

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

SEPTEMBER 16, 2019

On Monday, September 16, 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. Gregory Richards offered the invocation.

Members Present:

Kenneth Early, President
Kent McKinney, Vice President
Danny Almond
Don Barnett
Gregory Richards
Aaron Yates

Members Absent:

Maggie Megee

City Executive Staff Present:

E.A. Hoppe, Deputy City Manager
Mike Hayes, City Attorney
Amy Dozier, Finance Director
Kayla McInturff, 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 August 19, 2019.

Mr. Barnett moved to approve the minutes. Danny Almond seconded the motion and the motion passed 6-0.

3. **MONTHLY REPORTS**

3A. Monthly Financial Report.

Amy Dozier presented the monthly financial report.

3B. Projects update:
Mr. Hoppe made the following reports:

River Trail Extension to Schreiner University:

Kick-off with contractor has started with anticipated completion in early summer 2020.

Aerial Pipe Bridge:

Successful TWDB grant award of State Disaster Recovery Funds. Proceeding with engineering contract.

Tennis Center Improvements: Continuing to make progress.

Aquatics Feasibility Study: Reviewing operational costs related to proposed phasing plan.

Olympic Drive Extension:

Construction documents are being developed.

Downtown Streetscape:

Construction documents are being developed.

Legion Lift Station:

Project is on track to be wrapped up by first quarter of 2020.

EconoLodge/Hobby Lobby

Opening date in Q4 2019.

Thompson/Spur 98 Infrastructure Extension

Offsite water extension to the property is completed. Wastewater extension is in progress.

Arcadia Renovation: Construction documents are being developed, anticipated construction start in late October/November.

3C. Monthly update from Kerr Economic Development Corporation. (KEDC)
Gil Salinas and Walk Koenig presented KEDC update.

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Economic Development Grant Agreement between Kerr Economic Development Corporation (KEDC) and the City of Kerrville, Texas Economic Improvement Corporation.

Mr. McKinney moved to approve contract. Gregory Richards seconded the motion and the motion passed 6-0.

4B. Presentation of an EIC funding request by the City of Kerrville, TX regarding improvements to the Kerrville/Kerr County Airport at Louis Schreiner Field. Jim Mans, Airport Board Member and Lead Director of Strategic Planning, presented report.

Mary Rohrer, Airport Manager, presented and discussion was had.

4C. Presentation of an EIC funding request by 2J-PAGE Development, LLC regarding a workforce housing development located along Meadowview Rd.

Mr. Hoppe introduced item. Joe Byers, Managing Partner with 2J-Page Entities, presented. Travis Page, President of TPAGE Construction, presented and discussion was had.

4D. Resolution creating a subcommittee of the City of Kerrville, Texas Economic Improvement Corporation to review the Bylaws of the corporation and recommend any amendments.

Discussion was had, no action was taken.

4E. Review and discuss upcoming EIC regular meeting dates.

Mr. Hoppe presented potential calendar conflicts.

October 2019

3rd Monday: October 21st (both City Manager Mark McDaniel and Deputy CM E.A. Hoppe will be at a professional training event).

NEW meeting date: October 28th

November 18th, 2019: (no change in meeting date)

December 16th, 2019: (no change in meeting date)

January 2020:

3rd Monday: January 20th (Kerrville City Hall is closed in observance of MLK Day)

NEW meeting date: January 13th

February 17th, 2020: (no change in meeting date)

March 16th, 2020: any conflicts due to KISD Spring Break to be discussed at a later date.

5. EXECUTIVE SESSION:

Mr. Barnett 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. Kent McKinney seconded, and the motion passed 6-0.

5A. Deliberation regarding economic development negotiations in accordance with the Texas Open Meetings Act; 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 Government Code) At 5:26 p.m. the regular meeting recessed. EIC went to executive closed session at 5:26 p.m. At 6:04 p.m., the executive closed session recessed and EIC returned to open session at 6:04 p.m. No action was taken at executive session.

6. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

Aaron Yates moved to direct staff to develop a Funding Agreement with City of Kerrville regarding improvements to the Kerrville/Kerr County Airport and set a Public Hearing on October 28. Danny Almond seconded the motion and the motion passed 6-0.

Aaron Yates moved to direct staff to create a term sheet and bring information requested in Executive Session regarding funding request by 2J-Page Development. Danny Almond seconded the motion and passed 6-0.

7. ITEMS FOR FUTURE AGENDAS:

None

8. ANNOUNCEMENTS:

None

9. ADJOURNMENT

Mr. Early adjourned the meeting at 6:05 pm.

APPROVED:



Kenneth Early, President

ATTEST:



Kayla McInturff, Deputy City Secretary