

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING** **FEBRUARY 18, 2019**

On Monday, February 18, 2019, 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
Kent McKinney, Vice President
Don Barnett
Gary Cooper
Maggie Megee
Robert Naman
Delayne Sigerman

Members Absent:

None

City Executive Staff Present:

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

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

1. **VISITORS/CITIZENS FORUM:** None

2. **APPROVAL OF MINUTES:**

2A. Approval of minutes for the regular EIC meeting held on December 17, 2018.

Ms. Sigerman moved to approve the minutes. Ms. Megee seconded the motion and the motion passed 7-0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for January 2018.

Ms. Dozier reported that the EIC operating fund received sales tax revenue of \$271,314 in January 2019, which was a 0.8% increase compared to January 2018. December 2018 sales tax included a prepayment by a large retailer and a prior period payment from a utility. After adjusting for the one-time activity, sales tax is up 5.1% led by increases in manufacturing, food service, and retail.

Interest income for the month was \$7,948. EIC's money is invested entirely in TexPool, which was earning 2.58% as of February 14, 2019. The investment is completely liquid and can be used to fund projects at any time.

Expenditures for the month were \$232,682, which included budgeted transfers for debt service and the administrative service fee plus a \$125,000 transfer to the Project Fund for the Business Development Set Aside.

During January, the Project Fund received the \$125,000 transfer noted above.

Ms. Dozier also included the quarterly reports from James Avery Craftsman Inc., and Fox Tank Company.

3B. Projects update:

Mr. Hoppe made the following reports:

River Trail Extension to Schreiner University

This was approved by the City Council at their first meeting in January. City staff was going over the design documents.

Tennis Center Improvements:

Construction was scheduled to start in the beginning of March.

Aquatics Feasibility Study:

The consultant was working on a phasing plan. City staff will bring phasing documents to the EIC, as well as the public at a future date.

Legion Lift Station:

There were a few more easements to finish, but staff was working to get those completed.

Mr. Hoppe also reported that demolition was proceeding at the former EconoLodge site. Hobby Lobby hoped to be able to open their store sometime around September of this year.

Thompson/Spur 98 infrastructure was in the final stages of engineering and easement acquisition.

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Application for Project Funding Request to the Kerrville Economic Improvement Corporation regarding Downtown Parking Garage/Streetscape.

Mr. Hoppe presented conceptual drawings of the project. He explained the funding process for the repairs done on the garage, and the separate improvements, Phase One of which was the purpose of the funding request. Hoppe introduced Peter Lewis, the architect for the project. Mr. Lewis presented a few more conceptual drawings for Phase One of the improvement project.

Ms. Megee moved to direct staff to proceed with the drafting of a funding agreement, and to set a public hearing date of March 18, 2019. Mr. McKinney seconded, and the motion passed 7-0.

5. EXECUTIVE SESSION:

Ms. Sigerman moved for EIC to go into executive closed session to discuss subject matter under Section 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code. Mr. McKinney seconded, and the motion passed 7-0.

At 4:33 p.m. the regular meeting recessed. EIC went to executive closed session at 4:33 p.m. At 4:53 p.m., the executive closed session recessed and EIC returned to open session at 4:53 p.m. No action was taken at executive session.

6. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

None

7. ITEMS FOR FUTURE AGENDAS:

Review of the 2019 calendar because of Monday holidays that could possibly interfere with EIC scheduled meetings.

8. ANNOUNCEMENTS:

The annual fund raiser for the Cailloux Theater "Dinner with the Stars" was scheduled for March 23, 2019.

9. ADJOURNMENT

Mr. Early adjourned the meeting at 4:55.

APPROVED: 03/18/2019

Kenneth Early, President

ATTEST:

Cheryl Brown, Deputy City Secretary