

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – JANUARY 08, 2024

On Monday, January 08, 2024, 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
John Anderson - KEDC
Gregg Appel
Kyle Bond - "GO Team"
Gary Cochrane - Vice-President
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT:

None

CHIEF EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Assistant City Manager
Kim Meisner, Assistant City Manager
Shelley McElhannon, City Secretary
Stuart Barron, Executive Director

Julie Behrens, Director Finance
Ashlea Boyle, Director Parks & Recreation
Shane Heffernan, Asst Director Parks & Rec
Drew Paxton, Planning Director
Trina Rodriguez, Assistant Director Finance

VISITORS PRESENT: A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

Gil Salinas, Kerrville Economic Development Corporation (KEDC) Executive Director
Katie Milton Jordan, KEDC
Mary Campana, Habitat for Humanity

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

INVOCATION: President Clarkson led the invocation.

1 **ANNOUNCEMENTS:** None

2 **VISITORS / CITIZENS FORUM:** None

3 **APPROVAL OF MINUTES:**

3.A Minutes from the regular EIC meeting held December 11, 2023.

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

4 **MONTHLY REPORTS:**

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

Gil Salinas and Katie Milton Jordan presented update and responded to questions.

4.B Kerrville Economic Improvement Corporation 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

Michael Hornes presented the EIC Project Status updates and responded to questions, and Ashlea Boyle and Stuart Barron responded to questions.

4.C Monthly Financial Report.

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

5 PUBLIC HEARING AND POSSIBLE ACTION:

5.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.

Michael Hornes and applicant Mary Campana presented information and responded to questions. Chair Kim Clarkson opened the public hearing at 4:57 p.m.

The following person(s) spoke:

- Weir Labatt
- Mary Campana
- Tabor McMillan
- Howell Ridout
- Russell Davidson
- Greg Richards
- George Baroody
- Ariseli Casterino
- Casey Hannigan

Chair Kim Clarkson closed the public hearing at 5:24 p.m.

Mary Campana and Michael Hornes clarified issues posed by public comment and EIC. Discussion ensued by EIC members. Michael Hornes, Julie Behrens, and Trina Rodriguez responded to questions by EIC members.

Joe Herring, Jr. made a motion to approve the funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 for the proposed Mariposa residential subdivision, seconded by Gary Cochrane. The motion passed 7-0.

6 CONSIDERATION AND POSSIBLE ACTION:

6.A Funding request from the City of Kerrville, for renovations to the Scott Schreiner Municipal Golf Course, in an amount not to exceed \$2,000,000.

Michael Hornes and Mike Hayes presented information and responded to questions.

Kyle Bond made a motion to schedule a public hearing to consider the funding request from the City of Kerrville, for renovations to the Scott Schreiner Municipal Golf Course, in an amount not to exceed \$2,000,000, seconded by Greg Appel. The motion passed 7-0.

- 7 **EXECUTIVE SESSION:** Executive session was not called nor convened.
- 7.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)

Michael Hornes provided update for Megaacrete in open session.

8 **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:** None

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

10 **ADJOURN.** President Clarkson adjourned the meeting at 5:57 p.m.

MINUTES APPROVED: 2/12/2024 .

Kim Clarkson .
Kim Clarkson, EIC President

Shelley McElhannon .
Attest: Shelley McElhannon, City Secretary