

**DRAFT - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF WEDNESDAY, JUNE 25, 2025**

AGENDA

1. CALL TO ORDER

Chair Chris Snider called the meeting to order at 10:28AM.

2. ROLL CALL

Present: Chad Nolte, Nathan Manlove, Atanacio Campos, Joe Turner, Chris Snider, and Zack Meador

Absent: Kat Balmos

3. APPROVAL OF MINUTES

A) Approval of the March 31, 2025 regular meeting minutes

Chair Snider introduced this item. Nathan Manlove motioned to approve the March 31, 2025 minutes, Chad Nolte 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. DISCUSSION AND POSSIBLE ACTION

A) Welcomes and Member Introductions

Chair Snider introduced this item. All TIRZ 3 Board members introduced themselves. The newly appointed TIRZ 3 Board member, Zack Meador, was introduced and welcomed by the group.

B) Presentation, discussion, and possible action on outstanding Downtown Business Improvement & Preservation Grant applications received as of June 20, 2025

Chair Snider introduced this item. Shannon Gildea, Economic and Community Development Coordinator, presented a Powerpoint highlighting five outstanding Business Improvement and Preservation Grants to include:

1. Altar Space Crystals - 451 S. Castell Avenue - to help fund an

outdoor lighting project to program evening and winter community events

2. La Belle Vie - 214A W. San Antonio Street - to help fund the installation of a new exterior sign

3. Red Stag - 204 W. San Antonio Street - to help fund an awning repair project

4. NB ELKS Lodge #2279 - 335 S. Seguin Avenue - to help fund an underground fire line project

5. West San Antonio 111 LLC - 111 W. San Antonio Street - to help fund a building conversion construction project

Applicants for Altar Space Crystals and the NB Elks Lodge #2279 were present and answered questions from the Board. Jeff Jewell, Director of ECD, and Mandi Scott, ECD Manager, and Ms. Gildea answered additional questions from the Board.

1. Atanacio Campos motioned to approve a grant, in the amount of \$1,739.25 to Altar Space Crystals for the proposed lighting project, Nathan Manlove seconded the motion, and the grant was approved unanimously.

2. The Board postponed action on the La Belle Vie application and directed staff to obtain additional details on the proposed sign project - to be discussed at a future date.

3. Chad Nolte motioned to deny the Red Stag grant application, Joe Turner seconded, and the motion was approved unanimously.

4. Mr. Turner motioned to approve a grant, in the amount of \$11,225 to ELKS Lodge #2279 to support the installation of an underground fire line, Mr. Manlove seconded the motion, and the grant was approved unanimously.

5. The Board postponed action on the West San Antonio 111, LLC application until the new fiscal year when the TIRZ 3 Fund will be replenished.

C) Discussion and possible action to transition the TIRZ 3 Advisory Board from Spring-appointed to Fall-appointed and extend all existing members' terms from May 31 to November 30 of each respective year

Chair Snider introduced this item and Mr. Jewell discussed the possibility of transitioning the Board from Spring-appointed to Fall-appointed and to extend existing terms from May 31 to November 30. Mr. Manlove motioned to approve this item, Mr. Nolte seconded the motion, and it was approved unanimously.

D) Discussion and possible action to extend current Chair and Vice Chair roles until December 31, 2025

Chair Snider introduced this item and Mr. Jewell discussed the possibility of extending current officer roles to the end of the calendar year. Mr. Campos motioned to approve this item, Mr. Turner seconded, and the motion was approved unanimously.

E) Discussion and possible action to recommend a Chair and Vice Chair to the New Braunfels City Council for a one-year term to begin January 1, 2026

Chair Snider introduced this item. Mr. Snider motioned to recommend Nathan Manlove to serve as Chair effective January 1, 2026, Mr. Campos seconded, and the motion was approved unanimously. Mr. Snider motioned to recommend Joe Turner as Vice Chair effective January 1, 2026, Mr. Campos seconded, and the motion was approved unanimously.

6. STAFF REPORT

A) Presentation and update on Downtown projects, events, and initiatives

Chair Snider introduced this item. Ms. Scott provided updates on:

1. Downtown Parking: recent ordinance changes, public education, expanding supply, staff and volunteer parking access, managed parking program - including paid river parking efforts.

2. Beautification efforts

3. Arts & Culture Master Plan kickoff

4. Recent Downtown events & Historic Preservation Month activities

5. County Historic Commission updates & City's Historic Landmark Commission decisions

Mr. Jewell, Ms. Scott, and Ms. Gildea answered questions from the Board.

7. ADJOURNMENT

Chair Snider adjourned the meeting at 12:00PM.

By: _____
CHRIS SNIDER, CHAIR