

**FINAL - MINUTES
OF THE NEW BRAUNFELS REINVESTMENT ZONE NO.3 - DOWNTOWN TIRZ
REGULAR MEETING OF MONDAY, MARCH 30, 2026**

AGENDA

1. CALL TO ORDER

Chair Nathan Manlove called the meeting to order at 10:31AM.

2. ROLL CALL

Present: Chad Nolte, Nathan Manlove, Atanacio Campos, Joe Turner, Chris Snider (10:35AM), Kat Balmos, and Zack Meador

3. APPROVAL OF MINUTES

A) Approval of the June 25, 2025 regular meeting minutes.

Chair Manlove introduced this item. Chad Nolte motioned to approve the June 25, 2025 meeting minutes, Atanacio Campos seconded the motion and the minutes were approved unanimously.

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.

None

5. PRESENTATION, DISCUSSION, AND POSSIBLE ACTION

A) Presentation and discussion on TIRZ 3 FY 2026 financials and possible action recommending FY 2026 allocations.

Chair Manlove introduced the item. Shannon Gildea, Economic & Community Development Coordinator, presented an overview of the FY 2024–2025 budget, current balances, the budgeted funds carried forward into the FY 2025–2026 fiscal year, and pending or encumbered balances anticipated during the current fiscal year. Ms. Gildea also reviewed previously awarded grants that have been fully disbursed, along with those that remain pending. She outlined staff's recommendations for budget allocation, based on prior year expenditures and anticipated project needs for the current fiscal year. Staff recommendations included reserving 50% of fund balance for future capital projects (\$90,495), increasing the grant budget to sustain grant applications (\$60,000), and to retain the parking budget (\$30,000). Staff responded to questions from the Board. Atanacio Campos

motioned to approve the budget as recommended by staff, Chad Nolte seconded the motion and the motion passed unanimously.

B) Presentation and update on recent Downtown Business Improvement & Preservation Grant Projects.

Chair Manlove introduced the item, and Ms. Gildea presented. She provided an update on recently completed grants, as well as the status of pending grants and associated projects.

C) Presentation, discussion, and possible action on Downtown Business Improvement & Preservation Grant applications received as of March 23, 2026.

Chair Manlove introduced this item. Ms. Gildea presented and noted that two applications had been received as of March 23, 2026, from Bootleggers Pizza Parlor and Red Stag. She outlined the proposed projects and associated grant amounts. Representatives from Red Stag were present and responded to questions from the Board. Atanacio Campos made a motion to approve the Red Stag grant in an amount up to \$17,000. The motion was seconded by Kat Balmos and passed unanimously. Chad Nolte made a motion to approve the Bootleggers Pizza Parlor grant in an amount up to \$2,767.66. The motion was seconded by Atanacio Campos and passed unanimously.

D) Discussion and possible action to extend the Downtown Business Improvement & Preservation Grant process for NB ELKS #2279.

Chair Manlove introduced this item. Ms. Gildea presented an update on the NB ELKS #2279 grant projects, noting that two grant payments are currently outstanding. She outlined the permit issuance dates and stated that all grant projects are required to be completed within one year of permit issuance. Due to the scope and complexity of the projects, an extension has been requested. Staff responded to questions from the Board. Chad Nolte made a motion to approve the requested extension for both grants through December 31, 2026. The motion was seconded by Atanacio Campos and passed unanimously.

6. STAFF REPORT

A) Presentation and update on Downtown projects, events, and initiatives.

Chair Manlove introduced this item. Mandi Scott, Economic & Community Development Manager, presented updates on current projects and upcoming events. She provided information on the Downtown Managed Parking Program, Ride the Rio, beautification and

historic preservation efforts, and updates on related downtown plans and construction projects.

7. **ADJOURNMENT**

Chair Manlove adjourned the meeting at 11:41AM.

By: _____
NATHAN MANLOVE, CHAIR