

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – July 17, 2023

On Monday, July 17, 2023, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) was called to order by President Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

Kim Clarkson - President
Gary Cochrane - Vice-President
John Anderson - KEDC
Gregg Appel
Kyle Bond - "GO Team"
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT: None

CHIEF EXECUTIVE STAFF:

Kim Meismer, Interim City Manager
Mike Hayes, City Attorney
Michael Hornes, Deputy City Manager
Keshia Franchina, Deputy City Secretary
Julie Behrens, Director of Finance
Jacob Bogusch, Finance Compliance Coordinator
Trina Rodriguez, Assistant Director of Finance

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

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

2 **INVOCATION:** Gregg Appel led the invocation.

3 **ANNOUNCEMENTS:** None

4 **VISITORS/CITIZENS FORUM:**

- Barbara Dewell Ferguson

5 **APPROVAL OF MINUTES:**

5.A Minutes from the regular and annual Economic Improvement Corporation (EIC) meeting held on May June 19, 2023.

Gary Cochrane motioned to approve the minutes, Kyle Bond seconded by. The motion passed 7-0.

6 **MONTHLY REPORTS:**

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

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

Councilmember Herring requested the KEDC monthly report be in writing in the packet for

review before the meeting.

6.B. EIC project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV 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

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

6.C Monthly Financial Report.

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

Michael Hornes presented the 10 Year Cash Flow Analysis, and responded to questions. Gary Cochrane requested an updated 10 Year Cash Flow Analysis be presented monthly.

7 PUBLIC HEARING AND POSSIBLE ACTION:

7.A Economic Development Grant Agreement between City of Kerrville, TX Economic Improvement Corporation and Lennar Homes of Texas Land and Construction, LTD for regional infrastructure.

Michael Hornes presented the agreement with Lennar Homes, and responded to questions.

President Clarkson opened the Public Hearing at 5:00 pm.

Speakers were as follows:

- Clifton Karim, Lennar Homes
- Barbara Dewell Ferguson
- Peggy McKay
- George Baroody
- Pablo Brinkman
- Maggie Megee
- Bruce Stracke

President Clarkson closed the Public Hearing at 5:22 pm. The EIC decided to move the discussion to Executive Session portion of the meeting; and continued to the next item on the agenda.

President Clarkson moved item 8.B. ahead of 8.A. to allow Gil Salinas to speak.

8 CONSIDERATION AND POSSIBLE ACTION:

8.A. Economic Improvement Corporation (EIC) Proposed Budget for the Fiscal Year 2024.

Julie Behrens presented the proposed EIC Budget. She, and Michael Hornes, responded to questions. Michael Hornes introduced possible future training initiatives. President Clarkson requested he push out opportunities link to the board.

Councilmember Herring motioned to approve the EIC proposed FY2024Budget, seconded by Kyle Bond. The motion passed 7-0.

8.B. 1) Review of the proposed budget from Kerr Economic Development Corporation(KEDC) Budget for Fiscal Year 2024.

Gil Salinas presented the proposed KEDC Budget, and responded to questions. No action was taken.

2) Economic Development Grant Agreement between Kerr Economic Development Corporation (KEDC) and the City of Kerrville, Texas Economic Improvement Corporation (EIC).

Gil Salinas presented the proposed KEDC Budget, and responded to questions.

John Anderson motioned to approve item 8.B., seconded by Gregg Appel. Mike Hayes recommended the motion be re-worded. John Anderson withdrew his motion, Gregg Appel withdrew his second.

Councilmember Herring motioned to approve the fulfillment of its obligations as laid out in the existing KEDC agreement that triggers the 10% agreement, seconded by Kyle Bond. The motion passed 7-0.

Councilmember Herring motioned to convene into closed Executive Session under 551.071, 551.087, seconded by Gregg Appel. The motion passed 7-0. President Clarkson convened closed Executive Session at 5:51 p.m.

9 EXECUTIVE SESSION:

9.A. Economic Development projects: (551.071, 551.087)

- Project Mount Saddle
- Project Windridge

President Clarkson adjourned from closed Executive Session and entered into open session at 6:58 p.m.

10 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

President Clarkson stated on the Winridge Project EIC wishes to express support of this project, and authorize staff to move forward with items discussed in Executive Session and to finalize the agreement to be brought forward for final approval at a future meeting.

John Anderson motioned to call a Public Hearing at the next regular meeting for the Mount

Saddle Project to be considered, Celeste Hamman seconded. The motion passed 7-0.

11 ITEMS FOR FUTURE AGENDAS: None.

12 ADJOURN. President Clarkson adjourned the meeting at 6:59 p.m.

Minutes Approved: 8/28/2023 .

Kim Clarkson .

Kim Clarkson, EIC President

Kesha Franchina .

Attest: Kesha Franchina, Deputy City Secretary