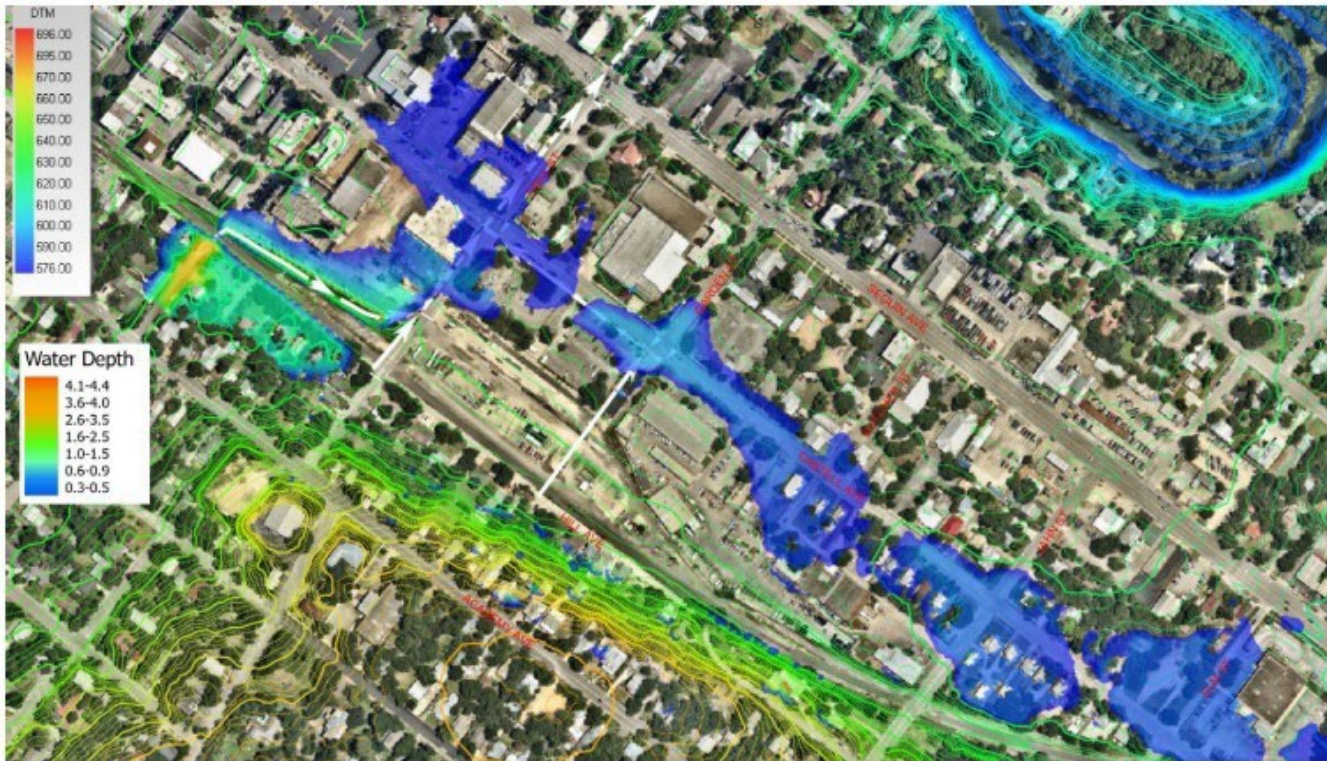
Any action items with funding requests will be addressed at future meetings with public hearing notices.

# Castell Avenue Phase 1 – Coll Street Drainage Improvements

NBEDC Meeting –  
February 15, 2024



# Castell Avenue Phase 1 – Coll Street Drainage Improvements



Existing 100-year storm flooding

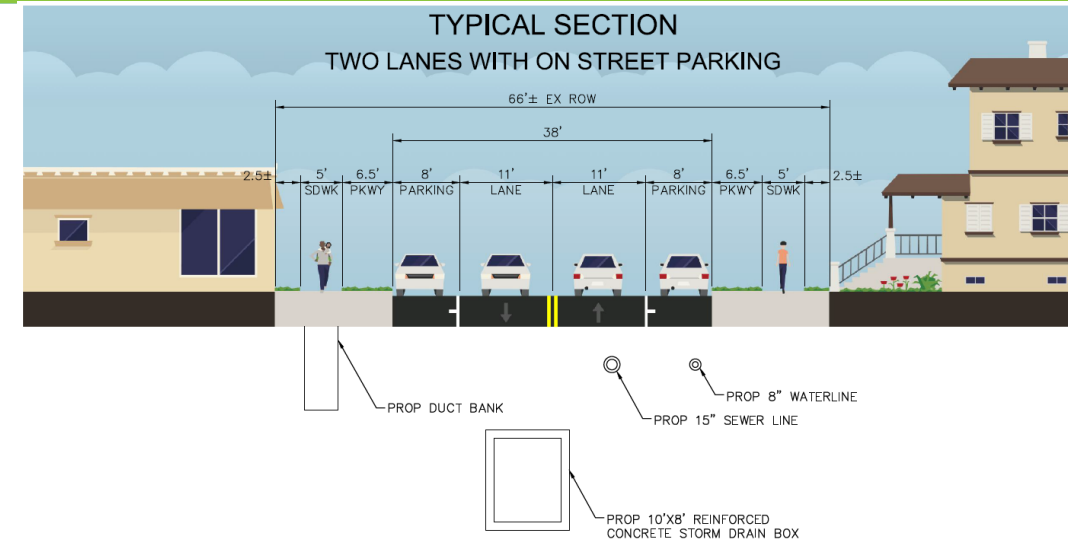
## Project Objectives:

- Combine efforts for future infrastructure needs identified in the PER for Castell Avenue and the Downtown ROW Enhancements preliminary study
- Downstream drainage infrastructure capacity increases needed for Castell Avenue (increase size of storm system to Comal River)
- Pedestrian walkability and enhancements identified along Coll Street

# Castell Avenue Phase 1 – Coll Street Drainage Improvements

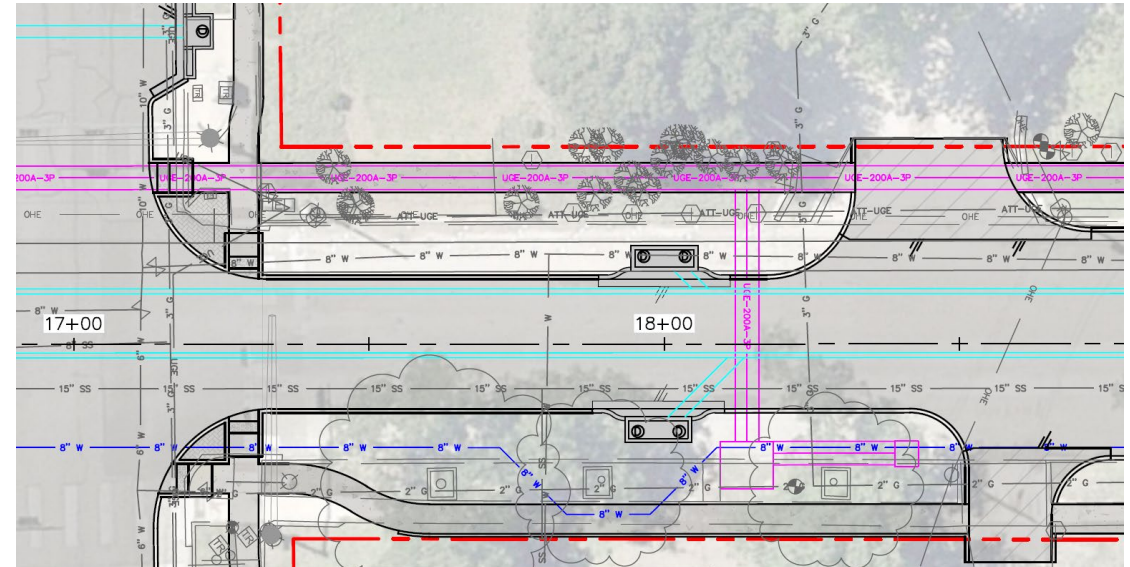
## Proposed Improvements:

- Roadway Reconstruction
  - New curbs, bulb-outs, and asphalt pavement
- Internal Storm Drain System
- Concrete Sidewalk (both sides)
- Water & Sewer Utility Replacements (Joint Bid w/NBU)
- Enhanced Landscaping and Trees
- Underground Electric & Telecommunication conversion



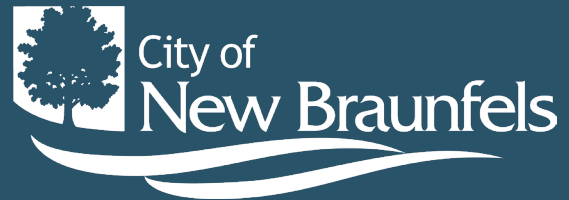
# Castell Avenue Phase 1 – Coll Street Drainage Improvements

- Estimated Construction Cost: \$7,200,000
- Estimated Project Schedule:
  - Final Design (City Scope): Summer 2024
  - Utility Coordination/Design: Late 2025
  - Construction: Summer 2026 – Late 2027
- Next Steps
  - Approve funding for Construction
  - Continue Final Design and Utility Coordination/Design



Proposed Shared Duct Bank 

# Questions?



**5/21/2026**

Agenda Item No. B)

**PRESENTER:**

Jonathan Packer, President & CEO, New Braunfels Chamber of Commerce  
 Michele Boggs, Senior VP of Economic Development, New Braunfels Chamber of Commerce

**SUBJECT:**

Presentation and discussion on a proposed expenditure to support Gener8tor - an entrepreneurship, workforce development, and local innovation accelerator project.

**DEPARTMENT:** Economic & Community Development

**COUNCIL DISTRICTS IMPACTED:** Citywide

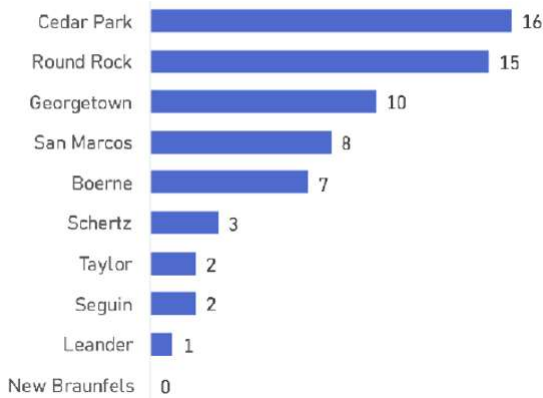
**BACKGROUND INFORMATION:**

Gener8tor, founded in 2012, provides accelerator support to catalyze community, mentorship, network, conviction, and capital to bridge startup ideas with opportunities. With over 400 cohorts, Gener8tor is involved in 50 communities, has supported over 2,100 startups, raised over \$2.9B, and created over 14,000 jobs with their efforts.

Gener8tor has identified a capital access gap for New Braunfels startups:

**# of Companies Receiving Funding (03/12-03/22)\***

\*e.g., seed, early stage, private equity, debt financing, etc.



This data signals a gap in startup capacity, capital readiness, and access to investor networks.

The Gener8tor program aims to build entrepreneur capacity through hands-on coaching and guidance, increase startup density by supporting investment-ready companies, and connect local entrepreneurs to regional and national capital networks. The Gener8tor incubator program includes mentor networking, routine meetings with peers and investors, a showcase event, and ongoing support.

The NBEDC received an initial presentation on the Gener8tor program at its January 15, 2026 regular meeting. This project is identified in the NBEDC Strategic Plan within Strategy Four: Business Recruitment and Retention. Focusing on keeping local talent engaged in the community rather than moving to larger startup hub cities is how New Braunfels can retain more creative and technical talent.

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This presentation will address outstanding questions and programmatic questions.

**ISSUE:**

The Gener8tor program will provide additional support to entrepreneurs and local innovation needs in New Braunfels.

**STRATEGIC PLAN REFERENCE:**

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

**FISCAL IMPACT:**

There is no fiscal impact for this presentation; any future funding request will be brought to the NBEDC at a future date via a formal public hearing.

**5/21/2026**

Agenda Item No. A)

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**PRESENTER:**

Scott McClelland, Assistant Director of Transportation & Construction Services  
Garry Ford, Director of Transportation & Construction Services

**SUBJECT:**

Public hearing, discussion, and possible action to approve an expenditure of up to \$405,000 for final design of AAMPO Citywide Pedestrian Improvements Phase 2, pursuant to 505.152 of the Texas Local Government Code.

**DEPARTMENT:** Transportation and Construction Services

**COUNCIL DISTRICTS IMPACTED:** 1, 2, & 4

**BACKGROUND INFORMATION:**

The Alamo Area Metropolitan Planning Organization (AAMPO) Citywide Pedestrian Improvements Phase 2 Project will address sidewalk and shared-use path improvements including gap completion, ADA-compliant crossings, intersection enhancements, pavement markings, and signage to improve connectivity and pedestrian safety for the following roadways:

- N. Grape Avenue
- N. Plum Avenue
- N. Peach Avenue
- Avery Parkway
- Hanz Drive

Phase 1 of the Citywide Pedestrian Improvements- final design and construction match provided by the NBEDC- completed shared use paths and sidewalks along

Section 505.152 of the Texas Local Government Code permits the New Braunfels Economic Development Corporation (NBEDC) to invest in expenditures related to open space improvements to roads and streets.

This funding request will address the final design and bidding phases of the project. The final design funding request is \$405,000. If approved, the New Braunfels City Council will consider action in June 2026.

AAMPO has pledged \$4.2M for 80% of the construction costs for the project with an outstanding 20% construction cost match required in the future.

The tentative project schedule details:

- Final Design Contract Award - Summer 2026
- Construction Let - 2028

**ISSUE:**

Continue the ongoing enhancement of pedestrian infrastructure throughout the City.

**STRATEGIC PLAN REFERENCE:**

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

**FISCAL IMPACT:**

The NBEDC has appropriate reserves to fund this final design project.

**RECOMMENDATION:**

Staff recommends approval of the project expenditure to fund final design of AAMPO Citywide Pedestrian Improvements Phase 2.

**5/21/2026**

Agenda Item No.

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**PRESENTER:**

Scott McClelland, Assistant Director of Transportation & Construction Services

Garry Ford, Director of Transportation & Construction Services

**SUBJECT:**

Public hearing, discussion, and possible action to approve an expenditure of up to \$700,000 for the construction of AAMPO Citywide Pedestrian Improvements Phase 1, pursuant to 505.152 of the Texas Local Government Code.

**DEPARTMENT:** Transportation and Construction Services

**COUNCIL DISTRICTS IMPACTED:** 3, 5, & 6

**BACKGROUND INFORMATION:**

The Alamo Area Metropolitan Planning Organization (AAMPO) Citywide Pedestrian Improvements Phase 1 Project will increase pedestrian connectivity by completing sidewalk gaps and addressing ADA concerns for the following roadways:

- Alves Lane & Brook Avenue
- Christus Santa Rosa Area
- Hinman Island Drive
- County Line Road & FM725
- Oak Run Parkway

The NBEDC approved a project expenditure for final design for Hinman Island Drive and Oak Run Parkway in the Spring of 2023. The NBEDC approved final design funding for the remaining three projects - Alves Lane, Christus Santa Rosa area and County Line Road and FM725 in the September of 2024. The project expenditure under consideration on this item will provide construction match funding for construction of all five segments of the AAMPO Citywide Pedestrian Improvements Phase 1 project.

Section 505.152 of the Texas Local Government Code permits the NBEDC to invest in expenditures related to open space improvements to roads and streets. The NBEDC has previously supported project expenditures for pedestrian improvements such as those constructed and completed recently on Common Street and Union Avenue.

The opinion of probable construction cost for the project is \$1,744,000. AAMPO has committed 80% of the construction funding for the project with the City responsible for the remaining 20% of construction funding and any construction cost overruns. This funding request of \$700,000 includes the City's 20% match of the construction funding, construction contingency, and construction administration services.

If approved, the New Braunfels City Council will consider action in July or August 2026.

The project is currently advertised for bid with bids due in late June.

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**ISSUE:**

Continue the ongoing enhancement of pedestrian infrastructure throughout the City.

**STRATEGIC PLAN REFERENCE:**

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

**FISCAL IMPACT:**

The NBEDC has appropriate reserves to fund this funding request.

**RECOMMENDATION:**

Staff recommends approval of the project expenditure to fund the construction match of AAMPO Citywide Pedestrian Improvements Phase 1.

5/21/2026

Agenda Item No. C)

**PRESENTER:**

Jeff Jewell, Director of Economic &amp; Community Development

**SUBJECT:**

Public hearing, discussion, and possible action to forgive the New Braunfels National Airport loan remaining balance of \$644,770, pursuant to 501.103 of the Texas Local Government Code.

**DEPARTMENT:** Economic & Community Development**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:**

All airports play a variety of different functional roles and contribute at varying levels to meet the transportation and economic needs on a national, state and local level. New Braunfels National Airport, designated a national airport in 2021, has long been identified as an asset for the city. In addition to serving the need to connect New Braunfels to the rest of the country through the airspace system, the airport has become an integral part of the local community and economy.

In late 2015, the New Braunfels Economic Development Corporation (NBEDC) approved an expenditure of \$2.4M to help support the taxiway extension project - to allow for additional hangar construction and increased based aircraft space. Of the initial funds, \$1.2M was provided as a grant for the project and the remaining \$1.2M was issued as a 10-year amortizing loan at 3%. The taxiway construction was completed in late 2019. In FY21-22, the airport started making a \$129,000 annual payment which has occurred for four additional years. Since completion of the taxiway extension, private capital has delivered three new hangars with at least two additional in predevelopment. These three new hangars represent more than 34,000 ft<sup>2</sup> of new hangar space with additional based aircraft that are partially responsible for driving the airport's fuel sales from 447,000 gallons in 2020 to more than 900,000 gallons expected by the end of FY2026.

The New Braunfels National Airport is an enterprise fund, meaning that it does not receive general property or sales tax revenue support. Instead, it relies on revenues generated at the airport through the leasing of land, publicly owned hangars, and the provision of goods and services. However, the scale of ongoing capital infrastructure and facility needs- required to meet growing demand and maintain existing assets- continues to outpace available funding. Forgiveness of the remaining loan would free up approximately \$129,000 in airport revenues, allowing those funds to be reinvested into operations and priority infrastructure projects that support airport's continued growth and economic impact.

The City is completing a terminal feasibility study that has recommended a new terminal building to accommodate the airport's growth since 2003 when the original, 4,000 ft<sup>2</sup> terminal building was constructed. Capital Improvement Planning with the state of Texas and the city has identified more than \$30M in capital improvement needs over the near to medium term. Some of these improvements may be eligible for grants from the federal and state governments, but many of those improvements will likely need to be financed through future airport revenues. The composition of the capital needed to complete those improvements is an ongoing area of study, but the additional \$129,000 in additional cash flow further strengthens the airport's finances.

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Since 2018 the airport has seen the following business investments and assets constructed:

- six new hangars with an approximate combined value of \$11-12M
- five repair centers have opened
- four flight schools are now operating on the airfield
- approximately \$18M in site improvements from a combination of TxDOT, FAA, local and NBEDC investments
- 180+ based aircraft driving more than 900,000 gallons in projected fuel sales in 2026

According to a 2018 Economic Impact Study, a total of 240 jobs with a combined payroll of \$7.7M were attributed to the New Braunfels National Airport. A 2026 study is underway. Since 2020, the airport has reported an 83% revenue growth and in February 2026, the airport was reported as the 4<sup>th</sup> busiest general aviation airport in the state.

The NBEDC received a presentation on this project at its April 16, 2026 meeting. This project idea was also identified in the recently approved NBEDC Strategic Plan in Priority Four: Business Recruitment and Retention.

**ISSUE:**

The NBEDC Strategic Plan identifies Business Recruitment and Retention as one of its four priorities. Continued airport maintenance and expansion to meet projected growth demands from general and corporate aviation will enhance New Braunfels’ position and competitiveness to attract and retain high quality companies. This proposed project would reduce annual airport expenses by \$129,000, allowing the airport to reinvest those proceeds into new projects and capacity expansion that can meet the future demand for services by the general and business aviation community.

**STRATEGIC PLAN REFERENCE:**

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

**FISCAL IMPACT:**

The initial \$2.4M for the taxiway extension project was previously approved and expensed. Approval of this item would reduce NBEDC revenue of \$129,000 each year for the five remaining years of the loan payments.

**RECOMMENDATION:**

Staff recommends approval of the New Braunfels National Airport loan forgiveness.



# Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**5/21/2026**

Agenda Item No. A)

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## **SUBJECT:**

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 Blk1 3.45 ACS

# Economic Development Corporation Agenda Item Report

**5/21/2026**

Agenda Item No. B)

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**SUBJECT:**

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 Hammer

# Economic Development Corporation Agenda Item Report

**5/21/2026**

Agenda Item No. C)

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**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 the Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

1. Lefko USA, Inc.