



ECONOMIC IMPROVEMENT CORPORATION AGENDA
MAY 17, 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 Economic Improvement Corporation (EIC) meeting held on April 19, 2021

Attachments:

[EIC Minutes 4-19-2021.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:

[April 2021 financial presentation.pdf](#)

6 CONSIDERATION AND POSSIBLE ACTION:

- 6.A. Set Annual Economic Improvement Corporation (EIC) meeting for June 2021
- 6.B. Set Economic Improvement Corporation (EIC) workshop to discuss ideas for EIC investments into the community
- 6.C. Downtown River Trail Concept and Feasibility Study

7 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:

- 7.A. 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)

8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

9 ITEMS FOR FUTURE AGENDAS:

10 ANNOUNCEMENTS:

11 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: 5/14/2021 at 3:25 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 Economic Improvement Corporation (EIC) meeting held on April 19, 2021

AGENDA DATE OF: May 17, 2021 **DATE SUBMITTED:** Apr 20, 2021

SUBMITTED BY: Kesha Franchina

EXHIBITS: [EIC Minutes 4-19-2021.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:

Minutes from the regular Economic Improvement Corporation (EIC) meeting held on April 19, 2021

RECOMMENDED ACTION:

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on April 19, 2021

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING – April 19, 2021

On Monday, April 19, 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
Don Barnett
Gary Cochrane
Kent McKinney
Maggie Megee
Aaron Yates

Members Absent:

Danny Almond, Vice President

City Executive Staff Present:

Mark McDaniel, City Manager
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 to the meeting to order at 4:00 p.m.

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 15, 2021

Gary Cochrane motioned to approve the minutes as presented, Kent McKinney seconded, and the motion passed 6-0.

5 MONTHLY REPORTS:

5.A. Kerr Economic Development Corporation (KEDC) Update

Gil Salinas and Theresa Metcalf presented the KEDC Updates and responded to questions.

5.B. Kerrville Economic Improvement Corporation (EIC) Project Status Update

EA Hoppe presented the EIC Project Status Update and responded to questions.

5.C. Monthly Financial Report

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

Aaron Yates moved to convene into executive session under 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and 551.087 (deliberation regarding economic development negotiations) to discuss the matters listed on the agenda, Maggie Megee seconded, and the motion passed 6-0. President Richards convened into executive session at 4:24 p.m.

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, 551.087)

President Richards adjourned the closed executive session and the meeting returned to an open session at 4:43 p.m. No action was taken.

7 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: None.

8 ITEMS FOR FUTURE AGENDAS: None.

9 ANNOUNCEMENTS: None.

10 ADJOURN. President Richards adjourned the meeting at 4:43 p.m.

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: May 17, 2021 **DATE SUBMITTED:** Apr 20, 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?	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: May 17, 2021 **DATE SUBMITTED:** Apr 21, 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: May 17, 2021 **DATE SUBMITTED:** Apr 20, 2021

SUBMITTED BY: Amy Dozier

EXHIBITS: [April 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 April 31, 2021

**Economic Improvement Corporation Meeting
May 17, 2021**



Economic Improvement Corporation
Statement of Activities
Month Ended April 30, 2021

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Remaining Budget
Revenues					
Sales and Use Tax	\$ 3,511,307	\$ 262,388	\$ 2,360,647	67.2%	\$ (1,150,659)
Interest Income	9,000	143	1,962	21.8%	(7,038)
Total Revenues	3,520,307	262,531	2,362,609	67.1%	(1,157,697)
Expenditures					
Administrative					
Office Supplies	500	-	-	0.0%	500
Professional Services	10,000	-	-	0.0%	10,000
Administrative Services Fee	185,000	15,417	107,917	58.3%	77,083
Kerr Economic Development Corp.	197,500	49,375	148,125	75.0%	49,375
Total Administrative	393,000	64,792	256,042	65.2%	136,958
Debt Service					
Debt Service - Series 2019 Ref (River Trail)	251,344	20,945	146,617	58.3%	104,727
Debt Service - Series 2020 Ref (River Trail)	247,830	20,278	141,946	57.3%	105,884
Debt Service - Series 2015 (KSC)	603,150	50,263	351,838	58.3%	251,313
Debt Service - KPUB (KMM)	20,000	-	1,010,000	5050.0%	(990,000)
Total Debt Service	1,122,324	91,486	1,650,401	147.1%	461,923
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	63,322	120,559	26.8%	329,441
Downtown River Trail Feasibility Study	50,000	50,000	50,000	100.0%	-
Killdeer Mountain Manufacturing	-	-	477	-	(477)
Total Projects	1,008,333	113,322	763,102	75.7%	245,231
Total Expenditures	2,523,657	269,600	2,669,545	105.8%	(145,888)
Change in Net Position	\$ 996,650	\$ (7,069)	\$ (306,935)		

Economic Improvement Corporation

Cash Flow Forecast

As of April 30, 2021

	FY2021 Actual	FY2021 Projection		FY2022 Projection	
		Oct 2020 to Apr 2021	May 2021 to June 2021	Jul 2021 to Sep 2021	Oct 2021 to Dec 2021
		\$ 2,397,892	\$ 2,090,957	\$ 2,330,508	\$ 2,478,620
Beginning Cash Balance					\$ 3,050,755
Revenue					
Sales Tax	2,360,647	727,880	915,944	1,038,878	1,122,329
Interest Income	1,962	1,500	2,250	3,098	3,813
Total Revenue	2,362,609	729,380	918,194	1,041,977	1,126,142
Expenditures					
Administrative					
Administrative Fee & Supplies	107,917	31,083	46,250	47,500	47,500
Professional Services	-	10,000	-	-	5,000
KEDC	148,125	-	49,375	50,000	50,000
Total Administrative	256,042	41,083	95,625	97,500	102,500
Debt Service	1,650,401	182,972	274,458	272,342	272,342
Projects					
Thompson Drive Partners (The Landing)	566,666	-	-	-	-
Airport Projects	25,400	-	-	-	-
Doyle School	120,559	265,773	150,000	-	-
Downtown River Trail Feasibility Study	50,000	-	-	-	-
Killdeer Mountain Manufacturing	477	-	250,000	-	-
Kerrville Christmas Lighting	-	-	-	100,000	-
Total Projects	763,102	265,773	400,000	100,000	-
Total Expenditures	2,669,545	489,828	770,083	469,842	374,842
Ending Cash Balance	\$ 2,090,957	\$ 2,330,508	\$ 2,478,620	\$ 3,050,755	\$ 3,802,055

Financial Analysis

Project Analysis as of April 30, 2021			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Airport Projects	375,000	32,767	342,233
Doyle School	650,000	234,227	415,773
Downtown River Trail Feasibility Study	50,000	50,000	-
Killdeer Mountain Manufacturing	2,095,000	1,819,422	275,578
Kerrville Christmas Lighting	100,000	-	100,000
Committed Project Total	\$ 3,270,000	\$ 2,136,416	\$ 1,133,584

Cash Analysis as of April 30, 2021		
by Type - Placement - Amount		
Type	Placement	Amount
Short Term Investment	EIC TexPool	\$ 2,090,957
	Total Cash and Investments	\$ 2,090,957

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	439,758	38.06%	36.68%
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	\$ 2,800,405	15.15%	21.37%

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



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



SUBJECT: Set Annual Economic Improvement Corporation (EIC) meeting for June 2021

AGENDA DATE OF: May 17, 2021 **DATE SUBMITTED:** Apr 20, 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?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Discuss and schedule Annual (EIC) meeting



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



SUBJECT: Set Economic Improvement Corporation (EIC) workshop to discuss ideas for EIC investments into the community

AGENDA DATE OF: May 17, 2021 **DATE SUBMITTED:** Apr 20, 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?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Discuss and schedule (EIC) workshop



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



SUBJECT: Downtown River Trail Concept and Feasibility Study

AGENDA DATE OF: May 17, 2021 **DATE SUBMITTED:** Apr 20, 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:

Discussion and consideration



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



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KERRVILLE
2050

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: May 17, 2021 **DATE SUBMITTED:** Apr 20, 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