



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



**THURSDAY, JANUARY 18, 2024 at 5:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of the December 14, 2023 special-called [24-09](#) meeting minutes

**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 January 2024 [24-08](#) Treasurer's Report

**6. DISCUSSION AND ACTION**

- A) Presentation and discussion on the New Braunfels Youth [24-63](#) Collaborative Project
- B) Public hearing, discussion, and possible action [24-06](#) approving an expenditure of up to \$2,000,000 to the City of New Braunfels for construction of Alligator Creek Trail West, a project authorized under 505.152 of the Texas Local Government Code.

**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 [24-19](#) negotiations in accordance with Section 551.087 of the Texas Government Code:
1. Project Care Package

2. Project Camp Unicorn
3. Project Bronco
4. Project Gather

Deliberate and consider the purchase, exchange, lease, or value of real property, in accordance with Section 551.072 of the Texas Government Code:

1. Parkland Acquisition
2. NBU Headquarters

8. **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.



## Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**1/18/2024**

Agenda Item No. A)

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**SUBJECT:**

Approval of the December 14, 2023 special-called meeting minutes

**DEPARTMENT:** Economic and Community Development

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THURSDAY, DECEMBER 14, 2023**

**Special-Called**

**AGENDA**

**1. CALL TO ORDER**

President Kathy Meurin called the meeting to order at 5:00 PM.

**2. ROLL CALL**

**Present:** Kathy Meurin, Kristen Carden, Larry Hammonds, Shane Hines, Don Austin, Jason Hurta, and Tera Thompson

President Meurin welcomed two new NBEDC Board Members Mr. Jason Hurta and Ms. Tera Thompson.

**3. APPROVAL OF MINUTES**

A) Approval of the November 14, 2023 workshop meeting minutes

**President Meurin introduced this item.**

**Vice President Carden motioned to approve, Director Hurta seconded the motion, and the minutes were approved unanimously.**

B) Approval of the November 14, 2023 special-called meeting minutes

**President Meurin introduced this item.**

**Vice President Carden motioned to approve, Director Hurta seconded the motion, and the minutes were approved unanimously.**

**4. CITIZEN'S 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. TREASURER'S REPORT**

A) Presentation and discussion of the December 2023 Treasurer's Report

**President Meurin introduced this item.**

Jared Werner, Assistant City Manager, presented on this matter. Mr. Werner identified a 18.4% growth for the sales tax collections compared to October 2022. With audit adjustments, the net increase was 20.3%. He shared that additional financing discussions would occur at the upcoming January NBEDC quarterly workshop. Additional graphs were provided showing projected revenues, current commitment projections, the projected capacity for additional expenditures, and the proposed ending fund balance to FY25.

Mr. Werner answered questions from the Board.

## **6. DISCUSSION AND ACTION**

- A) Presentation and discussion on a proposed project expenditure for the construction of the Alligator Creek Trail project

**President Meurin introduced this item.**

Scott McClelland, Assistant Director of Transportation and Capital Improvement, provided a brief PowerPoint on the project. The Alligator Creek Trail is a 1.1 mile, 10-foot wide, concrete trail planned off Goodwin Lane with future connections to the north and south along Alligator Creek. The trail will have rest areas, seating, wayfinding signs, and pet waste stations. The estimated construction cost is \$1,942,271 with a construction duration of 9 months; the anticipated start of the construction is Spring 2024. Mr. McClelland indicated the next step is to approve the funding for construction. A public hearing, discussion, and possible action will take place at the NBEDC meeting in January.

Mr. McClelland answered questions from the Board.

- B) Discuss and consider the election of 2024 officers to the New Braunfels Economic Development Corporation Board

**President Meurin introduced this item.**

Director Austin motioned to nominate Kathy Meurin as President, Kristen Carden as Vice President, Don Austin as Treasurer, and Shane Hines as Secretary for 2024. Director Hines seconded the motion which was approved unanimously.

## **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. Project Icon
  - 2. Project Care Package
  - 3. Project Camp Unicorn
  - 4. Project Bronco
  - 5. Project Tiny Unicorns

**President Meurin introduced this item.**

**The Board entered Executive Session at 5:22 PM. Item 1 Project Icon was not discussed. Items 2 through 5 were discussed in order of their appearance on the agenda. No action was taken. The Board returned to open session at 5:54 PM.**

**8. ADJOURNMENT**

President Meurin adjourned the meeting at 5:54 PM.

By: \_\_\_\_\_  
KATHY MEURIN, PRESIDENT



## Economic Development Corporation Agenda Item Report

550 Landa Street  
New Braunfels, TX

**1/18/2024**

Agenda Item No. A)

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**PRESENTER:**

Jared Werner, Assistant City Manager

**SUBJECT:**

Presentation and discussion on the January 2024 Treasurer's Report

**DEPARTMENT:** Finance

## January NBEDC Treasurer's Report

January 18<sup>th</sup>, 2023

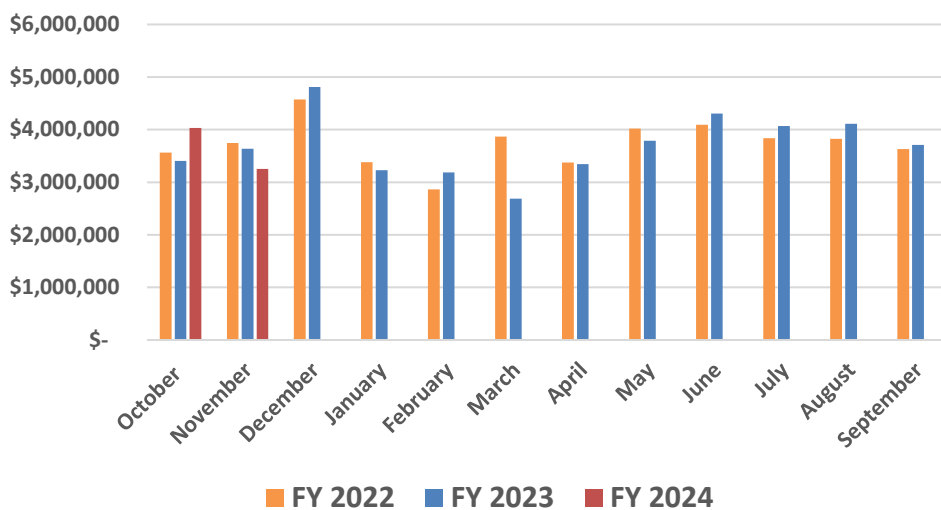
### Overview

The Monthly treasurer's report provides updates on sales tax performance, projected revenue streams and projected commitments and timing of expenditures. The financial commitments of the NBEDC typically span multiple fiscal years; therefore, the report is formatted to project the financial position of the NBEDC over the next five years.

### Sales Tax

Sales tax collections for the month of November decreased by 10.7%. The double-digit decrease is driven entirely by a negative prior period adjustment associated with incorrect sales taxes included in the October payment. This incorrect payment explains the approximate 20% growth level from the October payment. This "correction" in the November payment was associated with the same company that had incorrectly sourced sales taxes in New Braunfels last fiscal year as well. When the adjustment is removed, November collections increased by 6.4%, which is above projections. Fiscal year to date, sales tax collections have increased by 3.4%.

### Gross Sales Tax Collections

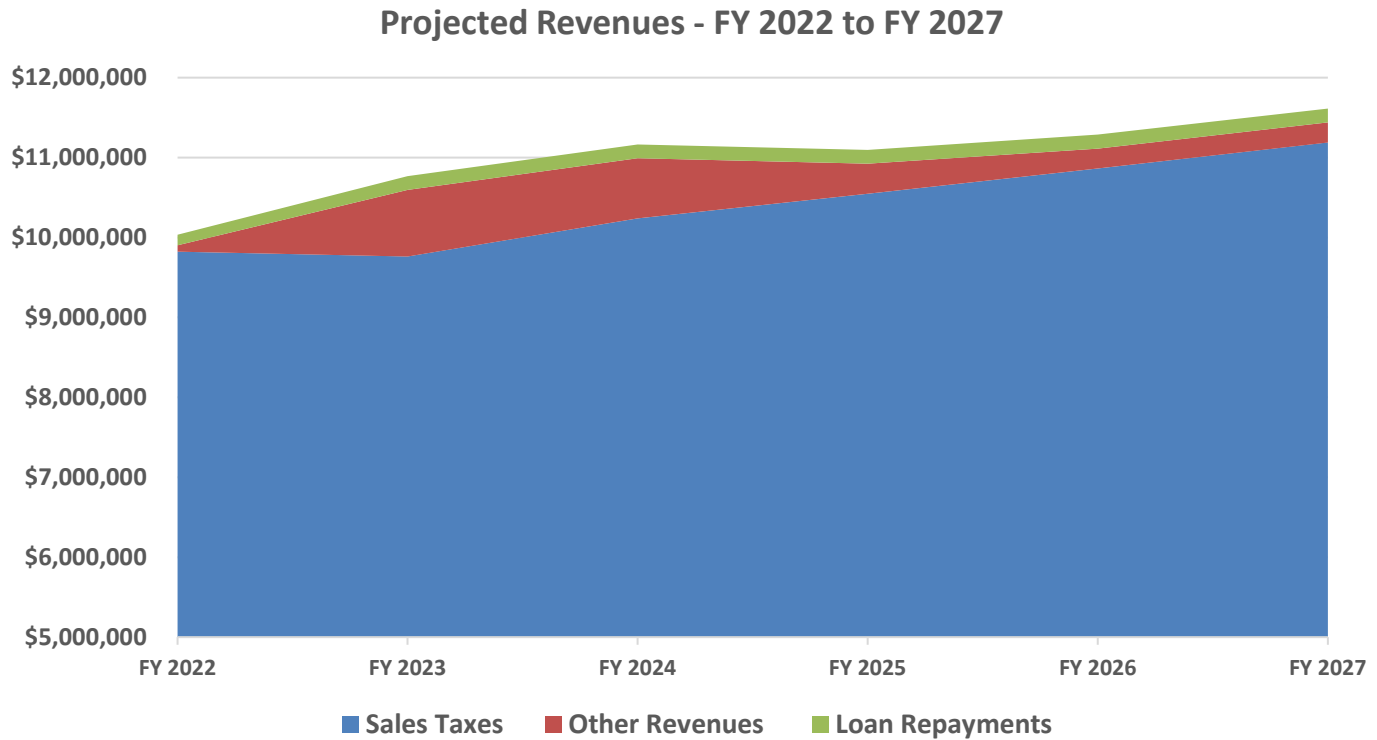


For more information contact:

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



## Revenues



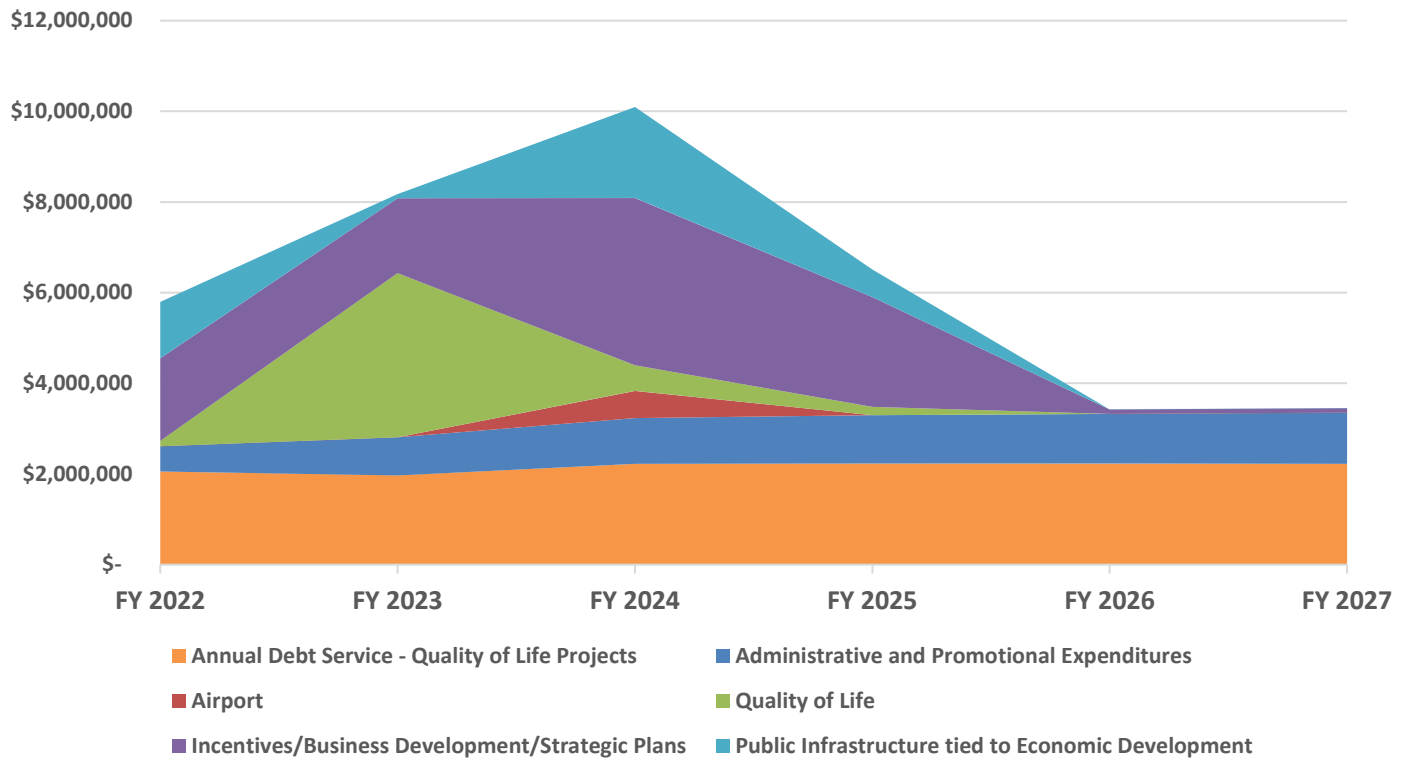
Revenue Projections	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Sales Taxes	\$9,823,778	\$9,761,673	\$10,239,945	\$10,547,144	\$10,863,558	\$11,189,465
Interest Earnings	\$78,713	\$831,723	\$750,000	\$375,000	\$250,000	\$250,625
Loan repayments/reimbursements	\$131,900	\$172,954	\$172,954	\$172,954	\$172,954	\$172,954
<b>Total Revenues</b>	<b>\$10,034,391</b>	<b>\$10,766,350</b>	<b>\$11,162,899</b>	<b>\$11,095,098</b>	<b>\$11,286,512</b>	<b>\$11,613,044</b>

**Sales Taxes** - the graph and table above reflect the projected sales tax collections through FY 2027. The projections assume conservative growth of 2.5% in FY 2024 and 3% thereafter.

**Loan Repayments** – The NBEDC began receiving loan repayments from the New Braunfels Regional Airport in FY 2022 (ten year) and ASA properties in FY 2023 (five years with a balloon payment in year six).

## Total NBEDC Expenditures – Current Commitments

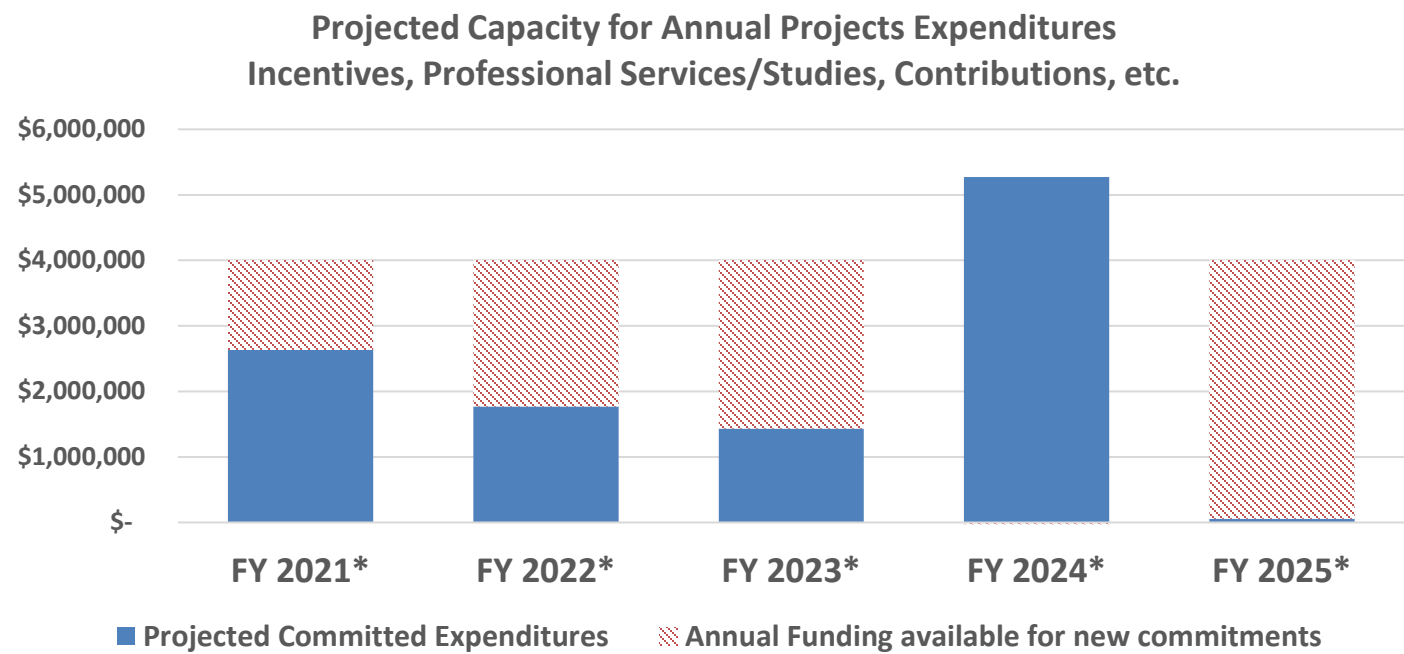
Current Commitment Projections - FY 2022 to FY 2027



Current Commitments	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Admin/Promotional Expenditures	\$553,319	\$839,996	\$1,005,386	\$1,067,548	\$1,099,574	\$1,132,561
Airport	\$0	\$0	\$600,000	\$0	\$0	\$0
Quality of Life	\$119,342	\$3,624,967	\$568,668	\$185,584	\$0	\$0
Incentive/Business Development/Strategic Plans	\$1,822,272	\$1,649,427	\$3,686,821	\$2,416,925	\$96,576	\$96,146
Public Infrastructure tied to Economic Development	\$1,246,794	\$92,223	\$2,008,083	\$613,328	\$0	\$0
Annual Debt Service	\$2,057,494	\$1,967,856	\$2,226,124	\$2,228,449	\$2,228,624	\$2,224,599
<b>Total Expenditures</b>	<b>\$5,799,221</b>	<b>\$8,174,469</b>	<b>\$10,095,081</b>	<b>\$6,511,833</b>	<b>\$3,424,774</b>	<b>\$3,453,306</b>

Projections above include all current commitments of the NBEDC – including those most recently approved such as the FY 2024 Spark Small Business contract.

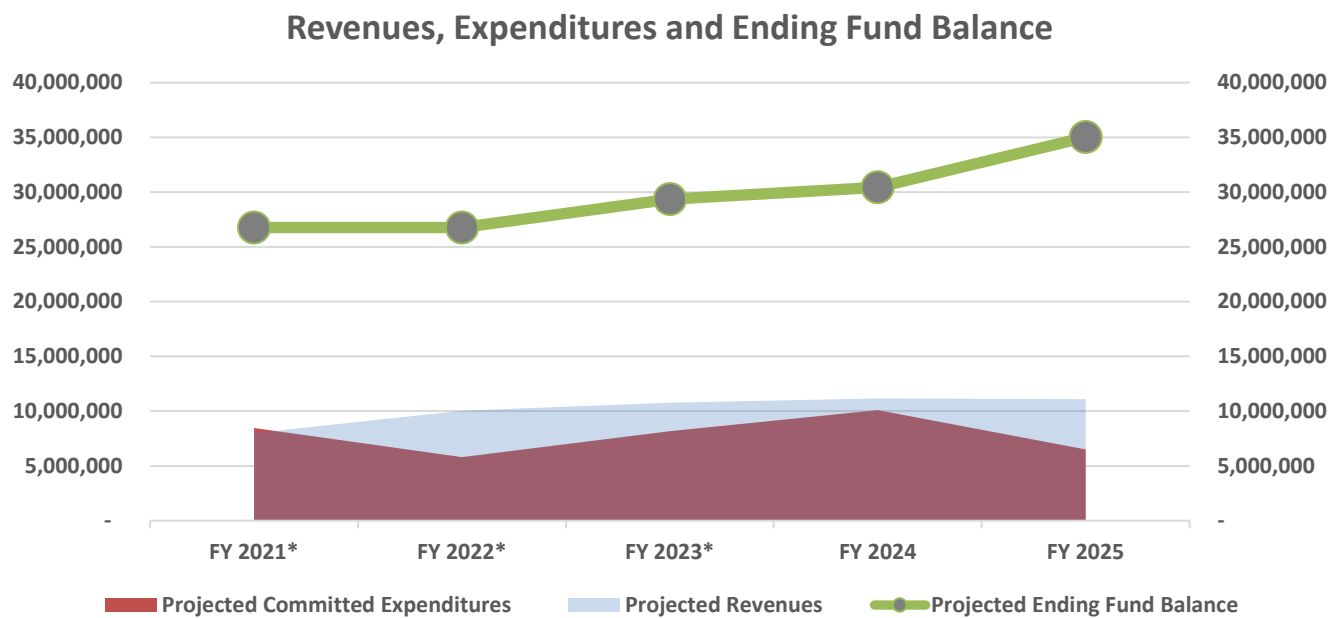
# Annual Capacity for New Commitments



\*The graph above assumes that the land grant associated with Continental Automotive (FY 2021), Brauntex (FY 2022), Headwaters (FY 2022), Sports Complex supplemental contribution (FY 2024) UPRR (FY 2024 & FY 2025) is supported by surplus reserves.

## Financial Summary – Revenues, Committed Expenditures, and projected Fund Balance (reserves)

The graph above summarizes estimated revenues, committed expenditures and changes to fund balance/Reserves (only based on current commitments).



1/18/2024

Agenda Item No. A)

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**PRESENTER:**

Mandi Scott, Economic and Community Development Manager  
Stacey Dicke, Executive Director, New Braunfels Youth Collaborative

**SUBJECT:**

Presentation and discussion on the New Braunfels Youth Collaborative Project

**DEPARTMENT:** Economic and Community Development

**COUNCIL DISTRICTS IMPACTED:** 1

**BACKGROUND INFORMATION:**

In 2021, the New Braunfels Youth Collaborative (NBYC) was formed by community members who recognized a service and facility gap for teens, ages 12 - 18, in New Braunfels. The NBYC's goals are to create an innovative, fun, and well-rounded out-of-school experience for youth in 6<sup>th</sup> through 12<sup>th</sup> grades. NBYC offices and programming are planned at 407 West Mill Street with additional programming in the gym at 430 West Mill Street; the buildings together are now referred to as the Mill Street Youth Center. The site was first built in 1855 as the New Braunfels Academy (a high school) and expanded in 1913. The buildings were used as New Braunfels Independent School District (NBISD) administration offices from the mid 1980's through 2020 when offices were relocated to Walnut Avenue, leaving the Mill Street facility vacant for the past three years.

NBYC secured a 50-year lease with NBISD for the properties. 407 West Mill Street will serve as the locations for Communities in Schools on the first floor, NBYC on the second floor, and the NBISD's School of Choice will share space with NBYC on the third floor. The gymnasium at 430 West Mill Street will be used exclusively for NBYC programs. This facility will primarily serve students out-of-school but will also be available during school hours for home school programs, and other activities such as pickleball which may offset expenses related to the facility's operation.

NBYC is currently working on renovations for both facilities. Schematic design is complete, plans are in design development, a general contractor has been selected with a Construction Manager at Risk delivery method. Total estimated renovation cost for the entire project is \$9.5 million, with \$1,501,742 being for the gymnasium renovation. The Mill Street Youth Center is expected to be open for students in early 2025.

**ISSUE:**

The \$9.5M project seeks to inspire and uplift the next generation by providing dynamic and inclusive out-of-school time activities and resources tailored teens in out-of-date facilities. Planned updates will preserve the historic features, meet ADA compliance, repair the foundation and roof, update mechanical, electrical and plumbing systems, asbestos abatement, and reconfigure spaces. Organizations and sources that have already committed a total of \$5,650,839 to the project include:

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ARPA Grant	\$1,500,000
Communities In Schools	\$1,000,000
Historic Tax Credits	\$1,621,494
Gary Seals	\$1,100,000
80/20 Foundation	\$250,000
McKenna Foundation	\$100,000
Colere Group	\$50,000
NB Police Association	\$1,000
Individual Donors (18)	\$28,345

The NBYC is currently fundraising for the balance of the project with sponsorship and naming opportunities available to other organizations and businesses. An additional \$2,405,000 in requests have been made, with an additional \$4,365,000 planned for request.

**FISCAL IMPACT:**

A funding request to renovate the gymnasium has been identified as \$1,501,742.

**RECOMMENDATION:**

Direction to initiate a grant agreement with the New Braunfels Youth Collaborative to renovate the gymnasium at 430 West Mill Street.

# NBYC

New Braunfels  
Youth Collaborative

## Out of school. In good hands.

We are serving middle and high school youth.

We are helping them reach their potential.

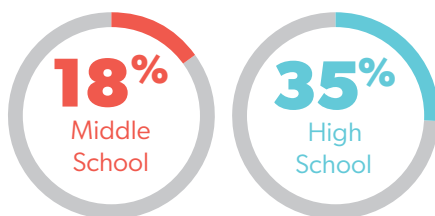
We are fostering personal growth.

We are creating an innovative, well-rounded, fun out-of-school experience for 6th through 12th graders.

## We are the New Braunfels Youth Collaborative.

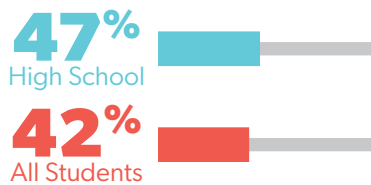
## Understanding the Need

Percent of Texas students estimated to be on their own after school:



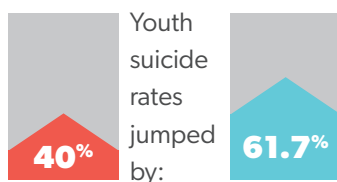
Since the pandemic, **46%** of parents say their teens have new or worsening mental health conditions.

Attending afterschool programs increases the likelihood of being promoted to the next grade by:



There is a 70% drop in juvenile crime corresponding with the rise in availability of afterschool opportunities across the country.

**From 2009 to 2019:**  
The number of teenagers who reported constant feelings of hopelessness and sadness increased by:



## Program Pillars

### ACADEMIC SUCCESS



- Homework support/tutoring
- Attendance, graduation, and career guidance
- College/career prep, and STEM programs

### WELLNESS



- Mental and physical need assistance
- Professional mental wellness resources
- Leadership development, peer groups, and mentoring programs

### ENRICHMENT EXPERIENCES



- Creative expression, recreational activities, and social events
- Positive relationships/friendships
- Arts, eSports, and volunteer programs

### HEALTHY LIFESTYLE



- Healthy habit and physical activity reinforcement
- Substance abuse, health, and body image issue advocacy
- Outdoor recreation, sports, and nutrition programs



## A Place for All

Our first project.

In 1855, the New Braunfels Academy stood at the corner of Mill Street and Academy Avenue, shaping generations of learners for decades. Now, NBYC will welcome students back to this historic site.

Our project will offer a variety of programs and activities, tailor-made for students during their free hours. Here, youth will find a welcoming space to be themselves, unwind with friends, access valuable resources, and, most importantly, have fun. It's a place for all, creating a brighter future for our teens.



## Who Can Participate

# 12 to 18 year olds

REGARDLESS OF BACKGROUND

Our program creates a nurturing, inclusive environment where youth can flourish intellectually, physically, and emotionally. We aim to equip them with essential skills, encourage lifelong friendships, and instill a love for learning.



## Imagined Outcomes

### IMPROVED POSITIVE VALUES



Caring, equality, integrity, honesty, responsibility, and restraint character traits.

### IMPROVED SOCIAL COMPETENCIES



Planning, decision-making, interpersonal competence, resistance, and conflict resolution skills.

### IMPROVED LEARNING OUTLOOK



Increased motivation, heightened school engagement, enhanced homework completion, and a newfound love for reading.



## How Can You Help?

### RESOURCES

- Financial support is needed for both our capital and operational needs, covering staffing, supplies, and day-to-day expenses.
- The estimated cost for the transformation of the former NBISD Education Center and Academy Street Gym into our new program's home is approximately **\$11 million.**
- Your generous support is essential in ensuring the affordability of the program for all students.

### VOLUNTEERS

- Volunteers play an integral role in our programs, providing crucial support in tutoring, mentoring, program instruction, and facilitating activities.
- We are actively seeking dedicated individuals who are willing to contribute their skills and time to benefit our students.
- We encourage everyone to share their talents and serve as **inspiring adult** role models for our enthusiastic students.

### PARTNERS

- We are looking for partners to amplify the impact of this innovative new program.
- We welcome established community programs to collaborate within our campus, directly engaging with our students.
- If you have a program tailored for middle or high school students, we encourage you to reach out and **explore collaborative opportunities.**

## Connect with Us

**Stacey Dicke** (Executive Director)



830-660-3087



stacey@thenbyc.com



thenbyc.com





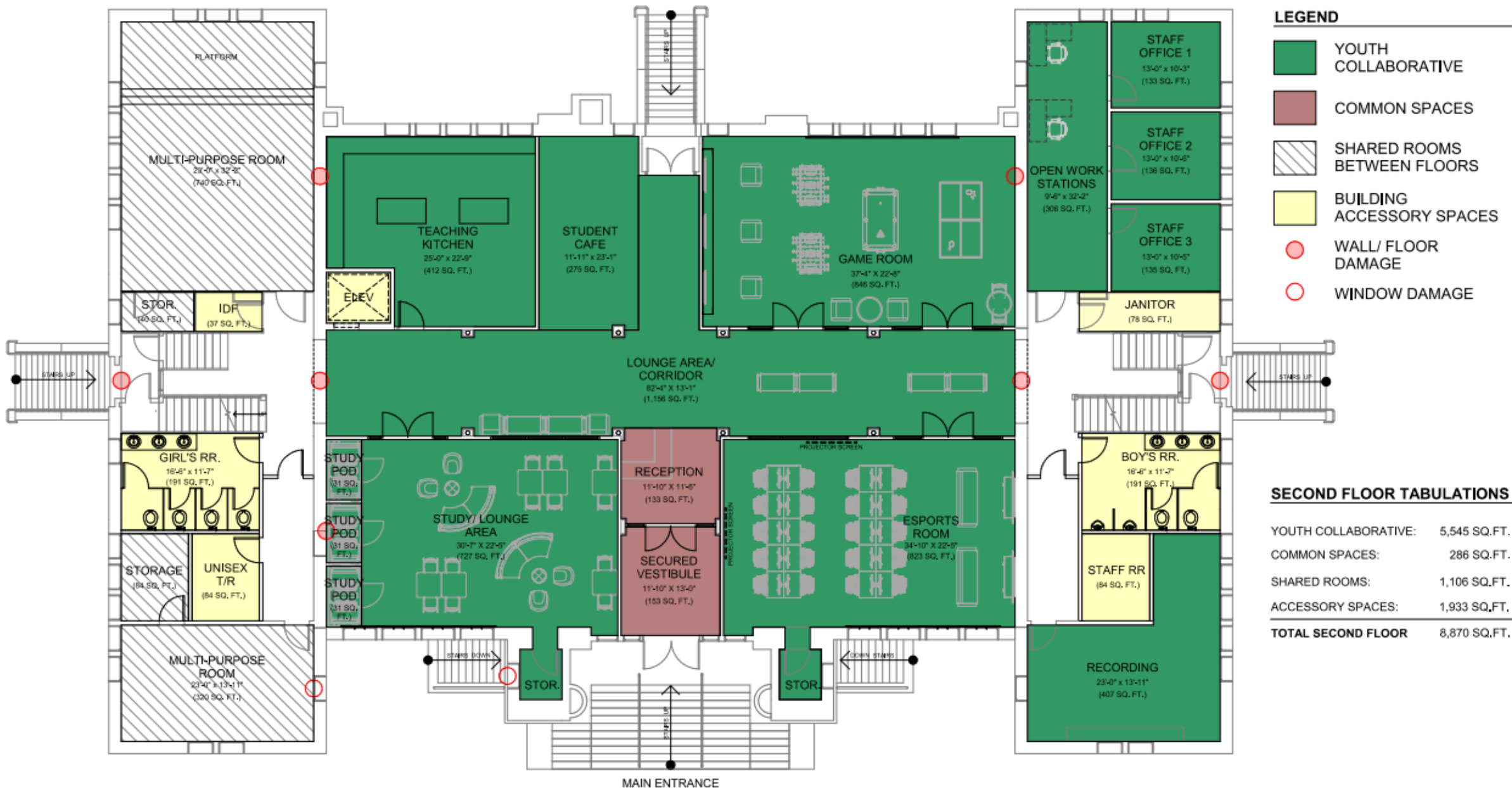
## LEGEND

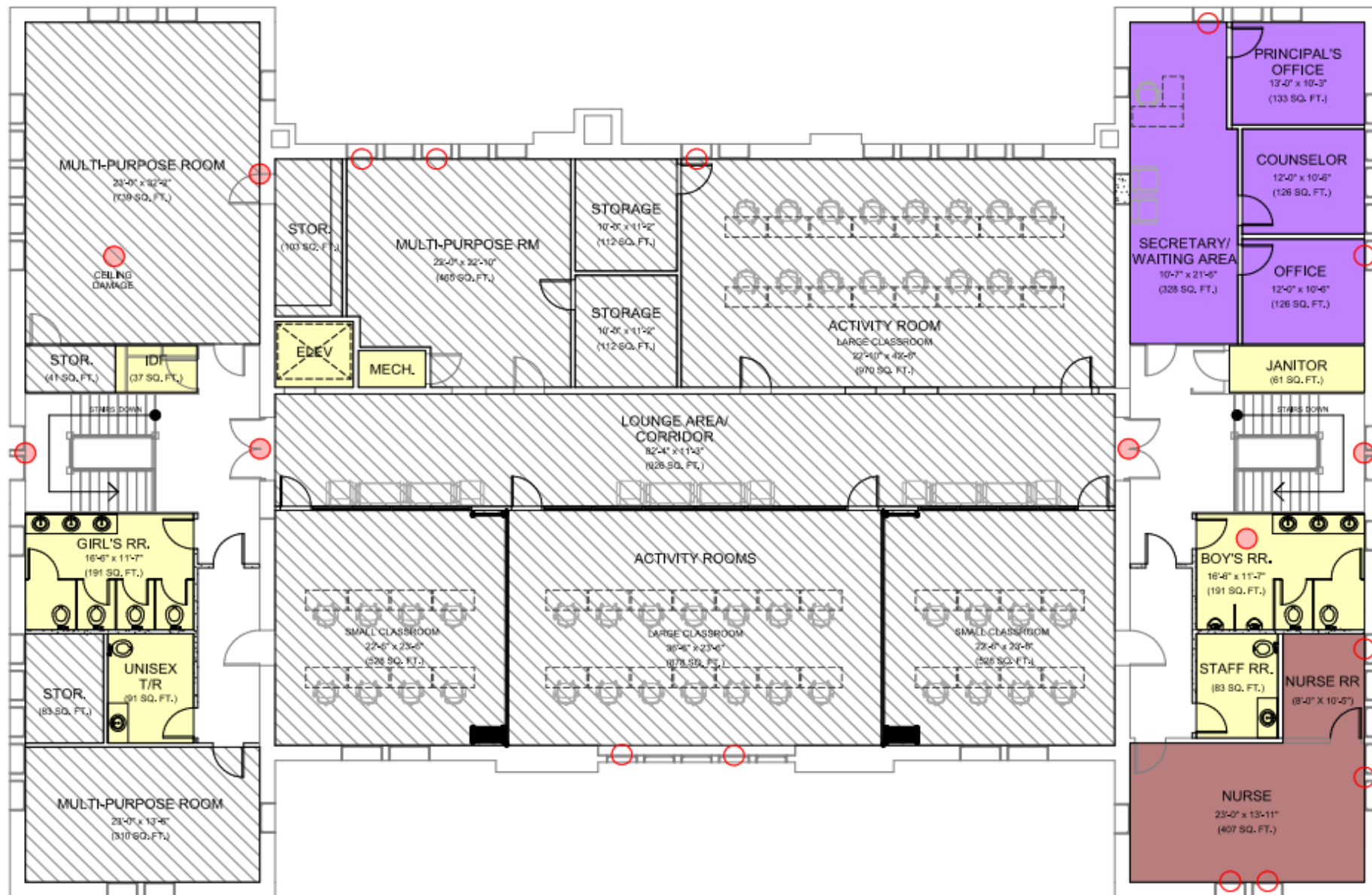
- COMMUNITIES IN SCHOOL
- NBISD
- SHARED ROOMS BETWEEN FLOORS
- BUILDING ACCESSORY SPACES
- WALL/ FLOOR DAMAGE
- WINDOW DAMAGE

## FIRST FLOOR TABULATIONS

COMMUNITIES IN SCHOOL:	4,596 SQ.FT.
NBISD:	786 SQ.FT.
SHARED ROOMS:	468 SQ.FT.
ACCESSORY SPACES:	2,936 SQ.FT.
<b>TOTAL FIRST FLOOR</b>	<b>8,786 SQ.FT.</b>





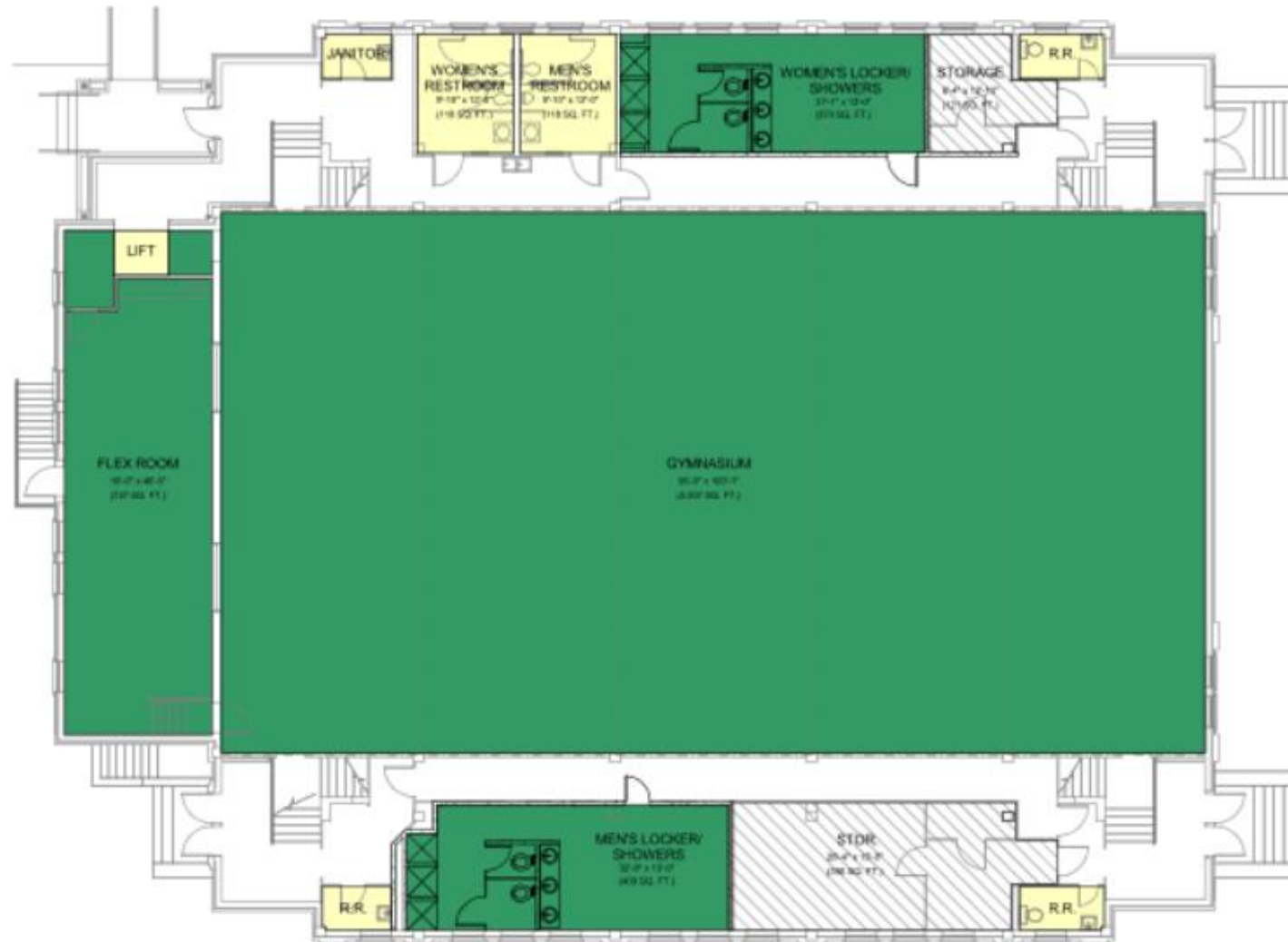


## LEGEND

- SCHOOL OF CHOICE (NBISD)
- COMMON SPACES
- SHARED ROOMS BETWEEN FLOORS
- BUILDING ACCESSORY SPACES
- WALL/ FLOOR DAMAGE
- WINDOW DAMAGE

## THIRD FLOOR TABULATIONS

SCHOOL OF CHOICE:	713 SQ.FT.
COMMON SPACES:	407 SQ.FT.
SHARED ROOMS:	5,795 SQ.FT.
ACCESSORY SPACES:	1,871 SQ.FT.
<b>TOTAL THIRD FLOOR</b>	<b>8,786 SQ.FT.</b>




#### LEGEND

- YOUTH COLLABORATIVE
- SHARED ROOMS BETWEEN FLOORS
- BUILDING ACCESSORY SPACES
- WALL/ FLOOR DAMAGE
- WINDOW DAMAGE

#### SECOND FLOOR TABULATIONS

YOUTH COLLABORATIVE:	7,026 SQ. FT.
SHARED ROOMS:	511 SQ. FT.
ACCESSORY SPACES:	402 SQ. FT.
<b>TOTAL SECOND FLOOR</b>	<b>9,910 SQ. FT.</b>

 **GYMNASIUM FLOOR PLAN**





# Student Lounge





# eSports Room





# Game Room

**1/18/2024**

Agenda Item No. B)

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**PRESENTER:**

Scott McClelland, Assistant Transportation and Capital Improvements Director

**SUBJECT:**

Public hearing, discussion, and possible action approving an expenditure of up to \$2,000,000 to the City of New Braunfels for construction of Alligator Creek Trail West, a project authorized under 505.152 of the Texas Local Government Code.

**DEPARTMENT:** Economic and Community Development**BACKGROUND INFORMATION:**

In September 2022, at a quarterly workshop meeting, staff presented the New Braunfels Economic Development Corporation (NBEDC) with results of a survey in which NBEDC Board members ranked eligible economic development projects. The West Alligator Creek Trail was ranked as the 9<sup>th</sup> highest priority. In December 2022, the NBEDC agreed to fund final design of nine eligible projects. Throughout 2023, the NBEDC has addressed projects from this ranking exercise at their regular and special-called meetings.

The West Alligator Creek Trail Project includes approximately 1.1 miles of ten-foot-wide hike and bike trails, with pedestrian low water crossings and associated amenities along Alligator Creek from Goodwin Lane to the Oak Creek Estates neighborhood on either side of the creek. Planned amenities will include neighborhood connections with trail signage, seating areas, trash receptacles, and mile markers.

The Transportation and Capital Improvements Department provided the NBEDC an informative update on this project at the December 14, 2023, special-called meeting and planned to bring the project for potential action at its next meeting in January 2024. Vickrey & Associates (Vickrey), the design engineer, has completed the design of the project and has prepared a final opinion of probable construction cost which is the basis for the funding request. Construction is expected to begin in early 2024.

**ISSUE:**

Continue an ongoing program of infrastructure construction and maintenance.

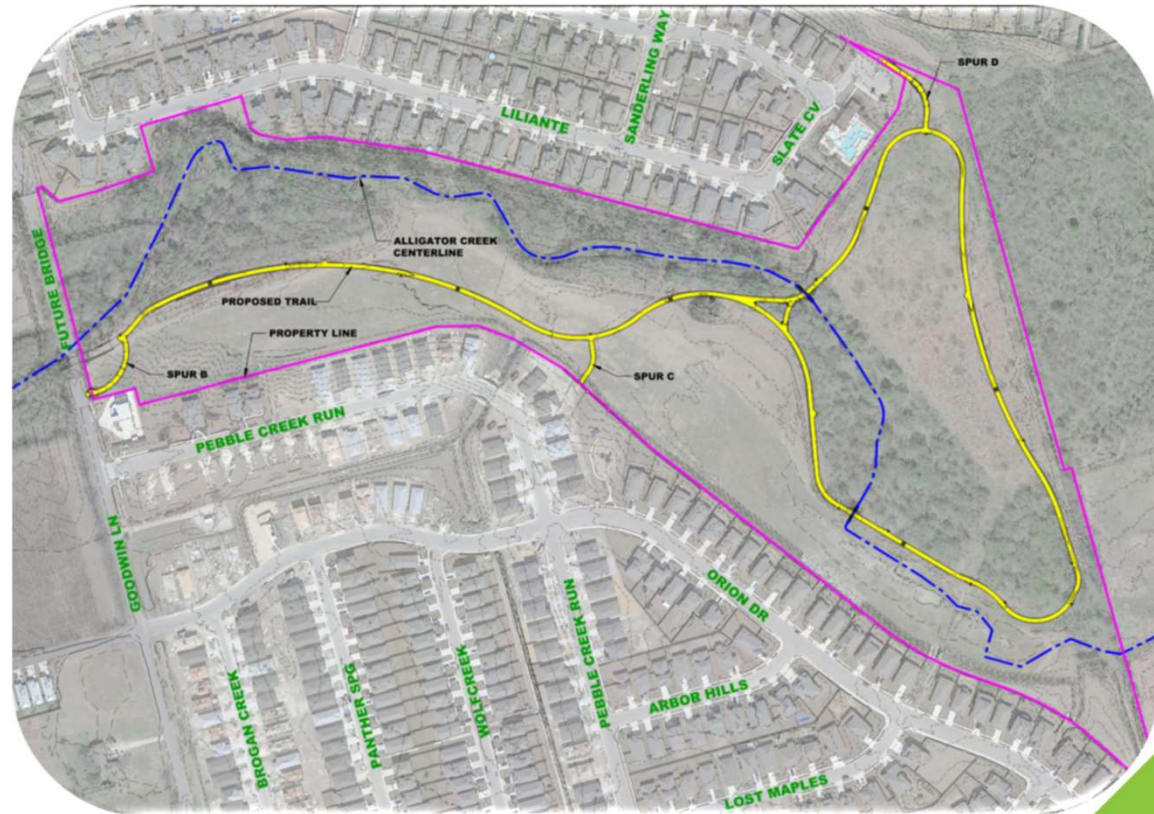
**FISCAL IMPACT:**

The final opinion of probable construction cost, assembled by Vickrey & Associates, estimates the construction cost to be \$2,000,000 which includes a 20% contingency. Any allocated funding above the awarded contract amount will be returned to the NBEDC for future allocation.



# Alligator Creek Trail

- 1.1 miles 10-foot wide concrete trail
- Future connections North and South along Alligator Creek
- Coordinate connection with Goodwin Lane Project
- 1/3 of the trail shaded by tree canopy
- Rest areas with seating
- Wayfinding signs
- Pet waste stations





# Alligator Creek Trail

## ▲ Project Data:

- Estimated Construction Cost: \$2,000,000
- Construction Duration: 9 months
  - Anticipated Construction Start – Spring 2024

## ▲ Next Step:

- Approve funding for Construction
- NBEDC Public hearing, discussion, and possible action at today's meeting (1/18)
- Advertise for Construction Bids



**1/18/2024**

Agenda Item No. A)

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**SUBJECT:**

Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:

1. Project Care Package
2. Project Camp Unicorn
3. Project Bronco
4. Project Gather

Deliberate and consider the purchase, exchange, lease, or value of real property, in accordance with Section 551.072 of the Texas Government Code:

1. Parkland Acquisition
2. NBU Headquarters