



ECONOMIC IMPROVEMENT CORPORATION MEETING AGENDA

JANUARY 24, 2022, 4:00 PM

CITY HALL COUNCIL CHAMBERS, 701 MAIN STREET EIC Meeting Procedures and Citizen Public Participation including a Zoom Component



COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, EIC, and City staff within a physical setting constitutes a public health risk. In an effort to avoid and mitigate health risks and limited occupancy levels in Council Chambers, EIC will convene the January 24, 2022 meeting in person and will also provide the public with a Zoom component.

Standard safety protocol will be observed by EIC, City staff, and citizens/visitors attending the EIC meeting. Wearing a mask in the City Hall Council Chambers is highly encouraged. If speaking at the podium, the mask can be removed.

In Council Chambers, six-foot distance seating is observed and due to limited seating capacity, open seating will be designated to citizens who have submitted a completed "speaker request form" to speak on an agenda item. It is advantageous for anyone wishing to speak, to submit a completed "speaker request form" to the Deputy City Secretary before EIC meeting is called to order, definitely before the item is called or read into record. Citizens not registered to speak on agenda items are welcome to view the EIC meeting in the City Hall lobby from the lobby monitors. Standard safety protocols will be observed in the City Hall lobby. When agenda items are called, and if anyone has submitted a completed "speaker request form", the speaker(s) will be rotated into Council Chambers to speak. It is beneficial for citizens wishing to speak, to submit a completed "speaker request form" to the Deputy City Secretary before EIC meeting is called to order. Each speaker is limited to four minutes.

Public Hearing items: submitting a completed "speaker request form" in advance would be beneficial to the public hearing process. However, public hearings will be announced as well.

Zoom component: As an additional option for citizens to participate in the meeting, the Zoom program will also be active during the January 24, 2022 meeting.

Instructions for Zoom callers: Dial a toll free number: **1-877-853-5247 or 1-888-788-0099**. When your call is answered you will hear **"Welcome to Zoom, enter the Meeting ID followed by pound"**. Enter in the Meeting ID below followed by the pound sign (#), when prompted enter the passcode.

The Meeting ID is 876 9842 2498#. Passcode is 385106

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. 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 Zoom moderator will be accepting calls starting at 3:45 p.m. Place your call before 4:00 p.m. in order to register with the Zoom moderator and participate. You will be queued to speak. Any calls made after the 4:00 p.m. deadline will not be answered, and microphones will be kept muted. Each speaker is limited to four minutes.

Public Hearing Items: Public Hearing items callers may use the "raise your hand" feature on Zoom, in order to be called upon. If a caller is using the Zoom app on a computer, tablet, or mobile phone click "Participants" and click the "Raise Hand" button. If a caller is using a landline telephone press *9 to "raise your hand". Each speaker is limited to four minutes.

Note: Zoom is a third party vendor which provides the ability for remote participation. Software changes may be beyond what the City can control. If the City is notified of any issues from the third party vendor, the City will notify citizens and provide alternative(s) for engagement and participation.

Citizens may view and hear the EIC meetings on Spectrum Channel 2 or by live-streaming via the City's website (www.kerrvilletx.gov). EIC meetings are recorded and the recordings are posted on the City's website.

Thank you for your participation!



ECONOMIC IMPROVEMENT CORPORATION AGENDA
JANUARY 24, 2022, 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 December 20, 2021.

Attachments:

[EIC Minutes 12-20-2021.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:

[December 2021 financial presentation.pdf](#)

6 INFORMATION AND DISCUSSION:

6.A. Investing opportunities and debt overview.

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. Workforce Housing development projects (551.071, 551.072, 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: 1/21/2022 at 3:55 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 December 20, 2021.

AGENDA DATE OF: January 24, 2022 **DATE SUBMITTED:** Dec 28, 2021

SUBMITTED BY: Kesha Franchina

EXHIBITS: [EIC Minutes 12-20-2021.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 December 20, 2021.

RECOMMENDED ACTION:

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on December 20, 2021.

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION (EIC)
REGULAR MEETING – DECEMBER 20, 2021**

On Monday, December 20, 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
Gregg Appel
Don Barnett
Kim Clarkson, Councilmember Place 2 (seated at bench as voting member 4:02 p.m.)
Gary Cochrane
Maggie Megee

MEMBERS ABSENT:

Kim Clarkson, Councilmember Place 2 (arrived at 4:02 p.m.)

CHIEF EXECUTIVE STAFF PRESENT:

E.A. Hoppe, City Manager
Mike Hayes, City Attorney
Shelley McElhannon, City Secretary
Trina Rodriguez, Assistant Director of Finance
Jacob Bogusch, Accounting Intern

VISITORS PRESENT: No citizen speakers registered to speak during the Visitors/Citizens forum item 3.

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

2 INVOCATION: Don Barnett led the invocation.

3 VISITORS / CITIZENS FORUM: No visitors/citizen spoke.

4 APPROVAL OF MINUTES:

4.A. Minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 21, 2021.

Gary Cochrane motioned to approve the minutes, and Gregg Appel seconded. The motion passed 6-0.

Kim Clarkson, Councilmember Place 2, arrived at meeting and sat at bench 4:02 p.m.

5 MONTHLY REPORTS:

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

Gil Salinas and Theresa Metcalf presented information, and the KEDC updates. No questions or discussion.

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

EA Hoppe presented the EIC Project Status handout, and provided information. No questions or discussion.

5.C. Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report, and responded to questions. Discussion ensued regarding investment options and rates. Per board member request, Trina Rodriguez will remove “*Remaining Budget*” column and replace with “*Budget Year to Date Estimate*”, also provide a comparison of how actuals are meeting the estimated budget, thus creating a variance column.

6 PUBLIC HEARING AND POSSIBLE ACTION:

6.A. Economic Development Grant Agreement between Sid Peterson Memorial Hospital, Inc. and the City of Kerrville, Texas Economic Improvement Corporation for infrastructure necessary to promote or develop new or expanded business enterprises that create primary jobs.

E.A. Hoppe provided information and responded to questions.

President Richards opened the public hearing at 4:25 p.m.

No public hearing speakers.

President Richards closed the public hearing at 4:26 p.m.

Maggie Megee motioned to approve the Economic Development Grant Agreement between Sid Peterson Memorial Hospital and the City of Kerrville Texas Economic Improvement Corporation, seconded by Gregg Appel. The motion passed 7-0.

Mike Hayes will revise draft agreement to forward to EIC.

Danny Almond motioned to go into executive session under 551.071 (consultation with attorney), 551.073 (deliberation regarding gifts), and 551.087 (deliberation regarding economic development negotiations). Gary Cochrane seconded and the motioned passed 7-0. President Richards adjourned into closed executive session at 4:27 p.m.

7 EXECUTIVE SESSION:

7.A. Workforce Housing development projects (551.071, 551.072, 551.087)

President Richards adjourned the closed executive session and the meeting returned to open session at 4:56 p.m. No action was taken during Executive Session.

8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: None

9 ITEMS FOR FUTURE AGENDAS:

- Sports Complex and DBAT update (Almond)
- TXDOT and Airport update (Megee)

10 ANNOUNCEMENTS: None.

11 **ADJOURN.** President Richards adjourned the meeting at 4:58 p.m.

Minutes Approved: _____

President Greg Richards: _____

Attest: Shelley McElhannon, City Secretary: _____



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



SUBJECT: Kerr Economic Development Corporation (KEDC) update.

AGENDA DATE OF: January 24, 2022 **DATE SUBMITTED:** Dec 28, 2021

SUBMITTED BY: Gil Salinas

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:

Information only; no action required.



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



SUBJECT: Kerrville Economic Improvement Corporation (EIC) project status update.

AGENDA DATE OF: January 24, 2022 **DATE SUBMITTED:** Dec 29, 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:

Information only; no action required.



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



SUBJECT: Monthly Financial Report.

AGENDA DATE OF: January 24, 2022 **DATE SUBMITTED:** Jan 19, 2022

SUBMITTED BY: Trina Rodriguez

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

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
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PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Monthly financial report for the month ending December 31, 2021 will be presented by staff.

RECOMMENDED ACTION:

Information only; no action required.



Financial update for the month ended December 31, 2021

**Economic Improvement Corporation Meeting
January 24, 2022**



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

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Revenues					
Sales and Use Tax	\$ 4,223,000	\$ 333,189	\$ 1,119,211	\$ 974,880	\$ 144,330
Interest Income	9,665	248	552	4,104	(3,552)
Total Revenues	4,232,665	333,437	1,119,762	978,984	140,778
Expenditures					
Administrative					
Office Supplies	500	-	-	0.0%	500
Professional Services	10,000	-	-	0.0%	10,000
Administrative Services Fee	195,000	16,250	48,750	25.0%	146,250
Kerr Economic Development Corp.	312,500	-	78,125	25.0%	234,375
Total Administrative	518,000	16,250	126,875	24.5%	391,125
Debt Service					
Debt Service - Series 2019 Ref (River Trail)	251,019	20,918	62,755	25.0%	188,264
Debt Service - Series 2020 Ref (River Trail)	233,000	19,417	58,250	25.0%	174,750
Debt Service - Series 2015 (KSC)	605,350	50,446	151,337	25.0%	454,013
Total Debt Service	1,089,369	90,781	272,342	25.0%	817,027
Projects					
Airport Projects	338,134	-	-	0.0%	338,134
Arcadia Live	400,000	200,000	200,000	50.0%	200,000
Sid Peterson Memorial Hospital	800,000	-	-	0.0%	800,000
Total Projects	1,538,134	200,000	200,000	13.0%	1,338,134
Total Expenditures	3,145,503	307,031	599,217	19.0%	2,546,286
Change in Net Position	\$ 1,087,162	\$ 26,406	\$ 520,545		

Economic Improvement Corporation

Cash Flow Forecast

As of December 31, 2021

	FY2022 Projection			
	Oct 2021 to Dec 2021	Jan 2022 to Mar 2022	Apr 2022 to Jun 2022	Jul 2022 to Sep 2022
	\$ 2,738,631	\$ 3,260,244	\$ 3,912,778	\$ 4,693,611
Beginning Cash Balance	\$ 2,738,631	\$ 3,260,244	\$ 3,912,778	\$ 4,693,611
Revenue				
Sales Tax	1,119,211	1,251,151	1,179,451	1,311,205
Interest Income	552	600	600	600
Total Revenue	1,119,762	1,251,751	1,180,051	1,311,805
Expenditures				
Administrative				
Administrative Fee & Supplies	48,750	48,750	48,750	48,750
Professional Services	-	-	-	10,000
KEDC	78,125	78,125	78,125	78,125
Total Administrative	126,875	126,875	126,875	136,875
Debt Service	272,342	272,342	272,342	272,342
Projects				
Airport Projects	-	-	-	25,000
Arcadia Live	200,000	200,000	-	-
Sid Peterson Memorial Hospital	-	-	-	800,000
Total Projects	200,000	200,000	-	825,000
Total Expenditures	599,217	599,217	399,217	1,234,217
Ending Cash Balance	\$ 3,260,244	\$ 3,912,778	\$ 4,693,611	\$ 4,771,200

Financial Analysis

Project Analysis as of December 31, 2021			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Airport Projects	375,000	7,367	367,633
Arcadia Live	400,000	200,000	200,000
Sid Peterson Memorial Hospital	1,600,000	-	1,600,000
Committed Project Total	\$ 775,000	\$ 207,367	\$ 2,167,633

Sales Tax Revenue Analysis - FY2022					
Month	Actual FY2021	Budget FY2022	Actual FY2022	FY2021 vs. FY2022	Budget vs. Actual
October	\$ 311,718	\$ 296,424	\$ 365,850	17.37%	23.42%
November	376,028	357,572	420,172	11.74%	17.51%
December	320,874	305,130	333,189	3.84%	9.20%
January	334,661	318,237	420,674	25.70%	32.19%

Cash Analysis as of December 31, 2021		
by Type - Placement - Amount		
Type	Placement	Amount
Short Term Investment	EIC TexPool	\$ 3,260,244
	Total Cash and Investments	\$ 3,260,244



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



SUBJECT: Investing opportunities and debt overview.

AGENDA DATE OF: January 24, 2022 **DATE SUBMITTED:** Dec 30, 2021

SUBMITTED BY: Julie Behrens

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:

Information only; no action required.