



**TAX INCREMENT REINVESTMENT ZONE AGENDA**  
**AUGUST 12, 2021, 4:00 PM**  
**Kerrville City Hall, City Council Chambers**  
**701 Main Street, Kerrville, Texas**



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***Tax Increment Reinvestment Zone (TIRZ) Meeting Procedures, TIRZ Members and City Staff Safety Measures, and Citizen Participation Guidelines***

COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, TIRZ Members, and City staff within a physical setting constitutes a public health risk. On March 16, 2020, the Texas Governor suspended certain requirements of the Open Meetings Act to permit open meetings to occur in a fully, or partially, virtual setting (telephonic/videoconference).

Due to the recent increase of Coronavirus positive cases in Kerr County, standard safety protocols will be observed by TIRZ Members, City staff, and citizens/visitors attending the meeting. Masks are voluntary and highly encouraged. Six-foot distance seating will be observed and visitor seating will be designated. Visitor overflow will be in the City Hall lobby, where social distancing will also be observed.

Citizens wishing to speak during a meeting shall submit a completed "speaker request form" to the City Secretary before the item is introduced, but are encouraged to submit the form before the meetings begin. Each speaker is limited to four minutes.

Written comments will be accepted for any agenda items, including Public Hearings. You are required to provide your first and last name, address, and identify the item you wish to comment on. Written comments may be emailed to [kessa.franchina@kerrvilletx.gov](mailto:kessa.franchina@kerrvilletx.gov) and must be received by 3:00 p.m. the afternoon of the TIRZ meeting.

Thank you for your participation!

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**1 CALL TO ORDER**

**2 INVOCATION**

**3 APPROVAL OF MINUTES:**

3.A. [Minutes from the regular Tax Increment Reinvestment Zone meeting held on January 28, 2021](#)

Attachments:

[TAX INCREMENT REINVESTMENT ZONE MINUTES 1-28-2021.pdf](#)

**4 QUARTERLY REPORTS:**

4.A. [Update on various Downtown projects](#)

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**5 CONSIDERATION AND POSSIBLE ACTION:**

5.A. [Tax Increment Reinvestment Zone \(TIRZ\) Proposed Budget for the Fiscal Year 2022](#)

Attachments:

[20210812\\_Proposed FY22 Budget.pdf](#)

**6 ITEMS FOR FUTURE AGENDAS:**

**7 ANNOUNCEMENTS:**

**8 ADJOURN.**

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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 830-257-8000 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: 8/6/2021 at 9:05 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

*Kesha Franchina*

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas

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Revised 8/6/2021 10:25 am, Kesha Franchina, Deputy City Secretary

# **Tax Increment Reinvestment Zone Agenda Bill Report**

Submitted by: Kesha Franchina, Deputy City Secretary  
Submitting Department: City Secretary  
Meeting Date: August 12, 2021

**SUBJECT:**

Minutes from the regular Tax Increment Reinvestment Zone meeting held on January 28, 2021

**SUMMARY STATEMENT:**

Minutes from the regular Tax Increment Reinvestment Zone meeting held on January 28, 2021

**EXHIBITS:**

**RECOMMENDED ACTION:**

Approve minutes

**EXPENDITURE REQUIRED:**

N/A

**CURRENT BALANCE IN ACCOUNT:**

N/A

**AMOUNT BUDGETED:**

N/A

**ACCOUNT NUMBER:**

N/A

**PAYMENT TO BE MADE TO:**

N/A

**ATTACHMENTS**

- [TAX INCREMENT REINVESTMENT ZONE MINUTES 1-28-2021.pdf](#)

**CITY OF KERRVILLE, TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS REGULAR MEETING, JANUARY 28, 2021, 4:00 P.M.**

On Thursday, January 28, 2021, the City of Kerrville, Texas TIRZ Board of Directors regular meeting was called to order at 4:00 p.m. by Kenneth Early, Chairman, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

**Members Present:**

Kenneth Early, Chairman  
Fred Gamble  
John Harrison  
Katherine Howard  
Pat Murray  
Bruce Stracke  
Mindy Wendele, Vice-Chair

**Members Absent:**

None

**City Executive Staff Present:**

Mark McDaniel, City Manager  
E.A. Hoppe, Deputy City Manager  
Mike Hayes, City Attorney  
Amy Dozier, Chief Financial Officer  
Kesha Franchina, Deputy City Secretary

No citizens were present at the Tax Increment Reinvestment Zone meeting due to the COVID-19 pandemic restrictions and the Governors Disaster Declaration on March 16, 2020; public participation and engagement were offered through Zoom by telephone, by written comments, and by mail.

- 1 INVOCATION:** Kenneth Early led the Invocation at 4:00 p.m.
- 2 CALL TO ORDER:** Kenneth Early opened the meeting at 4:00 p.m.
- 3 APPROVAL OF MINUTES:**
  - 3.A. Minutes from the TIRZ meeting held on September 24, 2020  
Pat Murray motioned to approve the minutes as distributed, Mindy Wendele seconded, and the motion passed 7-0.
- 4 QUARTERLY REPORTS:**
  - 4.A. Update On Various Downtown Projects

Mark McDaniel and EA Hoppe presented the update and answered questions. Amy Dozier answered questions.

- 4.B. Tax Increment Reinvestment Zone Annual Report  
Amy Dozier presented the 2020 TIRZ Annual Report

**5 ITEMS FOR FUTURE AGENDAS:**

- 5.A. Confirmation Of Upcoming Meeting Date  
Board confirmed the next regular meeting to be held Thursday, April 22, 2021 at 4:00 p.m.  
Mark McDaniel noted that the board may be asked to meet earlier, if needed.

**6 ANNOUNCEMENTS:** No announcements

- 7 ADJOURN.** Kenneth Early adjourned the meeting at 4:26 p.m.

**APPROVED BY TIRZ BOARD:** \_\_\_\_\_

\_\_\_\_\_  
Kenneth Early, Chairman

**ATTEST:**

\_\_\_\_\_  
Kesha Franchina, Deputy City Secretary

# Tax Increment Reinvestment Zone Agenda Bill Report

Submitted by: Kesha Franchina, Deputy City Secretary  
Submitting Department: City Administration  
Meeting Date: August 12, 2021

**SUBJECT:**

Update on various Downtown projects

**SUMMARY STATEMENT:**

Update on various Downtown projects.

**EXHIBITS:**

**RECOMMENDED ACTION:**

**EXPENDITURE REQUIRED:**

N/A

**CURRENT BALANCE IN ACCOUNT:**

N/A

**AMOUNT BUDGETED:**

N/A

**ACCOUNT NUMBER:**

N/A

**PAYMENT TO BE MADE TO:**

N/A

**ATTACHMENTS**

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# Tax Increment Reinvestment Zone Agenda Bill Report

Submitted by: Julie Behrens , Assistant Director of Finance  
Submitting Department: Finance  
Meeting Date: August 12, 2021

**SUBJECT:**

Tax Increment Reinvestment Zone (TIRZ) Proposed Budget for the Fiscal Year 2022

**SUMMARY STATEMENT:**

Proposed budget for FY2022 includes revenues as provided by the Kerr County Tax Assessor/Collector and the Kerr Central Appraisal District. No expenses have been budgeted for FY2022.

**EXHIBITS:**

**RECOMMENDED ACTION:**

Approve the proposed TIRZ FY22 budget

**EXPENDITURE REQUIRED:**

N/A

**CURRENT BALANCE IN ACCOUNT:**

N/A

**AMOUNT BUDGETED:**

N/A

**ACCOUNT NUMBER:**

N/A

**PAYMENT TO BE MADE TO:**

N/A

**ATTACHMENTS**

- [20210812\\_Proposed FY22 Budget.pdf](#)

**City of Kerrville**  
**TIRZ**  
**FY2022 Proposed Budget**

	<b>FY21</b>	<b>FY22</b>
	<b>Estimated</b>	<b>Proposed</b>
<b>Beginning Cash Balance</b>	\$0	\$49,511
<b>Revenue</b>		
Property Tax	49,461	62,641
Interest and Miscellaneous	50	250
<b>Total Revenue</b>	49,511	62,891
<b>Expenditures</b>		
Administrative		
Supplies and Miscellaneous	-	-
Professional Services	-	-
Other	-	-
<b>Total Administrative</b>	-	-