



ALTERNATIVE CITIZEN/PUBLIC PARTICIPATION GUIDELINES (Due to COVID-10 Pandemic Disaster Declaration)

Despite the necessity to restrict public access to Economic Improvement Corporation meetings in the interest of public health during the COVID-19 pandemic, citizens and visitor are welcome to participate in EIC meetings in several alternative ways as outlined below.

Instructions for callers:

Dial one of the following numbers:
800-832-5611 (Toll Free) or
346-248-7799 or 253-215-8782

If you cannot get through on one of the numbers due to network congestion, please try the other number.)

When your call is answered you will hear "Welcome to Zoom, enter your Meeting ID followed by pound." Enter in the Meeting ID below followed by the pound sign (#).

The Meeting ID is **821 3807 4085 #**

If the moderator has not started the meeting yet, you will hear "The meeting has not started yet, please hold or call back later." If you decide to call back later, please do so before 3:45 p.m.

Once you have called into the meeting, your microphone will be placed on mute and your call will be placed in the call queue. At this point, you will hear silence on the phone. Please do not hang up. The moderator will unmute your microphone as he/she is going down the list. Once the meeting has started, you will be able to listen to proceedings even if your microphone is muted.

The moderator will be accepting calls starting at 3:00 p.m. Please place your call before the 3:45 p.m. deadline to participate in order to allow time for calls to be loaded and queued. Calls made after this time will not be answered.

Instructions for written comments:

Written comments will be read into record, and can be provided in two different ways:

OPTION 1 by hard copy – Comments may be dropped off at the City Hall Utility Payments Drop-Box on the north side of City Hall by 3:45 p.m. the afternoon of the EIC Meeting. You are required to provide your first and last name, address, and identify the item you wish to comment on.

OPTION 2 by email - Comments can be emailed to **kesha.franchina@kerrvilletx.gov** and must be received by 3:45 p.m. the afternoon of the EIC Meeting. You are required to provide your first and last name, address, and identify the item(s) you wish to comment on.

For either option, please provide **all required information** in order for your comments to be accepted. Thank you for your participation!



ECONOMIC IMPROVEMENT CORPORATION AGENDA
APRIL 19, 2021, 4:00 PM
Kerrville City Hall Council Chambers
701 Main Street, Kerrville, Texas

The purpose of the Economic Improvement Corporation is to improve economic prosperity in the City of Kerrville.

1 CALL TO ORDER

2 INVOCATION

3 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.

4 APPROVAL OF MINUTES:

4.A. [Minutes from the regular EIC meeting held on March 15, 2021](#)

Attachments:

[EIC 3-15-2021.pdf](#)

5 MONTHLY REPORTS:

5.A. [Kerr Economic Development Corporation \(KEDC\) Update](#)

5.B. [Kerrville Economic Improvement Corporation \(EIC\) Project Status Update](#)

5.C. [Monthly Financial Report](#)

Attachments:

[March 2021 financial presentation.pdf](#)

6 EXECUTIVE SECTION:

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:

- 6.A. [Subdivision Development Agreement with Lennar Homes of Texas Land and Construction, Ltd. \(551.071, 551.072, 551.087\)](#).
- 6.B. [Potential amendment to the Economic Development Incentive Agreement between Kerrville's 4th on the River, Inc. and the City of Kerrville, Texas, Economic Improvement Corporation \(551.071 and 551.087\)](#)

7 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

8 ITEMS FOR FUTURE AGENDAS:

9 ANNOUNCEMENTS:

10 ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 4/16/2021 at 2:35 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas



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



SUBJECT: Minutes from the regular EIC meeting held on March 15, 2021

AGENDA DATE OF: April 19, 2021 **DATE SUBMITTED:** Mar 15, 2021

SUBMITTED BY: Kesha Franchina

EXHIBITS: [EIC 3-15-2021.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
NA	NA	NA	NA

PAYMENT TO BE MADE TO: NA

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Approval of regular EIC meeting held on March 15, 2021

RECOMMENDED ACTION:

Approval of regular EIC meeting held on March 15, 2021

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING – MARCH 15, 2021**

On Monday, March 15, 2021, at 4:00 p.m. the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation, was called to order by President Gregory Richards, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

Members Present:

Gregory Richards, President
Danny Almond, Vice President
Don Barnett
Gary Cochrane
Kent McKinney
Maggie Megee
Aaron Yates

Members Absent: None

City Executive Staff Present:

E.A. Hoppe, Deputy City Manager
Mike Hayes, City Attorney
Amy Dozier, Finance Director
Kesha Franchina, Deputy City Secretary

1 CALL TO ORDER President Richards called the meeting to order at 4:00 pm.

2 INVOCATION President Richards led the Invocation.

3 VISITORS / CITIZENS FORUM: None

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.

4 APPROVAL OF MINUTES:

4.A. Minutes from the Economic Improvement Corporation (EIC) meeting held on March 1, 2021.

Danny Almond motioned to approve the minutes as presented, Don Barnett seconded, and the motion passed 7-0.

5 MONTHLY REPORTS:

5.A. Monthly Financial Report

Amy Dozier presented the Monthly EIC Financial Report and responded to questions.

The following person(s) spoke:

- Jim Sandy

6 PUBLIC HEARING AND POSSIBLE ACTION:

6.A. Public hearing and consideration of a funding agreement between the City of Kerrville Economic Improvement Corporation, City of Kerrville, TX, and Kerrville Christmas Lighting Corporation for electrical infrastructure on Tranquility Island in the amount of \$100,000.

EA Hoppe presented information on the funding agreement and responded to questions.

President Richards opened the Public Hearing at 4:15 pm.

The following person(s) spoke:

- Dr. William Rector
- Rose Bradshaw
- Julie Davis
- Brad Barnett

President Richards closed the Public Hearing at 4:21 pm.

Gary Cochrane motioned to instruct staff to move forward with the funding agreement as proposed with EA Hoppe, with the changes from the draft to fundraising to be completed on or before December 31, 2021, and for construction to commence on March 15, 2022. Don Barnett seconded, and the motion passed 7-0.

7 CONSIDERATION AND POSSIBLE ACTION:

7.A. Amendment to the Economic Development Grant Agreement between James Avery Craftsman, Inc. and the City of Kerrville Economic Improvement Corporation.

EA Hoppe presented and responded to questions.

Don Barnett moved to accept the adjustment and amendment as presented, Gary Cochrane seconded, and the motion passed 7-0.

8 EXECUTIVE SECTION: None

9 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: None

10 ITEMS FOR FUTURE AGENDAS: None

11 ANNOUNCEMENTS: None

12 ADJOURN. President Richards adjourned the meeting at 4:30 pm.

Minutes Approved: _____

President Greg Richards: _____

Attest:
Kesha Franchina, Deputy City Secretary: _____



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



SUBJECT: Kerr Economic Development Corporation (KEDC) Update

AGENDA DATE OF: April 19, 2021

DATE SUBMITTED: Dec 22, 2020

SUBMITTED BY: Kesha Franchina

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
na	na	na	na

PAYMENT TO BE MADE TO: na

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

No Action



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



SUBJECT: Kerrville Economic Improvement Corporation (EIC) Project Status Update

AGENDA DATE OF: April 19, 2021 **DATE SUBMITTED:** Mar 22, 2021

SUBMITTED BY: Kesha Franchina

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
na	na	na	na

PAYMENT TO BE MADE TO: na

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

No Action



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



SUBJECT: Monthly Financial Report

AGENDA DATE OF: April 19, 2021 **DATE SUBMITTED:** Mar 10, 2021

SUBMITTED BY: Amy Dozier

EXHIBITS: [March 2021 financial presentation.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

See the attached monthly financial report.

RECOMMENDED ACTION:

Information only; no action required



Financial update for the month ended March 31, 2021

**Economic Improvement Corporation Meeting
April 19, 2021**



Economic Improvement Corporation
Statement of Activities
Month Ended March 31, 2021

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Remaining Budget
Revenues					
Sales and Use Tax	\$ 3,511,307	\$ 321,566	\$ 2,098,260	59.8%	\$ (1,413,047)
Interest Income	9,000	220	1,819	20.2%	(7,181)
Total Revenues	3,520,307	321,786	2,100,079	59.7%	(1,420,228)
Expenditures					
Administrative					
Office Supplies	500	-	-	0.0%	500
Professional Services	10,000	-	-	0.0%	10,000
Administrative Services Fee	185,000	15,417	92,500	50.0%	92,500
Kerr Economic Development Corp.	197,500	-	98,750	50.0%	98,750
Total Administrative	393,000	15,417	191,250	48.7%	201,750
Debt Service					
Debt Service - Series 2019 Ref (River Trail)	251,344	20,945	125,672	50.0%	125,672
Debt Service - Series 2020 Ref (River Trail)	247,830	20,278	121,668	49.1%	126,162
Debt Service - Series 2015 (KSC)	603,150	50,263	301,575	50.0%	301,575
Debt Service - KPUB (KMM)	20,000	1,001,667	1,010,000	5050.0%	(990,000)
Total Debt Service	1,122,324	1,093,153	1,558,915	138.9%	553,408
Projects					
Thompson Drive Partners (The Landing)	283,333	-	566,666	200.0%	(283,333)
Airport Projects	225,000	-	25,400	11.3%	199,600
Doyle School	450,000	18,711	57,237	12.7%	392,763
Killdeer Mountain Manufacturing	-	-	477	-	(477)
Downtown River Trail Feasibility Study	50,000	-	-	0.0%	50,000
Total Projects	1,008,333	18,711	649,780	64.4%	358,553
Total Expenditures	2,523,657	1,127,281	2,399,945	95.1%	123,712
Change in Net Position	\$ 996,650	\$ (805,495)	\$ (299,866)		

Economic Improvement Corporation

Cash Flow Forecast

As of March 31, 2021

	FY2021 Actual	FY2021 Projection		FY2022 Projection	
		Oct 2020 to Mar 2021	Apr 2021 to June 2021	Jul 2021 to Sep 2021	Oct 2021 to Dec 2021
		\$ 2,397,892	\$ 2,098,026	\$ 1,952,868	\$ 2,350,980
Beginning Cash Balance					\$ 2,922,955
Revenue					
Sales Tax	2,098,260	862,020	915,944	1,038,878	1,122,329
Interest Income	1,819	2,250	2,250	2,939	3,654
Total Revenue	2,100,079	864,270	918,194	1,041,817	1,125,983
Expenditures					
Administrative					
Administrative Fee & Supplies	92,500	46,500	46,250	47,500	47,500
Professional Services	-	10,000	-	-	5,000
KEDC	98,750	49,375	49,375	50,000	50,000
Total Administrative	191,250	105,875	95,625	97,500	102,500
Debt Service	1,558,915	274,458	274,458	272,342	272,342
Projects					
Thompson Drive Partners (The Landing)	566,666	-	-	-	-
Airport Projects	25,400	-	-	-	-
Doyle School	57,237	329,095	150,000	-	-
Downtown River Trail Feasibility Study	-	50,000	-	-	-
Killdeer Mountain Manufacturing	477	250,000	-	-	-
Christmas Lights	-	-	-	100,000	-
Total Projects	649,780	629,095	150,000	100,000	-
Total Expenditures	2,399,945	1,009,428	520,083	469,842	374,842
Ending Cash Balance		\$ 2,098,026	\$ 1,952,868	\$ 2,350,980	\$ 3,674,095

Financial Analysis

Project Analysis as of March 31, 2021			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Airport Projects	375,000	32,767	342,233
Doyle School	650,000	170,905	479,095
Killdeer Mountain Manufacturing	2,095,000	1,819,422	275,578
Committed Project Total	\$ 3,120,000	\$ 2,023,094	\$ 1,096,906

Cash Analysis as of March 31, 2021		
by Type - Placement - Amount		
Type	Placement	Amount
Short Term Investment	EIC TexPool	\$ 2,098,026
	Total Cash and Investments	\$ 2,098,026

Sales Tax Revenue Analysis - FY2021					
Month	Actual FY2020	Budget FY2021	Actual FY2021	FY2020 vs. FY2021	Budget vs. Actual
October	\$ 294,752	\$ 278,543	\$ 311,718	5.76%	11.91%
November	301,001	286,414	376,028	24.93%	31.29%
December	297,620	270,746	320,874	7.81%	18.51%
January	292,966	277,472	334,661	14.23%	20.61%
February	393,938	366,686	433,414	10.02%	18.20%
March	270,955	253,482	321,565	18.68%	26.86%
April	262,275	252,162	262,388	0.04%	4.06%
May	318,521	321,737			
June	326,259	288,122			
July	350,459	288,759			
August	367,921	329,872			
September	342,775	297,314			
YE Adjustment*	92,904				
YTD Total	\$ 3,912,345	\$ 3,511,307	\$ 2,360,647	11.69%	18.89%

*to convert from cash to accrual basis for financial reporting purposes



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Subdivision Development Agreement with Lennar Homes of Texas Land and Construction, Ltd. (551.071, 551.072, 551.087).

AGENDA DATE OF: April 19, 2021 **DATE SUBMITTED:** Apr 13, 2021

SUBMITTED BY: Kesha Franchina

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	H - Housing
Guiding Principle	H1. Provide a diverse range of housing options to meet the needs and desires of all age groups, income levels, and lifestyles
Action Item	H1.2 - Research potential funding mechanisms for the development of workforce housing, defined as 80% to 120% of area median household income

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Executive session.



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



SUBJECT: Potential amendment to the Economic Development Incentive Agreement between Kerrville's 4th on the River, Inc. and the City of Kerrville, Texas, Economic Improvement Corporation (551.071 and 551.087)

AGENDA DATE OF: April 19, 2021 **DATE SUBMITTED:** Apr 16, 2021

SUBMITTED BY: EA Hoppe

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

No action