

Legislation Text

File #: 24-923, **Version:** 1

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Public hearing, discussion, and possible action approving an expenditure of up to \$45,000 to Economic & Planning Systems, Inc., for phase two of a planning and feasibility study - a possible public/private partnership, pursuant to section 505.102 of the Texas Local Government Code.

DEPARTMENT: Economic and Community Development

COUNCIL DISTRICTS IMPACTED: 4

BACKGROUND INFORMATION:

At the New Braunfels Economic Development Corporation (NBEDC) workshop on June 15th, 2023, the Board was introduced to a process to undertake predevelopment and feasibility work for the eventual development of the Gruene 16, Block 1, Lots 1-3 property. This property was purchased by the NBEDC in 2016 for HD Supply's planned expansion, which did not occur. The described process works with key stakeholders to conceptualize the project and objectives, develop a basic "vision" for the project, determine the market demand for the project as envisioned, and develop high level building and infrastructure budget estimates to determine the overall feasibility of the development concept(s) that receive the most support. This is intended to be the first steps in the feasibility and development concepts stage, with a second stage proposed to ultimately solicit a developer and negotiate a development agreement to bring the project to fruition. The NBEDC Board directed staff to move forward with the proposal.

The NBEDC Board, at its regular meeting on August 17, 2023, approved an expenditure to Economic & Planning Systems, Inc. (EPS), to begin the planning for a possible public/private partnership addressing the Gruene 16 property.

EPS facilitated a workshop with the NBEDC Board on November 14, 2023 and addressed objectives for the site, identified key questions for additional research, and established parameters for the next steps of the potential public/private partnership. EPS facilitated another workshop with the NBEDC Board on May 16, 2024 and reviewed the completed feasibility study, Council and NBEDC goals, economic, demographic, and market trends, discussed broker insights, highlighted opportunistic land uses, and reviewed themes and concepts discovered during the study.

At the June 20, 2024 NBEDC meeting, the Board was introduced to the next steps in phase two of this project which includes urban planning, test fitting the site, completing financial feasibility studies, and drafting a Request for Proposals for development. The Board directed staff to move forward with this expenditure to continue advancing the project. The cost for this second phase is \$60,000 with \$15,000 being transferred from phase one, bringing the total for phase two to \$45,000.

ISSUE:

Phase one of the Gruene 16 project has been completed and phase two has been identified. Approval of this

funding will allow the phase two of the project to commence.

STRATEGIC PLAN REFERENCE:

- Economic Mobility Enhanced Connectivity Community Identity
Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

Total cost for phase two is \$60,000; however, \$15,000 from the previously approved phase one expense will be transferred over. The new total cost for phase two is \$45,000.

RECOMMENDATION:

Staff recommends approval of the expenditure to continue phase two of the Gruene 16 project.