

## Legislation Text

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**File #:** 24-236, **Version:** 1

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**PRESENTER:**

Mandi Scott, Economic and Community Development Manager

**SUBJECT:**

Discuss and consider a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$1,501,742 to the New Braunfels Youth Collaborative for the renovation of the gymnasium at 407 West Mill Street, a project authorized under 505.152 of the Texas Local Government Code.

**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 430 West Mill Street with additional programming in the gymnasium at 407 West Mill Street; the buildings together are now referred to as the Mill Street Youth Center. The site was first built in 1856 as the New Braunfels Academy (a high school) and expanded in 1914. 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. 430 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 407 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.

**ISSUE:**

The \$9.5M project seeks to provide a dedicated facility and programming for youth and teens during the after-school hours. Envision New Braunfels provides numerous recommendations that support the city's participation in a facility for teens and other youth:

- **ACTION 2.14** Create opportunities for youth to be physically active, thereby reducing childhood obesity.

- ACTION 2.16 Increase after-school, weekend and summer programs for teens.
- ACTION 2.31 Encourage youth amenities that keep families in town.
- ACTION 3.48 Create student-friendly spaces for studying and project related work.
- ACTION 3.21 Enhance local recreational venues.

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.

The NBYC is currently fundraising for the balance of the project with sponsorship and naming opportunities available to other organizations and businesses. Multiple organizations and individuals have committed more than \$5.7 million to the project. 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 at \$1,501,742. The NBEDC has adequate funds for this project expenditure.

A contract between the NBEDC and NBYC will provide for up to \$1,501,742 of reimbursement to NBYC for the gymnasium renovation. NBYC must complete the renovation within eighteen months from the execution date of the contract. NBYC staff anticipates construction start in March 2024.

Local Government Code Section 505.152 provides the NBEDC with the authority to make a project expenditure for recreational and community facilities “including land, buildings, equipment, facilities, and improvements...including children’s sports, athletic, entertainment...including stadiums, ball parks, auditoriums,... and related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section.”

**RECOMMENDATION:**

Staff recommends approval of the project expenditure.