



**CITY OF NEW BRAUNFELS, TEXAS  
NEW BRAUNFELS ECONOMIC  
DEVELOPMENT CORPORATION MEETING  
HONORS HALL - 390 S. SEGUIN  
550 LANDA STREET**



**TUESDAY, JULY 12, 2022 at 4:00 PM**

**Budget Workshop**

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **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.*

4. **DISCUSSION AND ACTION**
  - A) Discuss and consider 2022 - 2023 budget priorities and [22-823](#) initiatives.
5. **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.



**New Braunfels Economic Development Corporation  
Agenda Item Report**

550 Landa Street  
New Braunfels, TX

**7/12/2022**

Agenda Item No. A)

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**PRESENTER:**

Jared Werner, Assistant City Manager  
Jeff Jewell, Director, Economic and Community Development

**SUBJECT:**

Discuss and consider 2022 - 2023 budget priorities and initiatives.

**DEPARTMENT:** [Enter Text Here]

**COUNCIL DISTRICTS IMPACTED:** [Enter Text Here]

**BACKGROUND INFORMATION:**

[Enter Text Here]

**ISSUE:**

[Enter Text Here]

**FISCAL IMPACT:**

[Enter Text Here]

**RECOMMENDATION:**

[Enter Text Here]

**City of New Braunfels**  
**New Braunfels Economic Development Corporation**  
**Fiscal Year Ending September 30, 2023**

**Fund: 212**

<b>DRAFT</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
<b>Available Funds</b>	<b>Actual</b>	<b>Estimate</b>	<b>Proposed Budget</b>

**Beginning Balance**

Undesignated Funds	\$ 23,037,987	\$ 22,595,112	\$ 24,111,647
Total Beginning Balance	\$ 23,037,987	\$ 22,595,112	\$ 24,111,647

**Revenue**

Sales Taxes	\$ 7,806,626	\$ 9,172,906	\$ 8,845,997
Interest Income	21,931	30,000	100,000
Loans, Contributions and Reimbursements	161,687	128,954	172,954
Total Revenue	\$ 7,990,244	\$ 9,331,860	\$ 9,118,951

<b>TOTAL AVAILABLE FUNDS</b>	<b>\$ 31,028,231</b>	<b>\$ 31,926,972</b>	<b>\$ 33,230,599</b>
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**APPROPRIATIONS**

Administrative and Promotional Expenditures	\$ 557,609	\$ 584,525	\$ 602,061
Airport	37,405	87,478	-
Quality of Life	9,664	546,945	-
Incentives/Business Development/Strategic Plans	4,962,153	3,077,499	3,223,226
Public Infrastructure tied to Economic Development	818,569	1,461,384	-
Annual Debt Service	2,047,719	2,057,494	2,060,919

<b>TOTAL OPERATING APPROPRIATIONS</b>	<b>\$ 8,433,119</b>	<b>\$ 7,815,325</b>	<b>\$ 5,886,205</b>
Ending Fund Balance	\$ 22,595,112	\$ 24,111,647	\$ 27,344,393
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 31,028,231</b>	<b>\$ 31,926,972</b>	<b>\$ 33,230,599</b>

## June NBEDC Treasurer's Report

June 16<sup>th</sup>, 2022

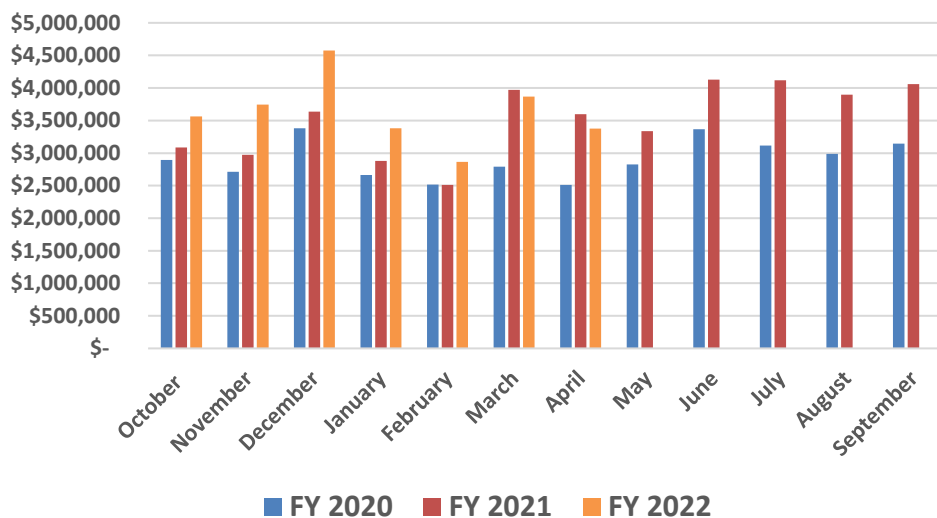
### Overview

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 April decreased by 6.1%. When the various adjustments are removed, current collections decreased by 6.3%. Fiscal year to date, sales taxes are still up 12.0%. As discussed in previous meetings, as of February, we are no longer receiving sales taxes from HD supply, which had been the largest single remitter of sales tax revenue. Similar to last month, while a decrease, the net decrease for April of approximately 6.1% is better than our previous projections. At the time this report was completed, industry specific data was not available but will be presented at the June meeting if available.

Gross Sales Tax Collections

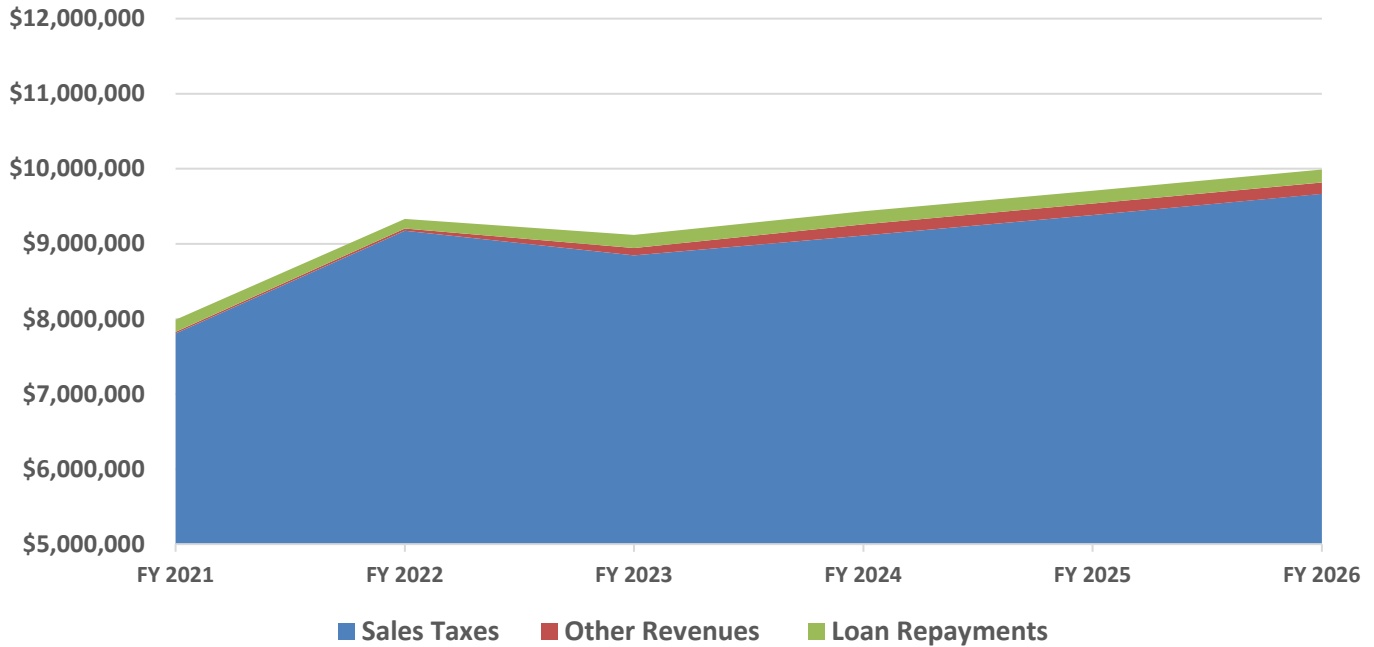


For more information contact:

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

## Revenues

Projected Revenues - FY 2021 to FY 2026



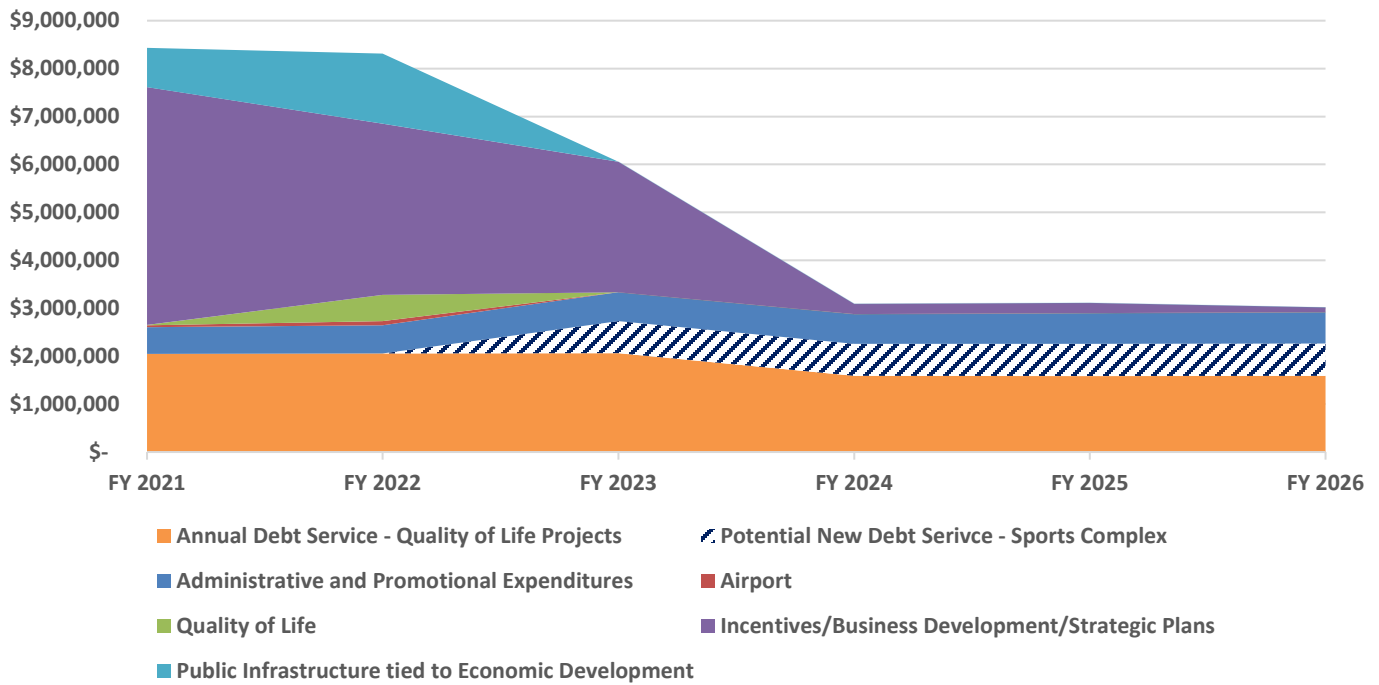
Revenue Projections	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Sales Taxes	\$7,806,626	\$9,172,906	\$8,845,997	\$9,111,377	\$9,384,718	\$9,666,260
Interest Earnings	\$21,931	\$30,000	\$100,000	\$150,000	\$150,375	\$150,751
Loan repayments/reimbursements	\$161,687	\$128,954	\$172,954	\$172,954	\$172,954	\$172,954
<b>Total Revenues</b>	<b>\$7,990,244</b>	<b>\$9,331,860</b>	<b>\$9,118,951</b>	<b>\$9,434,331</b>	<b>\$9,708,047</b>	<b>\$9,989,965</b>

Sales Taxes - the graph and table above reflects the projected impact to sales tax collections from the loss of sales taxes stemming from HD supply, which is scheduled to begin, February 2022. Anecdotally, inflation and other factors impacting the sales tax base seems to be mitigating the majority of those previously mentioned losses.

Loan Repayments – The NBEDC is scheduled to begin 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 2021 to FY 2026

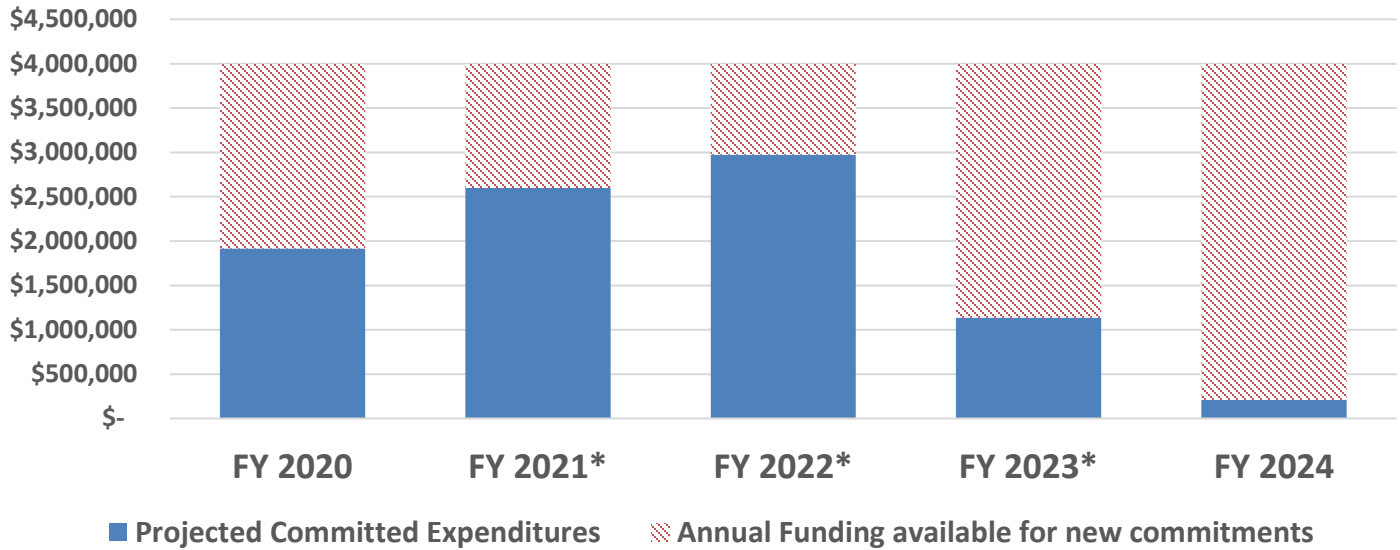


Current Commitments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Admin/Promotional Expenditures	\$557,609	\$584,525	\$602,061	\$620,123	\$638,726	\$657,888
Airport	\$37,405	\$87,478	\$0	\$0	\$0	\$0
Quality of Life	\$9,664	\$546,945	\$0	\$0	\$0	\$0
Incentive/Business Development/Strategic Plans	\$4,962,153	\$3,077,499	\$3,223,226	\$210,576	\$213,576	\$96,576
Public Infrastructure tied to Economic Development	\$818,569	\$1,461,384	\$0	\$0	\$0	\$0
Annual Debt Service	\$2,047,719	\$2,057,494	\$2,060,919	\$1,587,044	\$1,586,294	\$1,588,884
Potential Debt Service			\$672,157	\$672,157	\$672,157	\$672,157
<b>Total Expenditures</b>	<b>\$8,433,119</b>	<b>\$7,815,325</b>	<b>\$6,558,362</b>	<b>\$3,089,900</b>	<b>\$3,110,753</b>	<b>\$3,015,465</b>

Projections above include all current commitments of the NBEDC – including those most recently approved (Tito's and removal of PNC Bank). The only exception to that is the additional debt service associated with the sports complex. This month's report includes recognition of additional debt service payments to illustrate how that would impact the NBEDC's cash flow if the remaining commitment was funded with debt proceeds (\$10 million)

## Annual Capacity for New Commitments

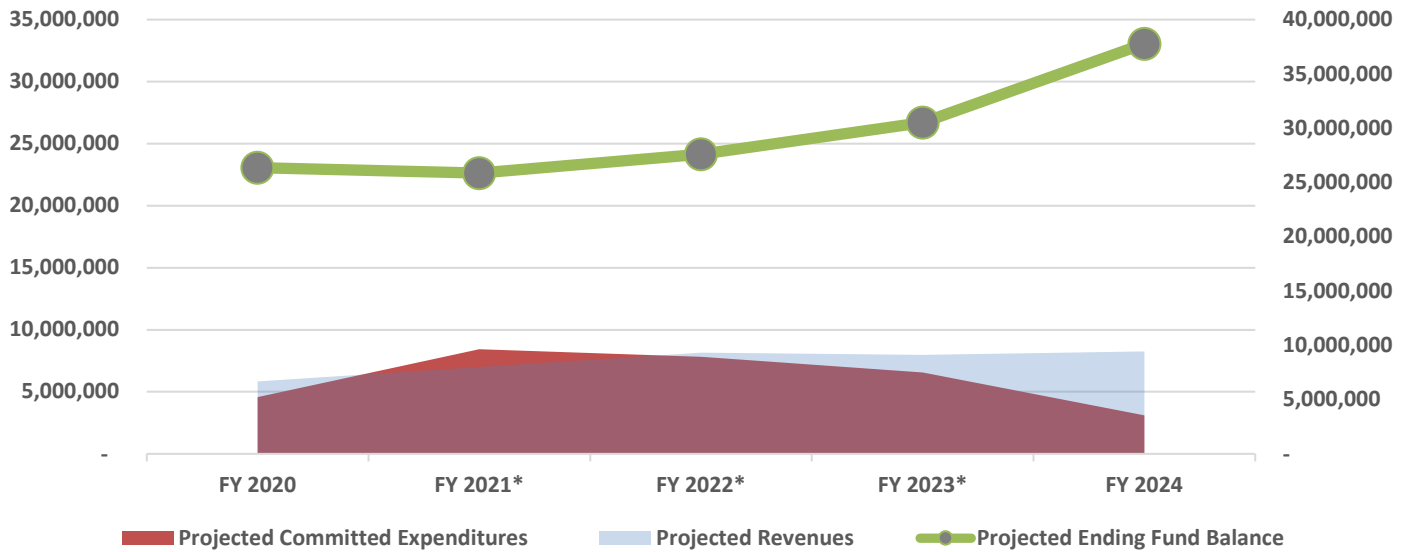
Projected Capacity for Annual Projects Expenditures  
Incentives, Professional Services/Studies, Contributions, etc.



\*The graph above assumes that the land grant associated with Continental Automotive (FY 2021), Brauntex (FY 2022), Headwaters (FY 2022) and UPRR (FY 2023) is supported by surplus reserves.

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

Revenues, Expenditures and Ending Fund Balance



\*The graph above does not include current non-cash assets such as land and equipment

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