



ECONOMIC IMPROVEMENT CORPORATION AGENDA
MONDAY, DECEMBER 11, 2023, 4:00 PM
City Hall Council Chambers 701 Main Street, Kerrville, TX

CALL TO ORDER: By Chair Kim Clarkson

INVOCATION:

1. 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.

2. APPROVAL OF MINUTES:

2.A Minutes from the regular EIC meeting held on November 13, 2023.
Attachment: [EIC Minutes 11-13-2023 8.pdf](#)

3. MONTHLY REPORTS:

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

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

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing
- Sales Tax Bond Project update

3.C Monthly Financial Report.
Attachment: [November 2023 financial presentation.pdf](#)

4. CONSIDERATION AND POSSIBLE ACTION:

4.A Funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa residential subdivision.
Attachments: [Habitat for Humanity Kerr County EIC Application.pdf](#)
[Habitat for Humanity Mariposa Overview.pdf](#)
[Habitat for Humanity House Plan and Elevations.pdf](#)
[Mariposa Infrastructure Opinion of Probable Cost.pdf](#) *[Mariposa Preliminary Plat.pdf](#)*
[Mariposa Site Plan.pdf](#)

4.B Purchase Sale Agreement between the City of Kerrville, Economic Improvement Corporation (EIC) and Megaacrete Real Estate, LLC (Project Mount Saddle), which agreement provides for the EIC to convey property it owns along the 300 block of Peterson Farm Road, consisting of approximately 86.71 acres.
Attachments: [Modular_Capabilities_Brochure_2022.pdf](#)

5. 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:

5.A Economic Development projects: (551.071, 551.072, 551.087)

- Megaacrete Real Estate, LLC (f/k/a Litecrete, Inc.)
- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Lennar Homes of Texas Land and Construction, LTD (Windridge residential development)

6. **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**7. **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: December 08, 2023 at 11:45 a.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
