



ECONOMIC IMPROVEMENT CORPORATION AGENDA

MONDAY, AUGUST 28, 2023, 4:00 PM Kerrville City Hall

Council Chambers 701 Main Street, Kerrville, Texas

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 July 17, 2023.

Attachment: [EIC MINUTES 7-17-2023.pdf](#)

4.B Minutes from the special-called City Council and Economic Improvement Corporation (EIC) meeting held on August 15, 2023.

Attachment: [8-15-2023 MINUTES final.pdf](#)

5 MONTHLY REPORTS:

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

5.B Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- River Trail, Nimitz Lake

Attachment: [8-7-2023 EIC CIP Project Update.pdf](#)

5.C Monthly Financial Report.

Attachment: [July 2023 financial presentation.pdf](#)

6 PUBLIC HEARING AND POSSIBLE ACTION:

6.A Consider Economic Development Project Application to The City of Kerrville, Economic Improvement Corporation (EIC), from Litecrete, Inc. (Project Mount Saddle), for the Economic Improvement Corporation to convey property it owns at 300 Peterson Farm Road, such conveyance to be without any payment to the Economic Improvement Corporation.

(TO BE POSTPONED)

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Administrative Services contract between City of Kerrville Texas Economic Improvement Corporation and City of Kerrville.

Attachment: [EIC_Services_2023-28_080823_DRAFT.pdf](#)

7.B Consider a grant application from the City of Kerrville for a quality of life project package, not to exceed \$20,000,000, issuance of sales tax revenue bonds, and annual funding for projects including the Scott Schreiner Golf Course, the Cailloux Theater, the Olympic Pool, the A.C. Schreiner House, Granger McDonald Park and other related projects to recreational and community facilities within the City of Kerrville.

7.C A resolution by the board of directors of the City of Kerrville, Texas Economic Improvement Corporation moving forward with the financing of various projects in the approximate principal amount of \$20,000,000 and setting a public hearing on the expenditure of sales tax revenues relating thereto; providing a notice of the specific projects or type of general projects to be undertaken; approving and authorizing the publication of a notice of the public hearing relating to these matters; and approving other matters in connection therewith.

Attachment: [Reso 01-2023 Intent to undertake Project 082423 DRAFT.pdf](#)

8 **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:*

8.A Economic Development Grant Agreement between Lennar Homes of Texas Land and Construction, Ltd., and the City of Kerrville, Texas Economic Improvement Corporation (551.071, 551.087).

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

10 **ITEMS FOR FUTURE AGENDAS:**

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 830-258-1118 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: August 25, 2023 at 2:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, City Secretary, City of Kerrville, Texas
