



TAX INCREMENT REINVESTMENT ZONE AGENDA  
THURSDAY, MAY 11, 2023, 3:00 PM  
Kerrville City Hall, City Council Chambers  
701 Main Street, Kerrville, Texas



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**1 CALL TO ORDER:**

**2 INVOCATION:**

**3 ANNOUNCEMENTS:**

**4 VISITORS / CITIZENS FORUM:**

**5 APPROVAL OF MINUTES:**

5.A Minutes from the regular Tax Increment Reinvestment Zone meeting held on January 26, 2023.

Attachments:

[\*TIRZ Minutes 1-26-2023.pdf\*](#)

**6 MONTHLY REPORTS:**

6.A Update on Various Downtown Projects to Include: Infrastructure, River Trail, Streets & Beautification Projects, New Commercial/Retail Development within the TIRZ District.

6.B Financial Update as of May 5, 2023

Attachments:

[\*May 2023 FINANCIALS..pdf\*](#)

**7 CONSIDERATION AND POSSIBLE ACTION:**

7.A Request from City of Kerrville, TX for project funding in an amount not to exceed \$40,000 for Additive Alternate No. 1 within the TIRZ regarding Community Development Block Grant (CDBG) - Downtown Revitalization Program -2021.

**8 ITEMS FOR FUTURE AGENDAS:**

**9 ADJOURN:**



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Minutes from the regular Tax Increment Reinvestment Zone meeting held on January 26, 2023.

**AGENDA DATE OF:** May 11, 2023                      **DATE SUBMITTED:** May 5, 2023

**SUBMITTED BY:** Megan Folkerts, Senior Management Analyst

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

<b>Kerrville 2050 Item?</b>	No
<b>Key Priority Area</b>	N/A
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	N/A

**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve minutes from the regular Tax Increment Reinvestment Zone (TIRZ) meeting held on January 26, 2023.

**ATTACHMENTS:**

[\*TIRZ Minutes 1-26-2023.pdf\*](#)

**CITY OF KERRVILLE, TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS REGULAR MEETING, JANUARY 27, 2023, 4:00PM**

On Thursday, January 23, 2023, the City of Kerrville, Texas TIRZ Board of Directors regular meeting was called to order at 4:00pm by Kenneth Early, Chair, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

**Members Present:**

Kenneth Early, Chairman, arrived at 4:07pm  
Fred Gamble  
John Harrison  
Pat Murray  
Bruce Stracke

**Members Absent:**

Katherine Howard  
Mindy Wendele, Vice-Chair

**City Executive Staff Present:**

Michael Hornes, Assistant City Manager  
Kesha Franchina, Deputy City Secretary  
Julie Behrens, Director of Finance  
Jacob Bogusch  
Trina Rodriguez, Assistant Director of Finance  
Cody Scott, Finance Compliance Coordinator

- 1 **CALL TO ORDER:** Kenneth Early opened the meeting at 4:00pm.
- 2 **INVOCATION:** Kenneth Early led the Invocation.
- 3 **VISITORS / CITIZENS FORUM:** No citizen speakers.
- 4 **APPROVAL OF MINUTES:**
  - 4.A. Minutes from the regular Tax Increment Reinvestment Zone meeting held on September 8, 2022.

Bruce Stracke motioned to approve the minutes and Fred Gamble seconded. The motion passed 5-0.

**5 REPORTS:**

- 5.A. Update on various Downtown projects to include the following:
  - Community Development Block Grant (CDBG) – Downtown Revitalization Program - 2021

Michael Hornes presented the update on Downtown projects and responded to questions.

5.B. Annual Financial Report

Julie Behrens presented the Annual Financial Report and responded to questions.  
Michael Hornes responded to questions.

6 **EXECUTIVE SESSION:** None.

7 **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:** None.

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

9 **ADJOURN.** Kenneth Early adjourned the meeting at 4:29pm.

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

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

**ATTEST:**

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



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Update on Various Downtown Projects to Include: Infrastructure, River Trail, Streets & Beautification Projects, New Commercial/Retail Development within the TIRZ District.

**AGENDA DATE OF:** May 11, 2023                      **DATE SUBMITTED:** May 5, 2023

**SUBMITTED BY:** Megan Folkerts, Senior Management Analyst

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

<b>Kerrville 2050 Item?</b>	No
<b>Key Priority Area</b>	N/A
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	N/A

**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Information only; no action required.



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Financial Update as of May 5, 2023

**AGENDA DATE OF:** May 11, 2023

**DATE SUBMITTED:** May 5, 2023

**SUBMITTED BY:** Julie Behrens , Director of Finance

**EXHIBITS:**

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<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

Monthly financial update as of May 5, 2023

**RECOMMENDED ACTION:**

NA

**ATTACHMENTS:**

[May 2023 FINANCIALS..pdf](#)

### TIRZ FINANCIAL UPDATE MAY 2023

FY2023 Collections Through 5/3/2023	803,671
Base Year Actual Collections	542,237
Increment Through 5/3/2023	261,434
Prior Year Fund Balance	110,255
FY2023 Interest Revenue to date	2,144
TIRZ Contribution (matching portion of CDBG grant)	(52,500)
FY2023 Updated Fund Balance as of 5-5-2023	\$ 321,333

Outstanding (Delinquent Taxes)	48,527
FY2023 Estimated Property Tax Revenue (assuming 50% of delinquent is collected)	285,698
FY2023 Budgeted Revenue	281,000
Variance from Budget	\$ 4,698



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Request from City of Kerrville, TX for project funding in an amount not to exceed \$40,000 for Additive Alternate No. 1 within the TIRZ regarding Community Development Block Grant (CDBG) - Downtown Revitalization Program -2021.

**AGENDA DATE OF:** May 11, 2023                      **DATE SUBMITTED:** May 5, 2023

**SUBMITTED BY:** Megan Folkerts, Senior Management Analyst

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
Not to exceed \$40,000.00 (TIRZ)	N/A	\$426,310.00 (Budgeted in CIP funds, including \$52,500 TIRZ)	N/A

**PAYMENT TO BE MADE TO:** N/A

<b>Kerrville 2050 Item?</b>	Yes
<b>Key Priority Area</b>	D - Downtown Revitalization
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	D5.3 - Make Downtown more pedestrian-friendly by improving walkways, adding accessibility ramps, beautifying the area with landscaping and street trees, etc.

**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Recommend to City Council approval of funding for project costs related to "CDBG - Downtown Revitalization Program - 2021" in an amount not to exceed \$40,000.