

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION (EIC)  
ANNUAL MEETING – June 20, 2022**

On Monday, June 20, 2022, at 4:00 p.m., the annual 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  
John Anderson  
Gregg Appel  
Kyle Bond  
Kim Clarkson, Councilmember Place 2  
Gary Cochrane

**MEMBERS ABSENT:** None

**CHIEF EXECUTIVE STAFF PRESENT:**

Mike Hayes, City Attorney  
Michael Hornes, Assistant City Manager  
Kim Meismer, Assistant City Manager  
Kesha Franchina, Deputy City Secretary  
Julie Behrens, Director of Finance  
Jacob Bogusch, Accounting Assistant  
Nathan Ribar, City Secretary Intern  
Trina Rodriguez, Assistant Director of Finance

**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:** Gregg Appel led the invocation.
- 3 **VISITORS / CITIZENS FORUM:** None.
- 4 **APPROVAL OF MINUTES:**
  - 4.A. Minutes from the regular Economic Improvement Corporation (EIC) meeting held on May 16, 2022.

Vice President Danny Almond motioned to approve the minutes, and Gregg Appel seconded. The motion passed 7-0.
  - 4.B. Minutes from the Economic Improvement Corporation (EIC) meeting held on June 7, 2022.

Vice President Almond motioned to approve the minutes, and Gary Cochrane seconded. The motion passed 7-0.

**5 MONTHLY REPORTS:**

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

Gil Salinas presented the KEDC update, and responded to questions.

5.B. Kerrville Economic Improvement Corporation (EIC) project status update.

Michael Hornes presented the EIC Project Status, and responded to questions.

5.C. Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report, and responded to questions.

**6 NOMINATE AND ELECT OFFICERS:**

6.A. Nominate and elect President, Vice-President, Secretary, and Treasurer.

Vice President Almond motioned to elect Greg Richards as President, and Gary Cochrane seconded. The motion passed 7-0.

President Richards motioned to elect Danny Almond as Vice President, and Kim Clarkson seconded. The motion passed 7-0.

Kim Clarkson motioned to elect Kesha Franchina, Deputy City Secretary, as the Secretary, and Danny Almond seconded. The motion passed 7-0.

Gregg Appel motioned to elect Trina Rodriguez, Assistant Director of Finance, as Treasurer, and Vice President Almond seconded. The motion passed 7-0.

6.B. Nominate and approve the Economic Improvement Corporation (EIC) representative to the Kerrville Economic Development Corporation (KEDC).

Gil Salinas responded to questions regarding the KEDC position. President Richards motioned to elect John Anderson as the EIC representative to the KEDC, and Gary Cochrane seconded. The motion passed 7-0.

6.C. Nominate and approve the Economic Improvement Corporation (EIC) representative to the "GO Team".

Gil Salinas responded to questions regarding the "GO Team". President Richards motioned to elect Kyle Bond as the EIC representative to the "GO Team", and Gary Cochrane seconded. The motion passed 7-0.

President Richards motioned to go into executive session under (551.071, 551.072, 551.087). Danny Almond seconded and the motioned passed 7-0. President Richards adjourned into closed executive session at 4:33 p.m.

**7 EXECUTIVE SESSION:**

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

- 7.B. Lienholders Agreement (Pari Passu Intercreditor Agreement) between EIC and Dacotah Bank concerning monetary grants and loans issued by the parties to Killdeer Mountain Manufacturing, Inc. (Prairie Gold Real Estate, LLC); and amendment to Economic Development Grant and Real Estate Purchase Agreement. (551.071, 551.072, 551.087).
- 7.C. First Amendment to Economic Development Grant and Real Estate Purchase Agreement between Killdeer Mountain Manufacturing, Inc., and the City of Kerrville, Texas, Economic Improvement Corporation.
- 7.D. First Amendment to Economic Development Incentive Agreement between Killdeer Mountain Manufacturing, Inc., and The City of Kerrville, Texas, Economic Improvement Corporation.

President Richards adjourned the closed executive session, and the meeting returned to open session at 5:31p.m.

**8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**

President Richards motioned to set a Public Hearing for the July meeting to consider an Economic Incentive Agreement with Lennar Homes, and instruct staff to continue working on developing the agreement and negotiating the terms. Gary Cochrane seconded. The motion passed 7-0.

**9 ITEMS FOR FUTURE AGENDAS:** None.

President Richards noted that Gregg Appel left the meeting, but still had a quorum.

**10 ADJOURN.** President Richards adjourned the meeting at 5:31 p.m.

Minutes Approved: Danny L. Almond

VICE DANNY ALMOND 7/18/2022  
President Gregory Richards: \_\_\_\_\_

Attest: Kesha Franchina, Deputy City Secretary: Kesha Franchina