



**CITY OF NEW BRAUNFELS, TEXAS  
REINVESTMENT ZONE NO.3 - DOWNTOWN  
TIRZ MEETING  
CITY HALL - TEJAS ROOM  
550 LANDA STREET  
NEW BRAUNFELS, TX**



**WEDNESDAY, FEBRUARY 8, 2023 at 9:00 AM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A) Approval of the minutes of the December 12, 2022 [23-127](#) board meeting.

**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. DISCUSSION AND ACTION**

A) Discuss and prioritize any proposed amendments to the [23-125](#) Project and Finance Plan.

**6. STAFF REPORT**

**7. 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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

**2/8/2023**

Agenda Item No. A)

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**PRESENTER:**

Jeff Jewell, Director of Economic and Community Development

**SUBJECT:**

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

**DEPARTMENT:** Economic and Community Development

**COUNCIL DISTRICTS IMPACTED:** 1, 5

**BACKGROUND INFORMATION:**

N/A

**ISSUE:**

N/A

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ  
REGULAR MEETING OF MONDAY, DECEMBER 12, 2022**

**AGENDA**

**1. CALL TO ORDER**

**Jeff Jewell called the meeting to order at 9:03 a.m.**

**2. ROLL CALL**

**Present: Nathan Manlove, April Ryan, Chad Nolte, Tim Cronin, Chris Snider and Joe Turner.**

**Absent: Atanacio Campos**

**3. DISCUSSION AND ACTION**

**A) Discussion and possible election of officers for the 2023 calendar year.**

**Jeff Jewell called for nominations for Vice Chair and recommended the board also elect a Secretary.**

**Joe Turner made a motion to nominate Nathan Manlove as Vice Chair.**

**Chad Nolte seconded the motion, which passed unanimously.**

**Chris Snider made a motion to nominate April Ryan as Secretary.**

**Chad Nolte seconded the motion, which passed unanimously.**

**B) Presentation and discussion on the New Braunfels Tax Increment Reinvestment Zone #3 Project and Finance Plan.**

**Jeff Jewell introduced this item giving a brief overview and presented a PowerPoint giving details of Tax Increment Financing, TIRZ #3 background, and a overview of the 2010 Downtown Implementation Plan, 2016 Parking Study, 2020 Walkable Community Report, and 2021 Downtown Action Plan; and answered questions from board members.**

**C) Presentation and discussion of Reinvestment Zone #3 revenues for 2022-23 fiscal year.**

**Jeff Jewell introduced this item giving a brief overview and presented a PowerPoint giving an updated 25-year revenue forecast with current taxable property values, and answered questions from board members.**

**Staff will reevaluate TIRZ figures and send to board.**

D) Discussion and possible direction to staff on a workshop to prioritize any proposed amendments to the Project and Finance Plan.

**Jeff Jewell recommended a joint workshop between the TIRZ #3 board and the Downtown Board. Jeff opened the floor for discussion and answered questions from the board.**

**Staff will discuss a 2023 joint workshop of the TIRZ #3 and Downtown Board at the next Downtown Board meeting.**

E) Discussion and action establishing the date of the next meeting.

**Jeff Jewell and board members discussed scheduling the next TIRZ #3 meeting.**

**Nathan Manlove made a motion to set the next meeting on February 8, 2023 at 9am. Chad Nolte seconded the motion, which passed unanimously.**

**Staff will send the board links to the studies and reports included in the Item B presentation for their review prior to next meeting.**

#### **4. ADJOURNMENT**

Jeff Jewell adjourned at 9:51 a.m.

By: \_\_\_\_\_  
ATANACIO CAMPOS, CHAIR

**2/8/2023**

Agenda Item No. A)

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**PRESENTER:**

Jeff Jewell, Director of Economic and Community Development

**SUBJECT:**

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

**DEPARTMENT:** Economic and Community Development

**COUNCIL DISTRICTS IMPACTED:** 1, 5

**BACKGROUND INFORMATION:**

Staff will review the matrixes of potential projects included in the Downtown Implementation Plan and Downtown Action Plan, completed project studies, walkability and parking theories, financial projections, and discuss potential next steps to develop the board's priorities.

**ISSUE:**

The TIRZ #3 and Downtown Board will meet at a future workshop to align their priorities.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

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