

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING**

JUNE 18, 2018

On Monday, June 18, 2018, the regular meeting of the members of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Kenneth Early, President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas. Mr. Cooper offered the invocation.

Members Present:

Kenneth Early, President
Don Barnett (came in at 4:30 p.m.)
Gary Cooper
Kent McKinney
Robert Naman
Delayne Sigerman

Members Absent:

Maggie Megee

City Executive Staff Present:

Mark McDaniel, City Manager
E.A. Hoppe, Deputy City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Amy Dozier, Finance Director

Visitors Present: Visitor list available in the City Secretary's Office for the required retention period.

1. **VISITORS/CITIZENS FORUM:** No one spoke.

2. **NOMINATE AND ELECT OFFICERS:**

2A. Nominate and elect President, Vice President, Secretary and Treasurer.

Ms. Sigerman nominated Mr. Early as President, and Mr. McKinney as Vice-President. Mr. Cooper seconded, and the motion passed 5-0.

Mr. Cooper nominated Ms. Brown as Secretary, and Amy Dozier as Treasurer. Mr. McKinney seconded, and the nomination was approved 5-0.

3. **APPOINTMENT OF EIC REPRESENTATIVE TO THE KERR ECONOMIC DEVELOPMENT CORPORATION:**

3A. Nominate and approve EIC representative to the Kerr Economic Development Corporation.

Mr. McKinney nominated Mr. Early to be the EIC representative to the KEDC. Ms. Sigerman seconded, and the nomination was approved 5-0.

4. APPOINTMENT OF EIC REPRESENTATIVE TO THE "GO TEAM":

4A. Nominate and approve EIC representative to the "GO Team".

Ms. Sigerman nominated Mr. Cooper as the EIC representative to the "GO Team". Mr. Naman seconded, and the nomination was approved 5-0.

5. MONTHLY REPORTS:

5A. Monthly financials for May 2018.

Ms. Dozier reported that the EIC operating fund received sales tax revenue of \$324,560 for May, which was a 5.1% increase compared to the same period in the prior year. The sales tax for Fiscal Year 2018 was up 0.5% compared to Fiscal Year 2017. There was an increase in retail, food services, and manufacturing in May as well. June sales tax was 9.1% higher compared to June of Fiscal Year 2017. Expenditures for May included only budgeted transfers for debt service and the administrative services fee.

Projects update:

Mr. Hoppe made the following reports:

River Trail:

The Trail westward from Lowry Park to the Dietert Center was set for completion in September 2018.

Reuse Distribution Lines:

The lines were completed. Crews were working on the pump facility, with the pond being approximately half full. Distribution is set to begin in July.

Tennis Center Improvements:

Engineering and design was progressing. The bidding procedure is scheduled to begin in early fall.

Aquatics Feasibility Study:

Negotiations with the most qualified applicants for the feasibility study were in the latter stages.

Downtown Streetscape:

City staff was working with an architect to negotiate a contract for the creation of construction documents.

6. CONSIDERATION AND POSSIBLE ACTION:

6A. Update and direction to City staff regarding Economic Improvement budget for Fiscal Year 2019.

Ms. Dozier reviewed the preliminary Fiscal Year 2019 EIC budget. The budget allocated \$3,482,686 in funding for the EIC. Revenue projections for Fiscal Year 2019 were

\$3,514,052. The Fiscal Year 2018 EIC budget was projected to end the fiscal year with an unrestricted cash balance of \$1,161,994. Fiscal Year 2019 net revenues were projected to exceed net expenditures by \$31,365.

7. PUBLIC HEARING AND POSSIBLE ACTION:

7A. Public Hearing and Funding Agreement with Collett Properties/HL Kerr, LLC for \$375,000 to assist with site preparation and redevelopment of the Northeast corner of Loop 534 and State Highway 16.

The public hearing was opened by Mr. Early at 4:35 p.m. Mr. Hoppe reviewed the project summary. The public hearing was closed at 4:47 p.m.

8. EXECUTIVE SESSION:

Ms. Sigerman moved to go into Executive Session under Section 551.071 (consultation with attorney), and 551.087 (deliberation regarding real property) of the Texas Government Code. Mr. Cooper seconded, and the motion passed 6-0 to discuss the following matters:

Sections 551.071, and 551.087:

8A. Economic Development Grant Agreement between Collett Properties/HL Kerr, LLC and the City of Kerrville Texas Economic Improvement Corporation in an amount not to exceed \$375,000 to assist with site preparation and redevelopment of the northeast corner of Loop 534 and State Highway 16.

8B. Deliberation regarding economic development negotiations in accordance with the Texas Open Meetings Act, Section 551.087, discussion regarding commercial or financial information received from a business prospect(s) and/or to deliberate the offer of a financial or other incentive to a business prospect(s). (Section 551.087, TX. Gov't Code)

At 4:55 p.m. the regular meeting recessed. EIC went into executive closed session at 4:55 p.m. At 5:03 p.m. the executive closed session recessed and EIC returned to open session at 5:03 p.m. No action was taken in executive session.

9. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

Mr. Cooper moved to approve the Funding Agreement with Collett Properties/HL Kerr, LLC for \$375,000 to assist with site preparation and redevelopment of the Northeast corner of Loop 534 and State Highway 16. Mr. McKinney seconded, and the motion passed 6-0.

10. ITEMS FOR FUTURE AGENDAS: None

11. ANNOUNCEMENTS: None

12. ADJOURNMENT

Mr. Early adjourned the meeting at 5:04 p.m.

APPROVED: July 16, 2018

Kenneth Early, President

ATTEST:

Cheryl Brown, Deputy City Secretary