

**FINAL - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF WEDNESDAY, FEBRUARY 8, 2023**

AGENDA

1. CALL TO ORDER

Nathan Manlove, Vice Chair, called the meeting to order at 9:09 AM.

2. ROLL CALL

Present: Atanacio Campos, Nathan Manlove, April Ryan, Chad Nolte, Tim Cronin, and Joe Turner

Absent: Chris Snider

3. APPROVAL OF MINUTES

A) Approval of the minutes of the December 12, 2022 board meeting.

Chad Nolte made a motion to approve the December 12, 2022 meeting minutes. Joe Turner seconded the motion which passed 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 ACTION

A) Discuss and prioritize any proposed amendments to the Project and Finance Plan.

Jeff Jewell, Economic and Community Development Director, introduced this item and presented a PowerPoint summarizing the New Braunfels Downtown Implementation Plan and highlighted the strategic categories: Market Opportunities, Wayfinding, Circulation & Walkability, Parking Reform, and Aesthetics & Pedestrian Infrastructure. Mr. Jewell presented additional information on Downtown parking challenges, prior studies, financing options, and alternative solutions.

Mandi Scott, Economic and Community Development Coordinator, presented a PowerPoint and summarized information from the New Braunfels Downtown Action Plan and the Walkable Communities

Report. Ms. Scott also discussed attributes of walkable cities and provided an overview of the enhancements implemented and underway throughout Downtown.

Both Mr. Jewell and Ms. Scott answered questions from board members.

The board adjourned for a break at 10:29 AM.

The board resumed the meeting at 10:47 AM.

Members of the board were asked to break into groups of two and three to complete a SWOT Analysis identifying the weaknesses, strengths, threats, and opportunities for Downtown. Each group shared their thoughts aloud and active discussions ensued. Due to time constraints, the strengths of Downtown were not discussed.

Staff will send out a survey link to members with a ranking exercise to pare down the biggest weaknesses of Downtown in order to prepare for the Downtown Board shared workshop scheduled for February 28, 2023.

6. STAFF REPORT

Due to time constraints, this item was not addressed.

7. ADJOURNMENT

Vice Chair Manlove adjourned the meeting at 11:57 AM.

By: _____
ATANACIO CAMPOS, CHAIR