

AGENDA FOR REGULAR MEETING OF THE
CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
MONDAY, FEBRUARY 17, 2020, 4:00 P.M.
KERRVILLE CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION

1. VISITORS / CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

2. MONTHLY REPORTS:

2A. Monthly financials for January 2020.

2B. Projects update:

River Trail Extension to Schreiner University

Tennis Center Improvements

Aquatics Feasibility Study

Olympic Drive Infrastructure Extension

Downtown Streetscape/Parking Garage

Legion Lift Station

Aerial Pipe Bridge

Hobby Lobby (EconoLodge demolition/remediation)

Thompson/Spur 98 Infrastructure Extension

Arcadia Theater

KERV Airport Improvements

2C. Monthly update from Kerr Economic Development Corporation.

3. CONSIDERATION AND POSSIBLE ACTION:

3A. EIC funding request for improvements to the Doyle School Community Center located at the intersection of Paschal Avenue and W. Barnett Street.

4. EXECUTIVE SESSION:

The Economic Improvement Corporation may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Section 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code, including the following matters:

- KERV Airport Improvements (551.072 and 551.087)
- Sky Master business development project (551.087)
- EIC-owned property located along Peterson Farm Road with the legal description ABS A0114 CROOK, SUR 71,BLOCK LOS PREMIADOS,ACRES 86.71 (551.072).

5. **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION**

6. **ITEMS FOR FUTURE AGENDAS**

7. **ANNOUNCEMENTS**

8. **ADJOURNMENT**

Agenda Item:

2A. Monthly financials for January 2020.



**TO BE CONSIDERED BY THE EIC BOARD
CITY OF KERRVILLE, TEXAS**

SUBJECT: Monthly Financial Report

AGENDA DATE OF: 2/17/2020

DATE SUBMITTED: 2/14/2020

SUBMITTED BY: Amy Dozier, CFO

EXHIBITS: January 2020 Financial Presentation

James Avery Quarterly Report

Fox Tank Monthly Report

| | | | |
|------------------------------|------------------------------------|-------------------------|------------------------|
| Expenditure Required: | Current Balance in Account: | Amount Budgeted: | Account Number: |
| n/a | n/a | n/a | n/a |

PAYMENT TO BE MADE TO: Click or tap here to enter text.

| | | |
|-----------------------------|--------------------------------------|--|
| Kerrville 2050 Item? | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| Key Priority Area | Choose an item. | |
| Guiding Principle | Choose an item. | |
| Action Item | N/A | |

SUMMARY STATEMENT:

EIC received sales tax of \$292K in January 2020. This is 7.98% higher than January 2019 because December 2018 included a prepayment (for January) from one of our largest retailers. On a year to date basis, sales tax is up 5.18% compared to the prior year and 1.00% better than budget. We continue to see strong performance in retail and food services. In addition, we are beginning to see increases due to sales tax now collected on internet orders delivered to Kerrville.

On the expense side, EIC made regular monthly payments for administrative and debt service commitments and a quarterly payment to KEDC of \$62,500. In the last week, EIC has received funding requests from Arcadia (\$600,000) and the Airport (\$5,622) that we expect to pay in February.

Following this activity, EIC ended January with a cash balance of \$1,924,227. Projected cash balances in FY2020 continue to look healthy, with a low balance of \$1.3 million currently projected in the 2nd quarter of FY2020.

EIC's funds are invested in TexPool, a completely liquid municipal pool account that is currently earning 1.77%.

Also attached for your review are reports from James Avery and Fox Tank. Both companies continue to exceed the employment requirements specified in their agreements with EIC.

RECOMMENDED ACTION:

Information only; no action required.

Financial update for the month ended January 31, 2020

Economic Improvement Corporation Meeting

February 17, 2020

ECONOMIC IMPROVEMENT CORPORATION
STATEMENT OF ACTIVITIES
MONTH ENDED JANUARY 31, 2020

| | Annual Budget | Current Period | Y-T-D Actual | % of Budget | % of Remaining Budget |
|--|-----------------------|-------------------|-----------------------|--------------|-----------------------|
| REVENUES | | | | | |
| Sales and Use Tax | \$ 3,689,250 | \$ 292,966 | \$ 1,186,339 | 32.2% | \$ (2,502,911) |
| Interest Income | 33,750 | 2,787 | 19,166 | 56.8% | (14,584) |
| TOTAL REVENUES | 3,723,000 | 295,753 | 1,205,505 | 32.4% | (2,517,495) |
| EXPENDITURES | | | | | |
| Administrative | | | | | |
| Office Supplies | 500 | 60 | 60 | 12.0% | 440 |
| Administrative Services Fee | 185,000 | 15,417 | 61,667 | 33.3% | 123,333 |
| Kerr Economic Development Corp. | 250,000 | 62,500 | 125,000 | 50.0% | 125,000 |
| Total Administrative | 435,500 | 77,977 | 186,727 | 42.9% | 248,773 |
| Debt Service | | | | | |
| Debt Service - Series 2011A/2019 Ref (River Trail) | 258,506 | 20,998 | 85,937 | 33.2% | 172,569 |
| Debt Service - Series 2012 (River Trail) | 250,330 | 20,969 | 83,877 | 33.5% | 166,453 |
| Debt Service - Series 2015 (KSC) | 603,350 | 50,488 | 201,950 | 33.5% | 401,400 |
| Total Debt Service | 1,112,186 | 92,455 | 371,764 | 33.4% | 740,423 |
| Projects | | | | | |
| Legion Lift Station | 1,000,000 | - | 1,000,000 | 100.0% | - |
| Schreiner - River Trail | 750,000 | - | 750,000 | 100.0% | - |
| Olympic Drive | 935,000 | - | 894,000 | 95.6% | 41,000 |
| Thompson Drive Partners (The Landing) | 566,667 | - | - | 0.0% | 566,667 |
| KFOR - Arcadia | 600,000 | - | - | 0.0% | 600,000 |
| Total Projects | 3,851,667 | - | 2,644,000 | 68.6% | 1,207,667 |
| TOTAL EXPENDITURES | 5,399,353 | 170,431 | 3,202,490 | 59.3% | 2,196,863 |
| CHANGE IN NET POSITION | | | | | |
| | \$ (1,676,353) | \$ 125,322 | \$ (1,996,986) | | |

**ECONOMIC IMPROVEMENT CORPORATION
CASH FLOW FORECAST
AS OF JANUARY 31, 2020**

| | FY2020 Actual | FY2020 Projected | | | | |
|-------------------------------|--------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--|
| | | Oct 2019 to Jan 2020 | Feb 2020 to Mar 2020 | Apr 2020 to Jun 2020 | Jul 2020 to Sep 2020 | |
| Beginning Cash Balance | \$3,921,213 | \$1,924,227 | \$1,335,193 | \$1,766,354 | | |
| Revenue | 1,205,505 | 660,042 | 919,220 | 956,712 | | |
| Expenditures | | | | | | |
| Administrative | | | | | | |
| Administrative Fee & Supplies | 61,727 | 30,833 | 46,250 | 46,250 | | |
| KEDC | 125,000 | | 62,500 | 62,500 | | |
| Total Administrative | 186,727 | 30,833 | 108,750 | 108,750 | | |
| Debt Service | 371,764 | 184,910 | 279,309 | 279,310 | | |
| Projects | | | | | | |
| Legion Lift Station | 1,000,000 | - | - | - | | |
| Thompson Drive Partners | - | 283,333 | - | - | 283,333 | |
| Schreiner River Trail | 750,000 | - | - | - | - | |
| Olympic Drive | 894,000 | - | - | - | - | |
| KFOR - Arcadia | - | 600,000 | - | - | - | |
| Airport | - | 150,000 | 100,000 | - | - | |
| Total Projects | 2,644,000 | 1,033,333 | 100,000 | 283,333 | | |
| Total Expenditures | 3,202,490 | 1,249,076 | 488,059 | 671,393 | | |
| Ending Cash Balance | \$1,924,227 | \$1,335,193 | \$1,766,354 | \$2,051,674 | | |

Financial Analysis

| Sales Tax Revenue Analysis - FY2020 | | | | | |
|-------------------------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
| Month | Actual FY2018 | Actual FY2019 | Budget FY2020 | Actual FY2020 | FY2018 vs. FY2019 |
| October | \$ 277,430 | \$ 284,752 | \$ 294,123 | \$ 294,752 | 3.51% 0.21% |
| November | 278,698 | 276,717 | 302,630 | 301,001 | 8.78% -0.54% |
| December | 252,047 | 295,154 | 284,841 | 297,620 | 0.84% 4.49% |
| January | 273,590 | 271,314 | 293,053 | 292,966 | 7.98% -0.03% |
| February | 354,753 | 376,154 | 386,639 | | |
| March | 242,127 | 266,024 | 267,403 | | |
| April | 241,702 | 284,581 | 270,614 | | |
| May | 324,560 | 299,073 | 337,884 | | |
| June | 286,255 | 304,930 | 302,222 | | |
| July | 306,165 | 315,626 | 300,675 | | |
| August | 323,628 | 332,420 | 346,545 | | |
| September | 288,215 | 341,470 | 302,620 | | |
| YTD Total | \$ 3,449,171 | \$ 3,648,217 | \$ 3,689,250 | \$ 1,186,339 | 5.18% 1.00% |

| Project Analysis as of January 31, 2020 | | |
|---|---------------------|---------------------|
| Project Description | EIC Commitment | Remaining Funding |
| Committed Projects: | | |
| Thompson Drive Partners | \$ 850,000 | \$ 283,333 |
| KFOR - Arcadia | 600,000 | - |
| Airport Projects | 375,000 | - |
| Committed Project Total | \$ 1,825,000 | \$ 283,333 |
| | | \$ 1,541,667 |

| Cash Analysis as of January 31, 2020 | | |
|--------------------------------------|-------------|--------------|
| by Type - Placement - Amount | | |
| Type | Placement | Amount |
| Short Term Investment | EIC TexPool | \$ 1,924,227 |
| Total Cash and Investments | | \$ 1,924,227 |



January 31, 2020

HAND DELIVERED with receipt

MR. KENNETH EARLY, PRESIDENT OF EIC
CITY OF KERRVILLE, TEXAS, ECONOMIC IMPROVEMENT CORPORATION
701 MAIN STREET
KERRVILLE, TX 78028

Re: Filing Pursuant to the Economic Development Grant Agreement ("Agreement")
(Section 4B)

Dear Mr. Early:

This letter and its enclosure are being filed with the City of Kerrville, Texas, Economic Improvement Corporation ("EIC") by James Avery Craftsman, Inc. ("James Avery") pursuant to the Section 4.6 New Full-Time Positions in the above-referenced Agreement, which Agreement has an effective date of January 14, 2015 (its "Effective Date").

Section 4.6(a) of the Agreement requires that James Avery create, fill, and maintain New Full-Time Positions within the City, beginning January 14, 2015, and maintain the contractual Minimum Number Total New Full-Time Positions by the End of Subject Calendar Years (2017-2021). James Avery has created and filled or maintained New Full-Time Positions, as defined in the Agreement by more than the: (1) 2016 Minimum Number of 72; (2) 2017 Minimum Number of 62 and the 2017 Total Minimum Number of 134 ($72 + 62$), (3) 2018 Minimum Number of 57 and the 2018 Total Minimum Number of 191 ($72 + 62 + 57$), and (4) 2019 Minimum Number of 61 and the 2019 Total Minimum Number of 252 ($72 + 62 + 57 + 61$). James Avery has met this requirement, as shown on the sworn Affidavit and the attached Weekly Kerr County Employment Headcount report ("Report").

Section 4.6(a) of the Agreement also requires that James Avery report to the EIC on a quarterly basis the cumulative number of New Full-Time Positions in weekly increments. The Report attached to the Affidavit constitutes James Avery's 4th Quarter report. See the last row on the Report which shows the cumulative number of Full-Time Positions within the City in weekly increments beginning with the first full work week in the 4th Quarter of 2019. To determine the number of New Full-Time Positions (since 1/14/15) through a particular work week, subtract 388 from the Total Full-Time Positions on the Report for the beginning date of that week.

Section 4.6(b) of the Agreement requires that James Avery provide the EIC with a sworn statement by February 1st of each year confirming James Avery's compliance with Section 4.6(a) for the preceding calendar year. I have attached an Affidavit and a Report confirming compliance. The Report documents to the EIC the exact number of Full Time Positions that are new to James Avery's business locations within the City of Kerrville to the first day of the work week beginning on December 28, 2019, which number of positions is greater than the 2019 Total Minimum Number of 252 [653 - 388 (1/14/15 headcount) = 265].



As required by the Agreement, James Avery will continue to provide (1) the subsequent Reports quarterly; and (2) the subsequent annual sworn statements by February 1st of each year confirming compliance.

JAMES AVERY CRAFTSMAN, INC.

A handwritten signature in black ink, appearing to read "Margaret Greenshield".

Margaret Greenshield
Chief Human Resources Officer

Enclosure: Sworn Affidavit with attached 2019 Weekly Kerr County Employment Headcount Report including the 4th Quarter Report

cc. Mark McDaniel, City Manager
City of Kerrville, TX
701 Main Street
Kerrville, TX 78028

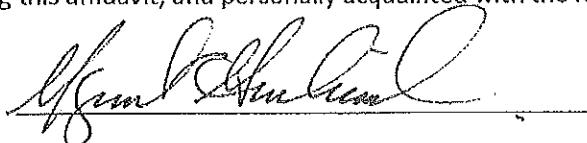
STATE OF TEXAS §

COUNTY OF KERR §

ECONOMIC DEVELOPMENT GRANT AGREEMENT AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Margaret Greenshield, who, being by me duly sworn, deposed as follows:

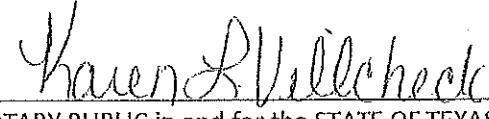
1. "My name is Margaret Greenshield. I am the Chief Human Resources Officer and Custodian of Business Records of James Avery Craftsman, Inc. ("James Avery"), headquartered at 145 Avery Road, Kerrville, Texas 78028.
2. "This Affidavit is being provided in response to §4.6 of the Economic Development Grant Agreement ("Agreement") entered into by James Avery with the City of Kerrville, Texas, Economic Improvement Corporation ("EIC"), which Agreement commenced on January 14, 2015 (its "Effective Date").
3. "I am executing this Affidavit to represent to the EIC that after the Effective Date and through December 28, 2019, James Avery has created and filled or maintained New Full-Time Positions, as defined in the Agreement, within the City of Kerrville by more than the: (1) 2016 Minimum Number of seventy-two (72); (2) 2017 Minimum Number of sixty-two (62) and the 2017 Total Minimum Number of 134 (72 + 62), (3) 2018 Minimum Number of 57 and the 2018 Total Minimum Number of 191 (72 + 62 + 57), and (4) 2019 Minimum Number of 61 and the 2019 Total Minimum Number of 252 (72 + 62 + 57 + 61).
4. "I have attached a Weekly Kerr County Employment Headcount ("Report") to this Affidavit which documents to the EIC the exact number of New Full-Time Positions that James Avery has created and filled or maintained within the City through December 28, 2019, which number of positions is greater than the 2019 Total Minimum Number of 252 [653 - 388 (1/14/15 headcount) = 265].
5. "I hereby confirm that James Avery is in compliance with §4.6(a) New Full-Time Positions, as defined in the Agreement.
6. "I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated."



Margaret Greenshield, AFFIANT

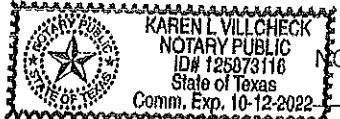
Attachment

SWORN TO AND SUBSCRIBED before me on this 31st day of January, 2020



Karen L. Villcheck

NOTARY PUBLIC in and for the STATE OF TEXAS



KAREN L. VILCHECK
NOTARY PUBLIC
ID# 125073116
State of Texas
Comm. Exp. 10-12-2022

NOTARY'S Printed Name: Karen L. Villcheck

My commission expires: 10-12-2022

James Avery Craftsman, Inc. Weekly Kerr County Employment Headcount 2019

| Work Week | 1/5/2019 | 1/12/2019 | 1/19/2019 | 1/26/2019 | 2/2/2019 | 2/9/2019 | 2/16/2019 | 2/23/2019 | 3/2/2019 | 3/9/2019 | 3/16/2019 | 3/23/2019 | 3/30/2019 |
|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Corporate | 271 | 276 | 276 | 277 | 278 | 280 | 280 | 280 | 279 | 278 | 277 | 277 | 277 |
| Manufacturing | 404 | 405 | 405 | 401 | 403 | 403 | 403 | 403 | 402 | 404 | 402 | 402 | 400 |
| Retail | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Grand Total | 680 | 686 | 686 | 683 | 688 | 683 | 683 | 688 | 686 | 687 | 684 | 682 | 682 |
| Work Week | 4/6/2019 | 4/13/2019 | 4/20/2019 | 4/27/2019 | 5/4/2019 | 5/11/2019 | 5/18/2019 | 5/25/2019 | 6/1/2019 | 6/8/2019 | 6/15/2019 | 6/22/2019 | 6/29/2019 |
| Corporate | 277 | 277 | 278 | 279 | 278 | 277 | 277 | 277 | 277 | 278 | 281 | 281 | 282 |
| Manufacturing | 398 | 397 | 397 | 396 | 395 | 394 | 394 | 394 | 395 | 394 | 391 | 391 | 391 |
| Retail | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 4 |
| Grand Total | 680 | 679 | 680 | 678 | 676 | 676 | 676 | 676 | 675 | 674 | 676 | 675 | 677 |
| Work Week | 7/6/2019 | 7/13/2019 | 7/20/2019 | 7/27/2019 | 8/3/2019 | 8/10/2019 | 8/17/2019 | 8/24/2019 | 8/31/2019 | 9/7/2019 | 9/14/2019 | 9/21/2019 | 9/28/2019 |
| Corporate | 281 | 281 | 280 | 279 | 280 | 280 | 280 | 280 | 280 | 278 | 278 | 278 | 277 |
| Manufacturing | 391 | 392 | 392 | 393 | 393 | 395 | 393 | 390 | 390 | 391 | 389 | 389 | 387 |
| Retail | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Grand Total | 676 | 677 | 677 | 676 | 679 | 677 | 674 | 674 | 673 | 671 | 671 | 668 | 667 |
| Work Week | 10/5/2019 | 10/12/2019 | 10/19/2019 | 10/26/2019 | 11/2/2019 | 11/9/2019 | 11/16/2019 | 11/23/2019 | 11/30/2019 | 12/7/2019 | 12/14/2019 | 12/21/2019 | 12/28/2019 |
| Corporate | 277 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 281 | 281 | 279 | 278 |
| Manufacturing | 382 | 381 | 380 | 378 | 378 | 375 | 374 | 374 | 374 | 372 | 372 | 371 | 370 |
| Retail | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Grand Total | 664 | 666 | 665 | 663 | 660 | 659 | 659 | 659 | 660 | 658 | 655 | 655 | 655 |

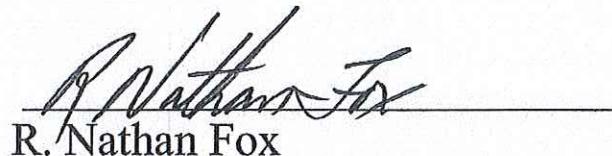
Average Hourly Rate of Additional Positions in Kerr County active as of 12/31/2019: \$23.35



EOM Report January 2020

Affidavit

I hereby certify, under penalty of perjury, the business statements presented to the City of Kerrville, for the month of January 2020, to the best of my knowledge, are true, accurate and complete statements.

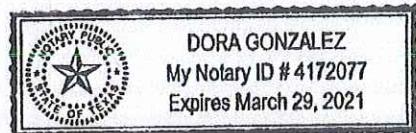
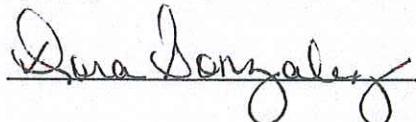


R. Nathan Fox

State of Texas
County of Kerr

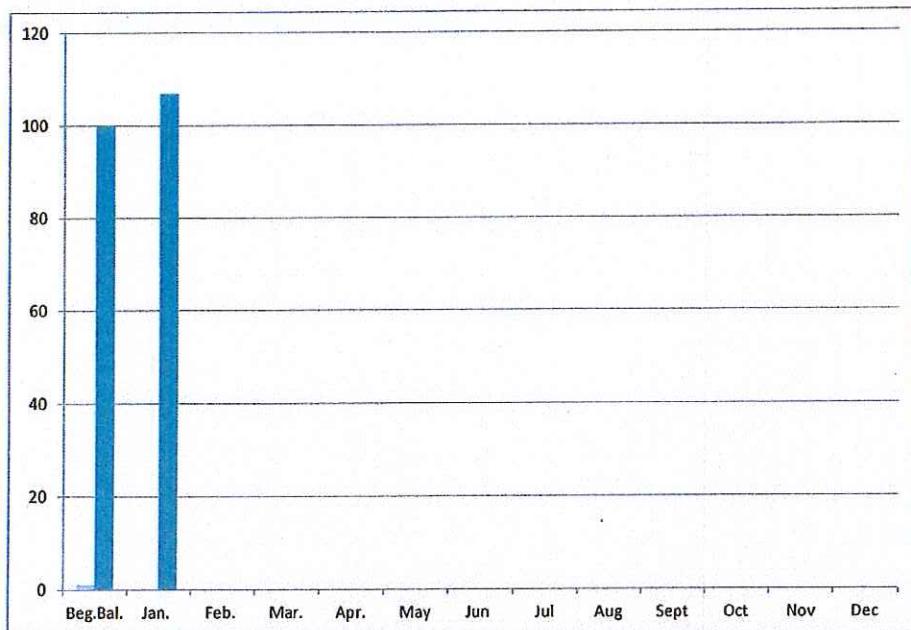
SWORN to and SUBSCRIBED before me, the undersigned authority, on the
4th day of February, 2020, by R. Nathan Fox.

Notary Public, State of Texas

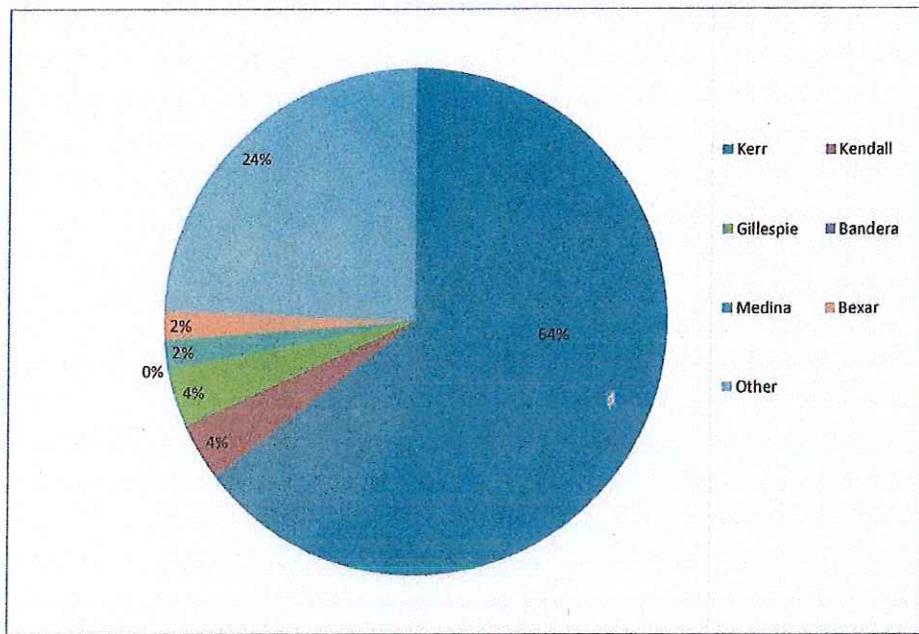


Seal

Fox Tank Company 2020 Employee Chart



Fox Tank Company 2020 Employee by County



| Kerr | Kendall | Gillespie | Bandera | Medina | Bexar | Other | Total |
|------|---------|-----------|---------|--------|-------|-------|-------|
| 69 | 4 | 4 | 0 | 2 | 2 | 26 | 107 |

Sales and Use Tax

Original Return for Period Ending 12/31/2019 (1912)

Confirmation: You Have Filed Successfully

Please do NOT send a paper return.

If you need to enroll or make changes to an existing TEXNET account click the following link:
[TEXNET](#)
 Call 1-800-442-3453 for questions about TEXNET Payments.

Print this page for your records.

Reference Number: 920030561

Date and Time of Filing: 01/09/2020 09:27:14 AM

Taxpayer ID: 12644806999

Taxpayer Name: FOX TANK COMPANY

Taxpayer Address: PO BOX 2260 ALBANY , TX 76430 - 8011

Entered by: Shannon Williams

Email Address: shannon@foxtankcompany.com

Telephone Number: (830) 792-0770

IP Address: 169.130.211.49

Credits Taken

Are you taking credit to reduce taxes due on this return?

Taking Credit?
No

Licensed Customs Broker Exported Sales

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licensed Customs Broker Export Certification?

Refund Sales Tax?
No

| Loc # | Total Texas Sales | Taxable Sales | Taxable Purchases | Subject to State Tax (Rate .0625) | State Tax Due | Subject to Local Tax | Local Tax Rate | Local Tax Due |
|--------------------------------|-------------------|----------------|-------------------|-----------------------------------|------------------|----------------------|----------------|------------------|
| 00001 | 652,106 | 42,695 | 0 | 42,695 | 2,668.44 | 42,695 | .02000 | 853.90 |
| 00003 | 1,200,707 | 335,915 | 0 | 335,915 | 20,994.69 | 335,915 | .02000 | 6,718.30 |
| Subtotal | 1,852,813 | 378,610 | 0 | 378,610 | 23,663.13 | 378,610 | | 7,572.20 |
| Total Tax for Locations | | | | | | | | 31,235.33 |

Total Tax Due: = 31,235.33

Timely Filing Discount: - 156.18

Balance Due: = 31,079.15

Pending Payments: - 0.00

Total Amount Due and Payable: = 31,079.15

(State amount due is 23,544.81)

(Local amount due is 7,534.34)

Payment Summary

State Amount: 23544.81

Local Amount: 7534.34

Amount to Pay: \$31,079.15

Total TEXNET Payment: \$31,079.15

TEXNET:

Identification #: 67284 **Location #:** 53902

Trace Number: 35863741

Settlement Date: 01/17/2020

[Print](#) [Return to Menu](#) [File for Another Taxpayer](#)

941 for 2019: Employer's QUARTERLY Federal Tax Return

Form 941 (Rev. January 2019)

Department of the Treasury — Internal Revenue Service

950117

OMB No. 1545-0029

| | | | |
|--------------------------------------|--------|-------------------------|---------------------|
| Employer identification number (EIN) | | | 26-4480699 |
| Name (not your trade name) | | | FOX Tank Company |
| Trade name (if any) | | | |
| Address | | | |
| Number | Street | Suite or room number | |
| Kerrville | | TX | 78029-5309 |
| City | State | ZIP code | |
| Foreign country name | | Foreign province/county | Foreign postal code |

Report for this Quarter of 2019
(Check one.)

1: January, February, March
 2: April, May, June
 3: July, August, September
 4: October, November, December

Go to www.irs.gov/Form941 for instructions and the latest information.

REV 12/23/19 QBDT

Read the separate instructions before you complete Form 941. Type or print within the boxes.

Part 1: Answer these questions for this quarter.

| | | | |
|---|--|--|--------------|
| 1 | Number of employees who received wages, tips, or other compensation for the pay period including: Mar. 12 (Quarter 1), June 12 (Quarter 2), Sept. 12 (Quarter 3), or Dec. 12 (Quarter 4) | 1 | 84 |
| 2 | Wages, tips, and other compensation | 2 | 1,296,109.30 |
| 3 | Federal income tax withheld from wages, tips, and other compensation | 3 | 159,294.00 |
| 4 | If no wages, tips, and other compensation are subject to social security or Medicare tax | <input type="checkbox"/> Check and go to line 6. | |

| | Column 1 | Column 2 |
|----|---|-----------------------------------|
| 5a | Taxable social security wages | 1,176,161.21 × 0.124 = 145,843.99 |
| 5b | Taxable social security tips | _____ × 0.124 = _____ |
| 5c | Taxable Medicare wages & tips | 1,308,184.35 × 0.029 = 37,937.35 |
| 5d | Taxable wages & tips subject to Additional Medicare Tax withholding | 108,601.76 × 0.009 = 977.42 |

| | | | |
|----|---|----|------------|
| 5e | Add Column 2 from lines 5a, 5b, 5c, and 5d | 5e | 184,758.76 |
| 5f | Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions) | 5f | _____ |
| 6 | Total taxes before adjustments. Add lines 3, 5e, and 5f | 6 | 344,052.76 |
| 7 | Current quarter's adjustment for fractions of cents | 7 | 0.10 |
| 8 | Current quarter's adjustment for sick pay | 8 | _____ |
| 9 | Current quarter's adjustments for tips and group-term life insurance | 9 | _____ |
| 10 | Total taxes after adjustments. Combine lines 6 through 9 | 10 | 344,052.86 |
| 11 | Qualified small business payroll tax credit for increasing research activities. Attach Form 8974 | 11 | _____ |
| 12 | Total taxes after adjustments and credits. Subtract line 11 from line 10 | 12 | 344,052.86 |
| 13 | Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), 944-X, or 944-X (SP) filed in the current quarter | 13 | 345,372.80 |
| 14 | Balance due. If line 12 is more than line 13, enter the difference and see instructions | 14 | _____ |
| 15 | Overpayment. If line 13 is more than line 12, enter the difference | 15 | 1,319.94 |

Check one: Apply to next return. Send a refund.

► You MUST complete both pages of Form 941 and SIGN it.

For Privacy Act and Paperwork Reduction Act Notice, see the back of the Payment Voucher. BAA

Form 941 (Rev. 1-2019)

Next ►

Name (not your trade name)

Fox Tank Company

Employer identification number (EIN)

26-4480699

Part 2: Tell us about your deposit schedule and tax liability for this quarter.

If you are unsure about whether you are a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

16 Check one: Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter. If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you are a monthly schedule depositor, complete the deposit schedule below; if you are a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

You were a monthly schedule depositor for the entire quarter. Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

Tax liability: Month 1 Month 2 Month 3 Total liability for quarter Total must equal line 12.

You were a semiweekly schedule depositor for any part of this quarter. Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941.

Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.

17 If your business has closed or you stopped paying wages Check here, and enter the final date you paid wages

18 If you are a seasonal employer and you don't have to file a return for every quarter of the year Check here.

Part 4: May we speak with your third-party designee?

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

Yes. Designee's name and phone number

Select a 5-digit Personal Identification Number (PIN) to use when talking to the IRS.

No.

Part 5: Sign here. You MUST complete both pages of Form 941 and SIGN it.

REV 12/23/19 QBDT

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign your name here

Print your name here

R Nathan Fox

Print your title here

Pres/CEO

Date 01/10/2020

Best daytime phone (830) 792-0770

Paid Preparer Use OnlyCheck if you are self-employed Preparer's name PTIN Preparer's signature Date Firm's name (or yours if self-employed) EIN Address Phone City State ZIP code

Schedule B (Form 941):

960311

Report of Tax Liability for Semiweekly Schedule Depositors

(Rev. January 2017)

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0029

Employer identification number
(EIN)

26-4480699

Name (not your trade name)

FOX Tank Company

Calendar year

2019

(Also check quarter)

Report for this Quarter...

(Check one.)

- 1: January, February, March
- 2: April, May, June
- 3: July, August, September
- 4: October, November, December

Use this schedule to show your **TAX LIABILITY** for the quarter; don't use it to show your deposits. When you file this form with Form 941 or Form 941-SS, don't change your tax liability by adjustments reported on any Forms 941-X or 944-X. You must fill out this form and attach it to Form 941 or Form 941-SS if you're a semiweekly schedule depositor or became one because your accumulated tax liability on any day was \$100,000 or more. Write your daily tax liability on the numbered space that corresponds to the date wages were paid. See Section 11 in Pub. 15 for details.

Month 1

| | | | | | |
|---|-----------|----|----|-----------|---------------------------|
| 1 | 9 | 17 | 25 | 23,744.58 | Tax liability for Month 1 |
| 2 | 10 | 18 | 26 | | 106,867.87 |
| 3 | 11 | 19 | 27 | | |
| 4 | 21,840.28 | | 28 | | |
| 5 | 22,717.77 | 12 | 29 | | |
| 6 | | 20 | 30 | | |
| 7 | | 21 | 31 | | |
| 8 | | 22 | | | |
| | | 23 | | | |
| | | 24 | | | |

Month 2

| | | | | | |
|---|-----------|-----------|----|----|---------------------------|
| 1 | 23,090.31 | 9 | 17 | 25 | Tax liability for Month 2 |
| 2 | | 10 | 18 | 26 | 119,032.34 |
| 3 | | 11 | 19 | 27 | |
| 4 | | 12 | 20 | 28 | |
| 5 | | 13 | 21 | 29 | 23,896.12 |
| 6 | | 14 | 22 | 30 | |
| 7 | | 25,730.54 | 23 | 31 | |
| 8 | 22,574.36 | 16 | 24 | | |

Month 3

| | | | | | |
|---|-----------|-----------|----|----|---------------------------|
| 1 | | 9 | 17 | 25 | Tax liability for Month 3 |
| 2 | | 10 | 18 | 26 | 118,152.65 |
| 3 | | 11 | 19 | 27 | |
| 4 | | 12 | 20 | 28 | |
| 5 | | 36,153.73 | 21 | 29 | |
| 6 | 16,284.77 | 14 | 22 | 30 | |
| 7 | | 15 | 23 | 31 | |
| 8 | | 16 | 24 | | |

Fill in your total liability for the quarter (Month 1 + Month 2 + Month 3) ►

Total must equal line 12 on Form 941 or Form 941-SS.

Total liability for the quarter

344,052.86

Agenda Item:

2B. Projects update:

River Trail Extension to Schreiner University
Tennis Center Improvements
Aquatics Feasibility Study
Olympic Drive Infrastructure Extension
Downtown Streetscape/Parking Garage
Legion Lift Station
Aerial Pipe Bridge
Hobby Lobby (EconoLodge demolition/remediation)
Thompson/Spur 98 Infrastructure Extension
Arcadia Theater
KERV Airport Improvements

There is no agenda bill for this item.

Agenda Item:

2C. Monthly update from Kerr Economic Development Corporation.

There is no agenda bill for this item.

Agenda Item:

3A. EIC funding request for improvements to the Doyle School Community Center located at the intersection of Paschal Avenue and W. Barnett Street.

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION,
CITY OF KERRVILLE, TEXAS**

SUBJECT: EIC funding request for improvements to the Doyle School Community Center located at the intersection of Paschal Avenue and W. Barnett Street.

AGENDA DATE: February 17, 2020 **DATE SUBMITTED:** February 14, 2020

SUBMITTED BY: E.A. Hoppe
Deputy City Manager

EXHIBITS: Application materials submitted by applicant

APPROVED FOR SUBMITTAL BY CITY MANAGER:

| Expenditure Required: | Current Balance in Account: \$400,000 | Amount Budgeted: N/A | Account Number: N/A |
|--------------------------|---|----------------------------|---------------------------|
|--------------------------|---|----------------------------|---------------------------|

PAYMENT TO BE MADE TO:

SUMMARY STATEMENT

The Doyle School Community Center Board of Directors has submitted a funding request to the EIC for \$400,000 for improvements to their facility located at the intersection of Paschal Avenue and W. Barnett Street. Overall, they intend to accomplish over \$800,000 in facility improvements, with the other \$400,000 intended to be leveraged from other philanthropic entities and private donations. The improvements are intended to greatly enhance the usability of the site, with the key goal for the building to be able to accommodate the functionality needed to host the various facets of the Build Health Initiative (recently awarded to Doyle/Kerrville). The Build Health Initiative is being accomplished in partnership with Peterson Health to bring better medical access to the Doyle community. The applicant will be at the meeting to present their application.

This request is congruent with the following sections of the Kerrville 2050 Comprehensive Plan:

- *C6: Celebrate and honor the character of each neighborhood and its culture. Revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures.*
- *E1: Support a more holistic approach to economic development, housing and quality of life for people of all economic strata*
- *E12: Nurture continued growth and quality of the medical/health care industry in Kerrville*

PROJECT HISTORY

February 2020: KERV works with City staff regarding capital requests
Feb. 12, 2020: A Go Team meeting was conducted
Feb. 17, 2020: Presentation by Doyle School Community Center to EIC

RECOMMENDED ACTION

Provide direction to City Staff regarding the development of an Economic Development Grant Agreement and the setting of a Public Hearing

DOYLE SCHOOL COMMUNITY CENTER

4B SALES TAX FUNDING REQUEST



QUALITY OF LIFE ISSUES ADDRESSED BY PROGRAMS AT DOYLE (TO BE ENHANCED BY RENOVATIONS)

| EDUCATION | HEALTH | SENIOR SERVICES | FOOD EQUALITY |
|---|---|--|--|
| Support for elementary children to ensure school success. | Navigation to medical homes. | Food Bank and Farmers Market specifically for senior citizens. | Nutritional food procurement and cooking |
| Fill in gaps for those working toward jobs in Kerrville (job readiness, GED, ESL) | Screening and education regarding chronic illness and conditions. | Transportation | Food bank programs for families |
| Purposeful programs for teens to gain thriving behaviors | | Community events to create social interactions. | Summer free lunch program for children. |



DOYLE SCHOOL COMMUNITY CENTER IS THE HUB FROM WHICH THESE PROGRAMS FLOW

Current Programs

- Senior Luncheons
- Afterschool and summer kids club
- Quarterly Community Gatherings
- Educational program such as Money Matters
- Topic or Issue gatherings such as the Community Development Plan
- Rentals to citizens for birthday parties and receptions.

New Programs as a result of

Hope for Health Grant

- Health screenings such as blood pressure, diabetic support
- Health Care navigation to help people access a medical home
- Transportation to doctors appointments
- Nutrition programs to teach healthy eating and cooking



THE BUILDING RENOVATION IS TO ADDRESS THREE MAIN ISSUES

Efficiency – replace obsolete HVAC system, electrical system, bathrooms modernized, and IT.

Safety – replace the original entrance in the middle of the building and make the other points of entrance to be used only when a program is using and monitoring it. This would help us control access to the building.

Effective Use of Space and Historical Integrity – up until 2003, KISD repurposed this building to suit its needs, which resulted in some spaces too small, and some bigger than necessary for effective delivery of community programs. The plans call for some renovation to make the building closer to the historical one, but also to make it suit the purposes of the current programs for the health and wellbeing of the neighborhood citizens.



HOPE FOR HEALTH FUNDING TO DOYLE

- Staffing: Project Manager, Navigator, Therapist, Health Worker, Driver
 - Year One: \$165,800
 - Year Two: \$176,800
 - Year Three (1/2 year): \$95,000
- Building Improvements, IT, Office Supplies & Equipment, Transportation, CPA
 - Year One: \$373,670
 - Year Two: \$284,420
 - Year Three: \$177,020

DOYLE CURRENT STAFFING AND OTHER EXPENSES

EXPENSES:

- Staffing: $\frac{3}{4}$ time Facility Manager, $\frac{1}{2}$ time Custodian, $\frac{1}{4}$ time Kids Club Coordinator, $\frac{1}{2}$ time Outreach Coordinator: \$59,100
 - Other expenses: \$26,300

FUNDING:

- Grants for operations: \$89,000
- Individuals, fundraisers: \$22,000



OTHER FUNDING GRANTED AND SOUGHT FOR RENOVATIONS

Perry and Ruby Stevens Charitable Foundation: \$200,000 for Building Renovations (committed)

Hal and Charlie Peterson Foundation: \$200,000 for Building Renovations (pending)



PROPOSED RENOVATIONS FOR DOYLE SCHOOL COMMUNITY CENTER

PHASE ONE:

- New ceiling and insulation
- New water lines
- New HVAC complete
- Wet-pipe fire sprinkler system
- New electrical service above ceiling
- New kitchen and dining area

\$338,456

PHASE TWO:

- Selective interior demolition
- New Main Entrance
- Remodel Restrooms
- New wiring, lighting, electrical throughout
- New flooring finishes and paint
- New grease trap

\$497,530



APPLICATION FOR 4B SALES TAX FUNDS

CITY OF KERRVILLE ECONOMIC IMPROVEMENT CORPORATION

Both the Economic Improvement Corporation Board of Directors (EIC) and the Kerrville City Council must approve all expenditures of 4B funding. Before a project may be considered and awarded any funds, the attached application must be completed and submitted to:

Kerr Economic Development Corporation
1700 Sidney Baker, Ste. 100
Kerrville, TX 78028
(830) 896-1157

All actions of the EIC are subject to the Development Corporation Act of 1979, article 5190.6 Vernon's Civil Statutes, Section 4B (now codified in Chapters 501, 502, and 505 of the Texas Local Government Code). The EIC is a legal entity with statutory authority to spend economic development sales tax dollars. The Corporation is city-chartered and governed by a Council-appointed board of directors. The EIC is a 4B Corporation and may fund "projects" focused on the creation of "primary jobs" and / or to provide an economic benefit to the City of Kerrville, as well as "Quality of Life" projects. Application approvals are subject to funding availability.

APPLICATION SECTION 1 - DEFINITIONS

Business Incentives - Economic Incentives for a Primary Employer to induce the creation or retention of primary jobs and Capital Investment that may include, but not limited to job, land, facilities, equipment and infrastructure grants or reimbursements of new facilities or modernizations of current facilities to be determined by the EIC and the City Council.

Capital Investment - The increase in the assessed value of an eligible property as a result of 'expansion' or 'modernization' of an 'existing facility' or construction of a 'new facility'.

City - City of Kerrville, Texas

Clawback - That provision in a Funding Agreement, which states how and to what extent any incentive payments from public funds must be repaid if the stated Performance Standards are not met.

Current Payroll - The company's total expenditure for all employees for the month immediately preceding this application multiplied by 12.

Deferred Maintenance - Improvements necessary for continued operations which do not improve productivity or are performed to meet regulatory obligations.

Economic Life - The number of years a property improvement or manufacturing / processing equipment is expected to be in service in a facility.

EIC - Kerrville Economic Improvement Corporation

Employee Benefit - Incentives offered to employees and paid for by the employer such as health care coverage, vacation, etc. If an employee pays 30% of the cost, or more, it should not be considered a "benefit" for purposes of this application.

Facility - Property Improvements completed or in the process of construction which together compromise an integral whole, as well as new fixed machinery and equipment. Includes an existing building purchased for expansion or relocation

Full Time Job - The employment of a person for a minimum of 35 hours per week and offering that person all those benefits adopted by company policy for Full Time Employees. Major stockholders or immediate family members should not be included in this number when considering "New Full-Time Jobs Created."

Funding Agreement - A written contract designed to protect the interest of local taxpayers by putting a businesses' job creation or capital investment commitments in writing and by linking the payment of any financial incentive to the business fulfilling its written commitments (i.e. clawbacks).

Hourly Wage - The gross amount paid to the employee for each hour worked not including the Employer's portion of FICA or FWH. Benefits should not be included in this figure, but should be listed separately under the compensation per employee section of the application.

KEDC - The Kerr Economic Development Corporation

Modernization - The replacement and upgrading of existing facilities which increase the productive input or output, updates the technology or substantially lowers the unit cost of the operation, and extends the economic life of the facilities. Modernization may result in from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, repairing or the completion of deferred maintenance.

New Facility - Property previously undeveloped which is placed into service by means other than in conjunction with an expansion or modernization.

Owner - The owner of a facility or program subject to business incentives. If the facility is constructed on a leased property, the owner shall be the party which owns the property subject to the business incentive. A lessee or other interested third party may, at the discretion of the City, be required to join in the execution of the Agreement but shall not be obligated to assure performance of the party receiving the Business Incentive.

Part-Time Job - A person working less than 35 hours per week. Major stockholders or immediate family members should not be included in this category when completing the application under New Part-Time Jobs Created.

Public Capital Project - Improvements owned and maintained by the City of Kerrville included in the Capital Improvement Plan and funded by the capital budget.

Payoff Period - The amount of time in years that it will take the EIC and the City to recover the costs of business incentives from additional revenues it will receive from the facility.

Primary Employer - A business in which at least 51% of its goods and / or services are sold to customers that are located outside Kerr County, Texas and / or are in one of the following three digit NAICS codes: 31-33 Manufacturing, 42 Wholesale Trade, 48-49 Transportation and Warehousing, 52 Finance and Insurance, 54 Professional and Technical, or 55 Management of Companies (as defined by Texas Legislature HB 2912, 2003 Regular Session); or is a supplier who supplies at least 70% of its non-retail goods and/or services to local primary employer(s) that are located outside of Kerr County, Texas.

SECTION II - APPLICANT INFORMATION

Submittal Date: _____ / _____ / _____

ORGANIZATION

Applicant Name

Address City State Zip

Website

PROJECT CONTACT

Contact Person Name _____ Title _____

Email Address

Amount of Funding Requested: \$ _____

Please include a cover letter and supplemental information as deemed appropriate that:

- o clearly states the mission statement of the organization(s),
- o a business plan (a document that projects 3-5 years and outlines a plan to grow revenues),
- o what the requested funding shall be used for,
- o if it is a new, existing or annual event,
- o the number of years the organization has been in existence,
- o the date and location of the event,
- o average annual attendance,
- o pertinent financial information (costs, revenues, percentage of funding request of total event budget and financial history), and
- o a plan or statement of how the event shall become self-sustained in future years.

Continue to Section III

Submittal Date: 2 / 10 / 20

ORGANIZATION**Doyle School Community Center**

| | | | | |
|---------------------------------|-----------------------|------------|-------|-------|
| Applicant Name | 110 W. Barnett Street | Kerrville | TX | 78028 |
| Address | 830-257-4446 | City | State | Zip |
| Phone | 830-928-2984 | Alt. Phone | Fax | |
| currently under re-construction | | | | |
| Website | | | | |

PROJECT CONTACT

| | | | |
|-----------------------|-------------|-------|-------|
| Kay Tally-Foos | Board Chair | | |
| Contact Person Name | Title | | |
| PO Box 1121 | Ingram | TX | 78025 |
| Address | City | State | Zip |
| 830-928-2984 | | | |
| Phone | Alt. Phone | Fax | |
| director@tecaboca.com | | | |
| Email Address | | | |

Amount of Funding Requested: \$ 400,000

Please include a cover letter and supplemental information as deemed appropriate that:

- o clearly states the mission statement of the organization(s),
- o what the requested funding shall be used for,
- o pertinent financial information (costs, revenues, percentage of funding request of total budget and financial history), and
- o other information, as requested.

Continue to Section III

Business Development Projects

Submittal Date: _____ / _____ / _____

ORGANIZATION

Applicant Name

Address City State Zip

Website

PROJECT CONTACT

| | | | |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

| | | |
|-------|------------|-----|
| Phone | Alt. Phone | Fax |
|-------|------------|-----|

Email Address

Type of Business Structure: Corporation Partnership Sole Proprietorship

Year Business Started: Year _____ Location _____

Current Employment: Permanent Full-Time Permanent Part-Time

Average Production Wage

Full-Time Employees receive the following benefits:

Financial Information: Five Years Annual Financials Attached _____
Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ _____

This Facility \$ _____

Local Sales Tax paid Annually \$ _____

Current Payroll \$ _____

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No Yes Details:

SECTION III - PROJECT INFORMATION

This application is for a:

Business Development

- Expansion of Existing Facility or
- New Construction
- Other ()

Capital Improvements for Public Infrastructure

- Utilities
- Roadways
- Other ()

Quality of Life

- Community Event
- Project

The proposed improvements are to be located within the following taxing district(s): City of Kerrville Kerr County Kerrville ISD
Ingram ISD Center Point ISD

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed

improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A - Project Investment in Improvements

| | |
|---------------------------------|------------|
| Total | \$ 836,000 |
| Sq. Footage of New Building (s) | 7,410 |
| Size of Parking | N/A |
| Other | N/A |

Part B - Project Investment in Fixed Equipment

(New)\$ _____
Manufacturer of Equipment _____
Anticipated Useful Life of Equipment 15-20 years
Purchase Price \$ 455,000 Installation Cost \$ _____
Anticipated Delivery time from Date of Order N/A _____

Part C - Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project⁵ _____
Anticipated Number within 12 months of Completion of this project⁵ _____
Anticipated Number within 24 months of Completion of this project⁵ _____
Typical Job Descriptions or Job Titles
Project Manager, Health Care Navigator _____
Community Health Care Worker, Driver, Mental Health Counselor _____

Anticipated starting salaries of these employees: (avg.) \$ 15.94 /hour
\$165,800 total (10,400 hours per year)

Part D - Permanent Part-Time Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project¹ _____

Anticipated Number within 12 months of Completion of this project 1
Anticipated Number within 24 months of Completion of this project 1
Typical Job Descriptions or Job Titles of these employees: Outreach Coordinator

Anticipated starting salaries of these employees: (avg.) \$ 15.00 / hour
15,600 per year

Part E - Payroll Impact

Within 12 months of Project Completion \$181,376 Within 24 months of Project Completion \$181,376

\$ 5 x \$15.94

FTE X Avg. Wage X 40 hrs X 52 wks

\$ 1 x \$15

PTE X Avg. Wage X 20 hrs X 52 wks

SECTION VI - OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?

No Yes

Describe:

To the best of my knowledge, the above information is an accurate description of the proposed project details.

Key Tally-Fobs

Printed name

2/8/2020

Date

Board of Directors, Chair

Title

Signature



Kerr Economic Development Corporation
1700 Sidney Baker, Ste. 100
Kerrville, TX 78028

Dear EIC Committee Members,

The Doyle School Community Center Board of Directors submits the attached request for 4B Funding under the designation "Quality of Life." For nearly twenty years, volunteers and a small staff have served many needs of the historic "Doyle" neighborhood. This is a neighborhood that is paradoxically surrounded by Kerrville, yet separate from Kerrville. Many of the citizens of this neighborhood lack some basic necessities such as transportation, food, and adequate housing.

The Board of Directors is a "working" board, whose members can be seen setting up and putting away materials and equipment after events, creating flyers and distributing flyers for events, cooking meals for senior citizens and cookies for quarterly gatherings. Doyle meets more needs than most think possible for such a small nonprofit. Through partnerships with churches, Schreiner University, the City of Kerrville, Glory Community Garden, and Mustard Seed Food Bank, services have been added to the effort of the tireless work of the Board of Directors and much as been accomplished. All of this has established a resource to the neighborhood for information, education, and community.

Recently, a collaborative group of citizens and health care professionals wrote a grant requesting funds to help solve some of the inequities that exist in the area surrounding the Doyle School Community Center. The application to BUILD Health, a national collaborative of foundations that are interested in solving issues in the United States of America that involve scarcity of transportation, health services, and food was funded! The collaborative group put together a wide span of partners for this project: New Hope Counseling, Peterson Health, Rafael Clinic, Texas Department of Health Services, KerrKonnect, the City of Kerrville, and Mustard Seed Ministries. Adding together the in-kind donations from Peterson Health to the cash award, more than \$800,000 worth of services will flow to the Doyle neighborhood citizens over the next two and half years. The grant is renewable if results are good.

With this infusion of funds into the Doyle Center, much more will now be accomplished in those particular areas of health, food, and transportation. This will piggy back onto current Doyle programs such as after-school kids club, quarterly neighborhood gatherings, senior luncheons, adult educational programs, and evening family programs such as Schreiner University students presenting bi-lingual story time.



Our hope is that the 4B funds will help us renovate the building in which all of these programs take place. The building has been maintained for almost two decades through the efforts of volunteers, annual assistance from the Peterson Foundation, a half time manager, and donations from individuals. It is sturdy, has a new roof, is clean, and well kept. However, the HVAC system, bathrooms, kitchen, electrical system, technology infrastructure, and flooring need attention. It is the hope that 4B funds would make it possible, when added to the already granted \$200,000 from the Stevens Foundation, the funds earmarked in the Build Health Grant, and potential funding from the Peterson Foundation, to do a complete renovation of the building.

The volunteers, Board of Directors, citizens of the Doyle Neighborhood, and our collaborators thank you for your consideration of this important request.

Sincerely,

Kay Tally-Foos
Board of Directors Chair



SUPPLEMENTAL INFORMATION

The mission of the Doyle School Community Center is to provide a focus and location for the delivery of educational activities, community organizations, and services to children, adults, and senior citizens of Kerrville. the focus is on the neighborhood surrounding the Center, (east to Hayes Street, north to Holdsworth, south to Schreiner Street, and West to Town Creek Road. See map attachment), others in Kerrville who ask for services are welcome.

The purpose of this funding request is for support of renovations of the Center, which will create a more secure, efficient and practical building in which to provide services. Over the past decade, Peter Lewis, local architect, and Carson Conklin of JMLOWE builders, have donated time and expertise to help the volunteers at Doyle create a solid plan to renovate the facility. To begin, plans include infrastructure remedies and a kitchen renovation. The "above ceiling" work will demolish ductwork, update electrical distribution and plumbing, in order to install new insulation, new HVAC ductwork and controls, new water lines for future use, a wet-pipe fire sprinkler system, new electrical service, and then install a new ceiling. The current HVAC system works hard, uses a large amount of electricity to do so, and has minimal impact on the temperature in the building! Other wiring that is above the ceiling will lead to better lighting, better technology in the building, and a fire suppression system.

The first phase of renovation also involves a new kitchen, to be remodeled in order to serve meals as part of our services to seniors, the children's programs, and other community events. It will also be created in such a way that it can be a teaching kitchen to hold classes in nutrition and healthy cooking. This entails new appliances, flooring, vent system, and grease trap; truly a complete renovation of the cooking space and the dining space.

After the above ceiling work and the kitchen work, the priority is to demolish selected interior walls to open up some spaces that were closed into sections for office spaces and workrooms during K.I.S.D. ownership. This would suit the needs of services that are planned for youth programs that are ongoing, and the new health initiative that is soon to begin.

At the completion of these phases, the building will also have separate men's and women's bathrooms that are ADA compliant.

In order to establish a better plan for security, the main entrance on Barnett Street will be re-established, since it was closed in to create storage space during KISD ownership. Creating a central entrance will direct individuals into the building through



one entryway, making it easier to monitor. The other four doors will be used primarily for egress when not being monitored.

To complete the indoor renovations, the rest of the lighting and electrical distribution will be completed. The entire building will have new flooring installed, and be painted.

These additions will create a more pleasant environment, with better lighting and sound distribution.

The impact to the community comes in targeted areas: education, community building, and services.

THE FINANCIAL HISTORY of the Doyle School Community Center is one that has relied on a small operating budget and many volunteer hours. Over the past decade, the Center has operated on less than \$50,000 per year; some years on a far smaller amount. During this time, the Center has kept a high profile amongst the people that are the primary targeted population: the Doyle neighborhood. Quarterly programs such as Blue Santa, National Night Out, and Back to School Bash are important events for the support of the citizens. Throughout this time, afterschool clubs that help students with homework and provide mentorship have been operated, along with summer programs for youth. Support programs such as Texas Legal Aid, vacation Bible programs, story nights, money matters education, and adult fellowship sessions have been offered through collaborations with churches, Schreiner University, and other nonprofits.

Most programs (along with facility upkeep) have been accomplished by the efforts of volunteers who have nurtured the relationships with the collaborators, in-kind donations from businesses in the City of Kerrville, support from the City government, and support from local Foundations. The Center has not taken on debt; yet services have been provided to over a thousand people each year, and the facility is functional even though it is aging and has suffered renovations prior to it becoming a community center that make some programs more difficult to operate.

The current influx of support from BUILD Health that has program, staffing, and renovation funds is certainly a "game changer" for the organization. It has come at a time that the HVAC has become almost beyond repair, the bathroom situation (of being ADA non-compliant), fire suppression being nonexistent, and the food preparation "kitchen" limitations are a barrier to important programs.

The new programs that have funding attached have attracted the attention and support of local funders such as the Perry and Ruby Stevens Foundation and the Hal and Charlie Peterson Foundation. These programs will also make us eligible and more attractive to regional foundations such as the Mabee Foundation, the Sterling-Turner Foundation, and the Greehey Foundation.



The Need

The "Quality of Life" designation of this request could not be more accurate when establishing the need for assistance for the Doyle neighborhood. This neighborhood is made up almost exclusively of people who can benefit from the Doyle Center as the conduit through which services flow.

The population* of this neighborhood is:

- below the County average in access to health interventions,
- above the County average of incidence of infant mortality, the incidence of influenza and pneumonia, and above the State average in prevalence of chronic diseases
- below the County average level of educational attainment (12.3% of Doyle neighborhood residents have no high school diploma, compared to 6.6% of the population in the rest of the County.)
- above the percentage of people without insurance compared to the County.

Most of these factors are due to poverty and continued segregation and separation from the rest of the city. In this neighborhood, 61% of the African American citizens, and 21% of Hispanic persons are living on wages beneath the poverty level. The mean household income for all households is \$35,386

Youth and families need educational supports such as after school and summer programs that enhance their educational experience. Preschoolers make up 7.2% of the population, and school age children make up 17.4% of the neighborhood residents.

The elderly in the Doyle neighborhood have needs such as meals, access to healthy food to cook at home, and health screenings; 29.9% of the citizens are over 60 years of age. Health care and food sources are all outside of the neighborhood, and many of the individuals rely on others for transportation to food banks, grocery stores, and medical services. Doyle will house a driver for KerrKonnect at the Center with funding from the BUILD Health grant.

Since there is a low level of educational attainment, there is a population of individuals who need services such as G.E.D. tutoring, assistance getting access to higher education at the local community college and university, and other training such as personal budgeting and financial management.

There is a high number of Hispanic individuals living in this neighborhood, and many of them lack English speaking and reading skills. Translation services and classes to teach English are needed in order to help them attain higher paying jobs, and to be able to access services in the community.



Giving a hand up to individuals with these needs can only improve the economy of Kerrville. Better job skills for the service sector in Kerrville can assist businesses that have a difficult time attracting quality workers. More citizens seeking, and being prepared for, higher education will build the home-grown professional sector. Historically, most well-educated individuals who are natives of the Doyle neighborhood move away from Kerrville rather than putting their professional skills to use in Kerrville.

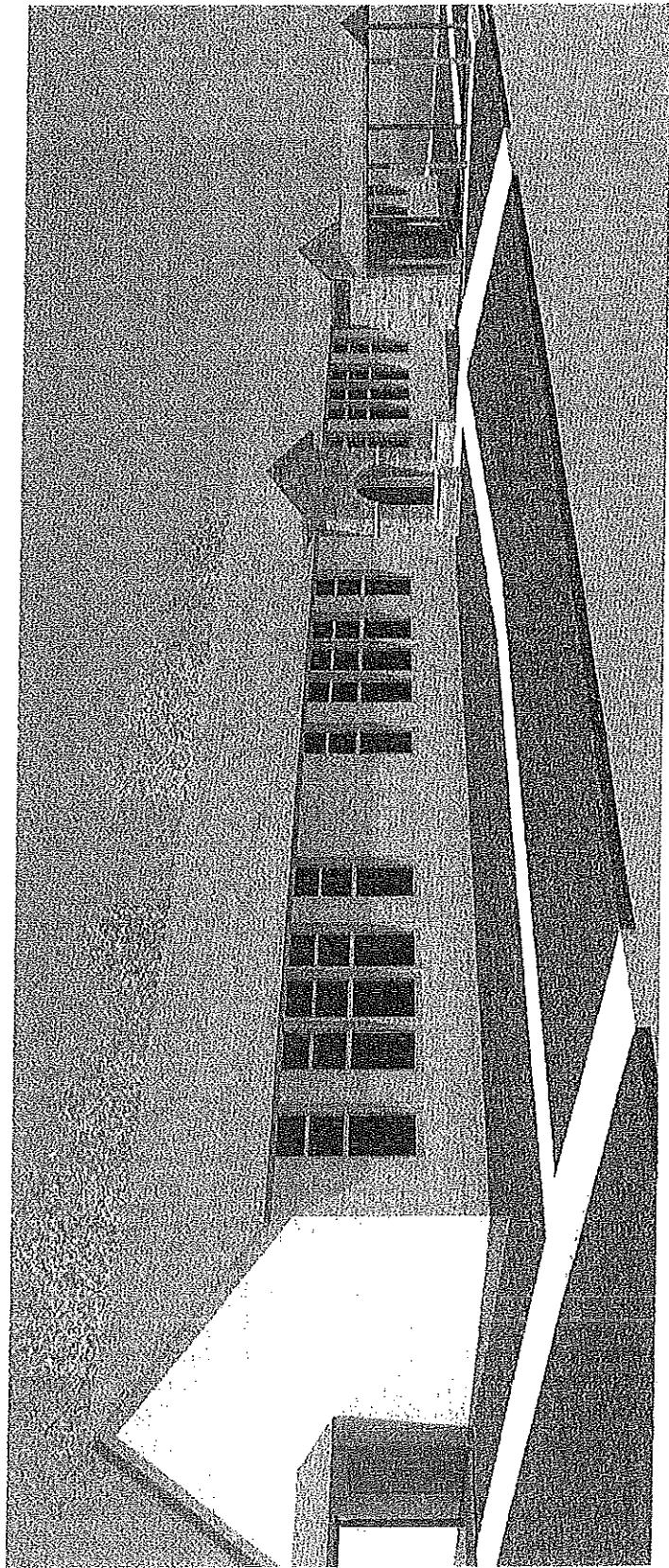
Building up the Doyle Center into a hub of resources, increasing community pride, and providing health care support will potentially keep people who benefit from Doyle services in Kerrville to help grow it economically.

*Data source Census data, factfinder.census.gov in Schreiner University Community Assessment, senior nursing students.



Any citizen in Kerrville or surrounding areas is welcome to access services at Doyle Center. The Board of Directors and Staff of the Doyle Center consider the service area to be the one on the map below.





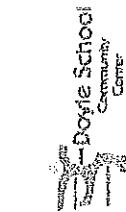
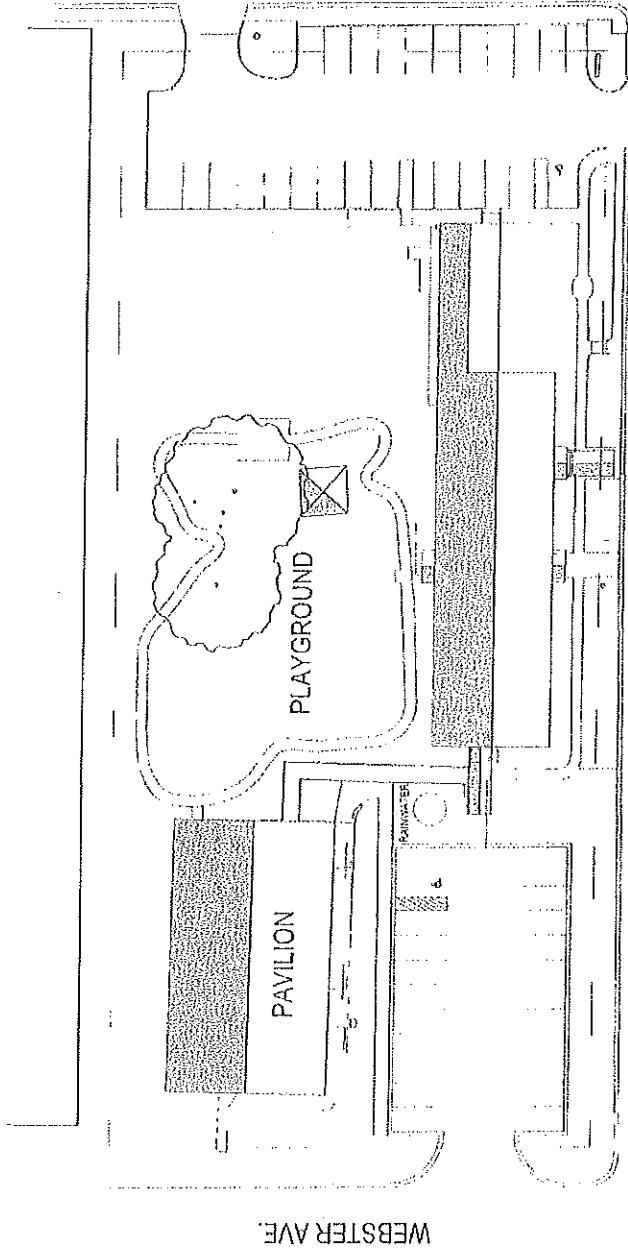
Doyle School
Community
Center

Renovations and Alterations to
Doyle School Community Center



PFENNING
ASSOCIATES

PASCHAL AVE.

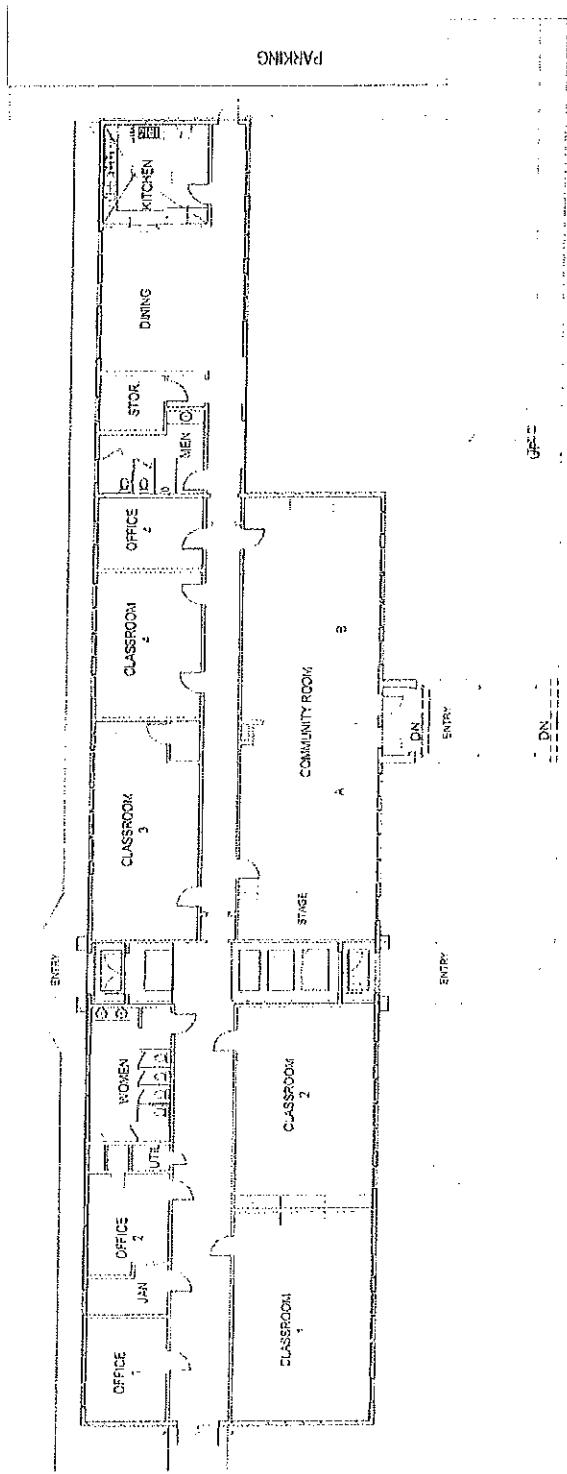


Site Plan

Renovations and Alterations to
Doyle School Community Center

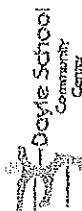
PETE L. EWING
Architectural Services



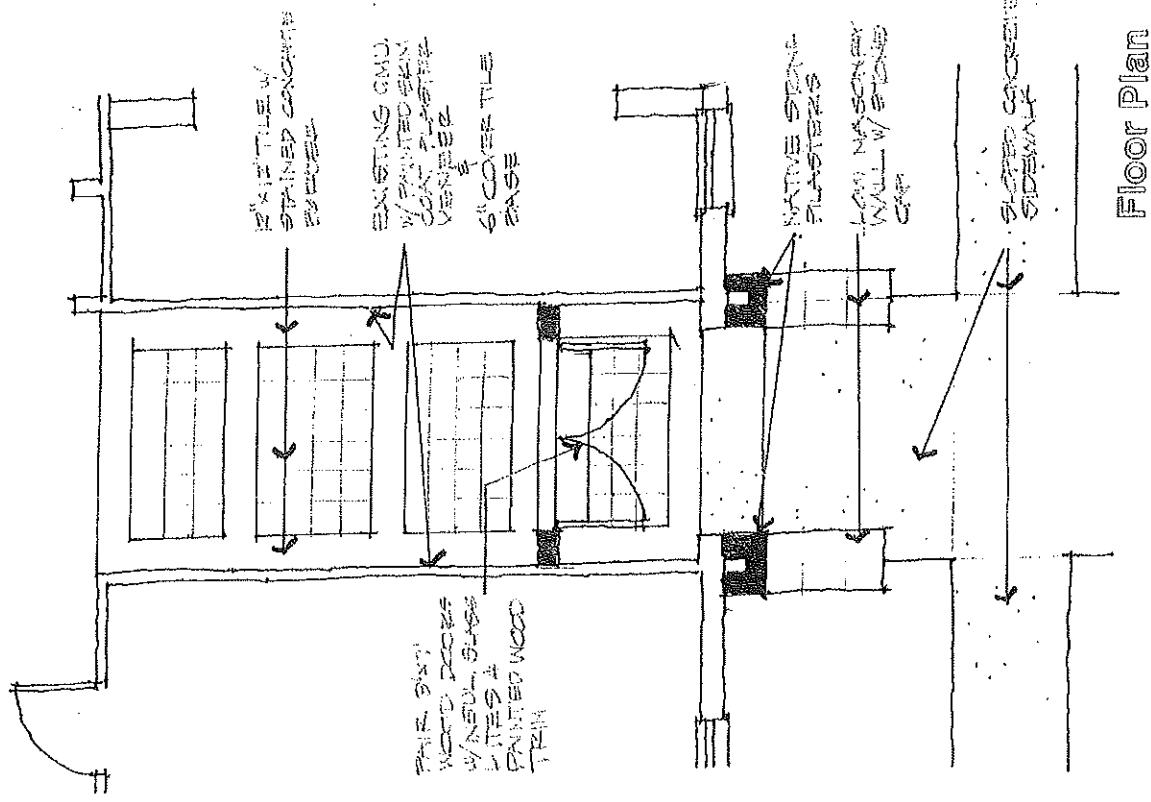
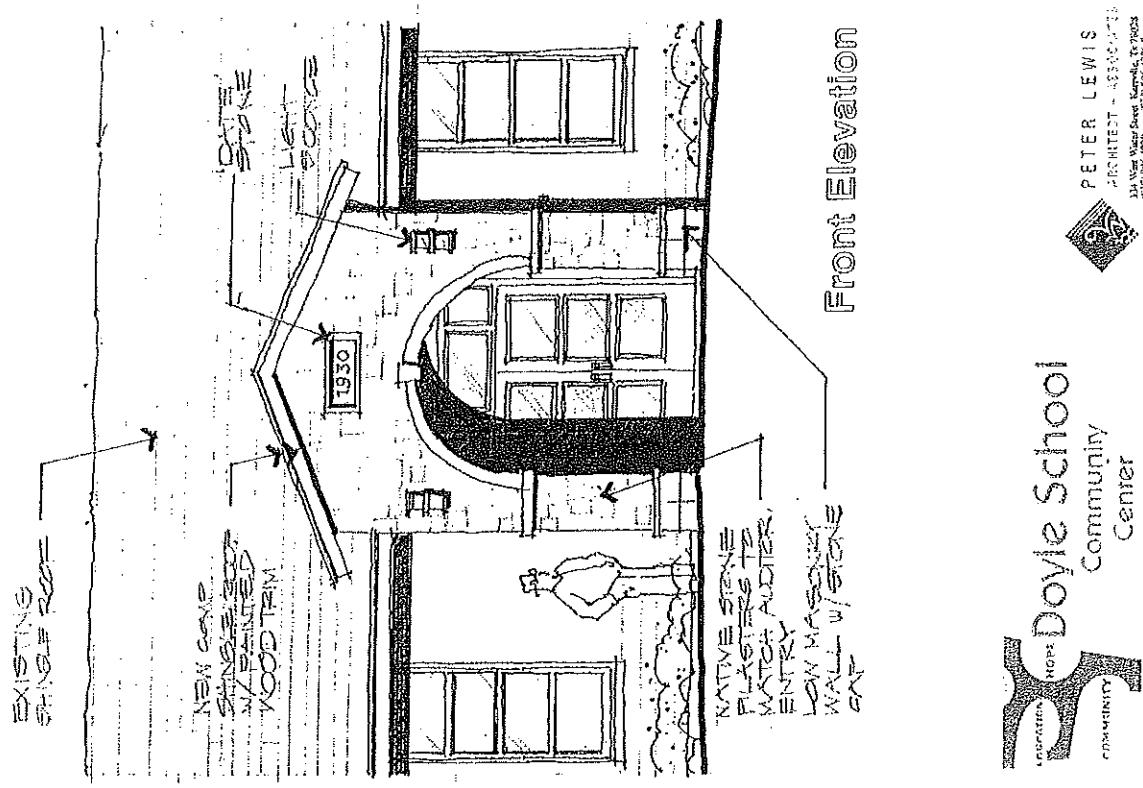


Floor Plan

Renovations and Alterations to
Doyle School Community Center



PETE LEE &
Associates



PETER LEWIS
ARCHITECT - 1335 C-13
111 West Main Street, Kankakee, Illinois
(815) 933-2120



Doyle School
Community
Center

CURRENT PHASING

Phase 1: Interior Above Ceiling Only - \$338,456

- Protect all existing floors and furnishings during demo and above ceiling work
- Demo all existing ceilings throughout including lay-in batt insulation
- Demo all existing ductwork, electrical distribution, plumbing, etc.
- Install new R-38 wire up batt insulation at underside of entire roof deck
- Install new HVAC ductwork and controls throughout
- Run new domestic water lines overhead (capped for future)
- Install new wet-pipe fire sprinkler system
- Install new electrical service and run distribution in attic space
- New acoustical grid ceilings with lay-in 2x2 ceiling tiles
- Patch/repair as necessary until Phase 2
- Gut and remodel existing kitchen complete

Phase 2: Interior Renovations - \$497,530

- Interior selective demolition
- New Main Entry and Vestibule
- Gut and remodel existing restrooms complete
- New wiring, lighting, and electrical distribution throughout
- New flooring finishes throughout all rooms and corridors
- Repaint all new and existing walls
- New grease trap



Doyle School Community Center

Strategic Plan

OUR MISSION

The mission of the Doyle School Community Center is to provide education, hope and community to the Doyle neighborhood by providing a focus and location for the delivery of educational activities, community organizations, and services to children, adults, and senior citizens of Kerrville.

OUR VISION

Doyle citizens will thrive mentally, physically, and emotionally.

OUR CORE VALUES

- Serve all populations in the area around the Center Doyle without discrimination (socio economic, gender, age, religions, non-religious).
- Financial transparency
- Recognition of the inherent dignity of all we serve and who enter the Center by how people are treated, both in types of programs offered and how programs are offered.
- Model care for creation.
- Provide services in an ethical manner.

STRATEGIC GOALS

STRATEGIC GOAL #1

Develop a strategic funding model that ensures long term sustainability of the facility, grounds, staffing, and programs.

STRATEGIC GOAL #2

Plan, execute, evaluate, and strengthen programs for effectiveness and suitability for meeting the needs of the Doyle citizens.



STRATEGIC GOAL #3

Develop a plan for staff and board development to ensure that both have the skills and knowledge base to fulfill Doyle's mission.

STRATEGIC GOAL #4

Successfully renovate and repurpose the building to include its historical integrity with current and future needs.

BACKGROUND AND HISTORY

The Doyle School Community Center is a non-profit Community Center located in Kerrville, Texas, a historically underserved and low socioeconomic neighborhood. A needs assessment was completed in early 2003 by Partners in Ministry, and it found a need for services that could come from a Community Center. The Center was formed in 2003 to provide hope, education and community to the Doyle neighborhood. The Center was originally the school built to serve the African American children who lived nearby. After public school integration, the school later became the first public school kindergarten in Kerrville, and went on to serve various roles in the education of children in Kerrville Independent School District. In 2003, a board of directors reflecting the ethnic diversity and history of the area was established, and the building was purchased through a grant by the Cailloux Foundation. During its 17-year history, Doyle's service to the neighborhood has been due to the efforts of a working Board of Directors and volunteers. Quarterly neighborhood gatherings, afterschool kids club, summer kids club, bi monthly senior luncheons, and other special programs such as "Money Matters." Families that live in the neighborhood may also rent space for special occasions such as birthdays and reunions.

In 2018, a partnership with Schreiner University enabled an expansion of services. New programs such as literacy nights of story time for children and Zumba thons, as well as an expansion of the afterschool club has enabled more individuals to access services. The Public Health nursing students have done asset mapping to assess needs in the neighborhood, giving the Board of Directors valuable information to guide decisions.

In 2019, the City of Kerrville chose the Doyle neighborhood as its first neighborhood for a Development Plan. In several stakeholder meetings held at The Doyle, citizens could give input for needs of the neighborhood such as sidewalks, park improvements, roads, and other



services. This partnership between the Doyle Center and the City has proven to be a valuable resource to improve the daily lives of the citizens.

In late 2019, a grant was awarded to a Health Collaborative in Kerrville, who had requested funds to bring services to the Doyle neighborhood to that would solve food scarcity, transportation inequities and health care inequities that exist in this neighborhood. Through this grant, services to the community surrounding Doyle are increasing rapidly.

The recent progress in providing important services to the neighborhood has created a need for rapid, but studied improvement in the facility and an increase in personnel at the Doyle Center.

PROGRAMS AND COMMUNITY IMPACT

The Doyle School Community Center neighborhood service area is home to many citizens who work hard to provide a healthy lifestyle, education, and food for their families. However, barriers exist such as unreliable transportation, incomplete education and training, and absence of a medical home that provides consistent wellness services and medical help for chronic illnesses, and seasonal or temporary illness. These barriers lead to hopelessness and joblessness that continues the cycle of multigenerational poverty.

The Doyle Center strives to address these issues with programs and support in the following areas:

- Development of young children, youth, and teens.
- Services that strengthen families and community health and wellbeing.
- Services that support dignity and good health for aging adults.

Forming partnerships with the citizens of the Doyle neighborhood and gaining buy-in for Doyle's programs so that services are relevant and helpful is the model by which the Board of Directors operates.

- The Board of Directors is committed to a hiring model that will encourages applicants from the neighborhood;
- Neighborhood meetings that help gain insight into real needs rather than perceived needs are part of our planning and evaluation model



- Partnerships and collaborations with other nonprofits in Kerr County help Doyle provide

Services directly to the neighborhood that we may not otherwise be able to provide, and to do so would be replicating services that exist elsewhere in the County. We believe that being conduit for services outside of the neighborhood to our citizens is a good use of our resources.

Healthy Development of Young Children, Youth, and Teens

The Doyle School Community Center's programs for young children, youth, and teens centers its work in the 40 Developmental Assets® Framework, which seeks to grow a child's ability to avoid risky behaviors and engage in positive behaviors. This is a framework in which any program can operate: afterschool and summer club, teen gatherings, and toddler/parent programs. All of Doyle's program outcomes are targeted to young people who know their worth, are skilled and prepared for workforce, and possess social emotional strength to succeed in youth and adulthood.

Family and Community Health and Wellbeing

Programs at the Doyle School Community Center are focused on raising the overall health of its families. We target establishing a healthy lifestyle, including overcoming use of illicit drugs, tobacco, and dependence on alcohol. Furthermore, healthy food selection and healthy cooking, and fitness activities alongside support of preventative care initiatives, and education to stabilize chronic illnesses are all important targets of programs offered at Doyle.

Additionally, Doyle partners with programs that uplift the spiritual lives of its citizens. While Doyle does not endorse or provide programs that further any particular spiritual denomination or practice, Doyle does help provide access to programs that support a person's spiritual well-being.

Support for the Dignity and Health of Aging Citizens

Doyle provide programs that give aging adults opportunities for social interaction around interesting games and topics. Within these programs are opportunities for health screenings, education relative to aging and independent living, and support to find and access a medical home.



Doyle School Community Center

STRATEGIC GOALS

STRATEGIC GOAL #1

Develop a strategic funding model that ensures long term sustainability of the facility, grounds, staffing, and programs.

The well-being of the Doyle School Community Center is rooted in support from individuals, local government, corporations, and foundations. Over the years, when we have depended on volunteer labor, gifts from local funders has enabled Doyle to continue to serve the neighborhood by keeping basic bills such as electricity, water, and insurance paid. We must maintain these important relationships with those who have supported Doyle over the past two decades.

Our organization is at a critical stage of growth with recent funding from BuildHealth and critical partnerships with Peterson Health, First United Methodist Church, and the City of Kerrville. As Doyle's capacity to serve more people grows with the addition of staff and programs, a funding model that includes new sources of support, both outside the City of Kerrville, and within must be developed. Our message of hope for the people of the Doyle neighborhood, which will in turn strengthen the fabric of Kerrville, providing a quality workforce, and citizens that are woven into governmental institutions will attract more funding for the Center. A strategic approach to evaluation to show outcomes, and therefore build a case for the Doyle Center's existence and support must occur.

STRATEGIC GOAL #2

Plan execute, evaluate, and strengthen programs for effectiveness and suitability for meeting the needs of the Doyle citizens.

A well-thought out approach to determining what programs will have the maximum benefit to the neighborhood that includes input from the citizens of the neighborhood is critical to the



success of both the programs and the participants. Programs that are relevant to current workforce needs in Kerrville, along with knowing the areas of health and wellness that are most

in need of support, and responsiveness to the dynamics of community life must guide the decisions being made regarding programs.

Programs that are being executed must be done with all attention to the details of the needs of the participants. The staff must be equipped with necessary tools and knowledge of current best practices regarding the programs offered.

During and upon completion of programs, adequate and pertinent data must be collected in order to know the efficacy of the programs.

STRATEGIC GOAL #3

Develop a plan for staff and board development to ensure that both have the skills and knowledge base to fulfill Doyle's mission.

Creating organizational sustainability by equipping the staff and Board with necessary information and skills will allow us to operate more efficiently and effectively. Continuous capacity building by following plans to financial stability will ensure that Doyle's mission is fulfilled.

Doyle is quickly building capacity with more staff employed than ever in its 17-year history. The BUILD Health Grant is the catalytic event that has enabled this rapid growth, and it will be up to this staff to be the engine that creates energy to sustain programs by excelling in program delivery. The Board must tend to the internal customers – the staff – well in order for them to do the job of The Center, and further the mission. The staff's well-being must be tended to as much as our neighborhood citizens, by a careful monitoring of work load, creative staff development, and good working conditions.

The Board of Directors must on-board and nurture new members to provide the support and leadership that the staff requires. The Board of Directors should be a walking billboard for the mission and programs of Doyle – telling the story of lives changed by the programs delivered at Doyle. The Board of Directors must have a plan for attracting new members who can bring



needed human capital that can positively guide the policies and fund development of Doyle. While serving on the Board, the individuals must be shown appreciation by a well thought out and executed plan of communication, training, and skill and knowledge development.

STRATEGIC GOAL #4

Successfully renovate and repurpose the building to include its historical integrity with current and future needs.

Funding from philanthropic foundations and governmental entities are enabling the Doyle Center to renovate the building with three purposes in mind: building efficiency, building safety, and a reflection of the building's history.

We are committed to creating a successful plan that utilizes funds well, and that ensures that all critical needs of programs and the citizens of Doyle neighborhood are considered and met.

The renovation will be done while the building is occupied and programs are being held, so an effective Communications Plan for staff to know and understand upcoming changes in areas that are off-limits, parking and entrance changes, and utility access changes is important.



THE OPERATIONS PLAN

The Doyle School Community Center has developed an operations plan to ensure timely implementation of strategic goals and objectives and instill accountability throughout the process.

The operations plan will remain flexible, understanding that objectives may change based on external and internal environmental conditions. Goals will remain as approved by the Board over the duration of the three-year period of the Strategic Plan. Staff will finalize the operations plan with responsible parties and timelines.