



**TAX INCREMENT REINVESTMENT ZONE  
(TIRZ) BOARD AGENDA  
SEPTEMBER 24, 2020, 4:00 PM  
CITY HALL COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS**



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***TIRZ Meeting Procedures during the Disaster Declaration  
And Citizen/Public Participation Guidelines***

COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, TIRZ, 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 virtual setting (e.g., telephonic or videoconference meeting). In an effort to avoid and mitigate health risks, and limited occupancy levels in Council Chambers, TIRZ will convene in a virtual forum and attendance will be limited to only those persons essential to holding the meeting. No member of the public will be admitted into City Hall during this time. **Despite the necessity to restrict public access to Kerrville TIRZ meetings in the interest of public health during the COVID-19 pandemic, citizens and visitors are welcome to participate TIRZ meetings in several alternate ways as outlined below.**

**Instructions for callers:**

Dial the following toll free number: **1-800-832-5611**.

If you cannot get through, call the 346-248-7799 or 253-215-8782.

When your call is answered you will hear **"Welcome to Zoom, enter your Meeting ID followed by pound"**. Enter in the Meeting ID below followed by the pound sign (#).

The Meeting ID is **913 3668 3137#**

If the moderator has not started the meeting, you will hear "The meeting has not started yet, please hold or call back later."

Citizens must call in by 3:45 p.m., and register with the Zoom moderator, and each speaker is limited to four minutes.

Once you have called into the meeting, your microphone will be placed on mute and your call will be placed in the call queue. At this point, you will hear silence on the phone. Do not hang up. The moderator will unmute your microphone as he/she is going down the list. Once the meeting has started, you will be able to listen to proceedings even if your microphone is muted.

**The moderator will be accepting calls starting at 3:00 p.m. Place your call before the 3:45 p.m. deadline in order to participate in speaking on a specific item.** You will be queued to speak. Any calls made after the 3:45 p.m. deadline will not be answered, and microphones will be kept muted. Each speaker is limited to four minutes.

**Instructions for written comments:**

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. All information must be provided in order for your comments to be read into record.

Written comments can be provided two different ways:

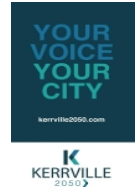
- **OPTION 1 by hard copy** – Comments may be dropped off at the City Hall Utility Payments Drop-Box on the north side of City Hall by 3:45 p.m. the afternoon of the TIRZ meeting.
- **OPTION 2 by email** - Comments can be emailed to **kesha.franchina@kerrvilletx.gov** and must be received by 3:45 p.m. the afternoon of the TIRZ meeting.
- Citizens may view and hear the TIRZ meetings on Spectrum Channel 2 or by live-streaming via the City's website ([www.kerrvilletx.gov](http://www.kerrvilletx.gov)). TIRZ meetings are recorded and the recordings are posted on the City's website.

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Thank you for your participation!



**TIRZ BOARD AGENDA  
SEPTEMBER 24, 2020, 4:00 PM  
CITY HALL COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS**



**1 INVOCATION AND PLEDGE OF ALLEGIANCE:**

**2 CALL TO ORDER:**

**3 APPROVAL OF MINUTES:**

3.A. Minutes from the TIRZ meeting held August 20, 2020.

**4 CONSIDERATION AND POSSIBLE ACTION:**

4.A. Nomination and election of Main Street Advisory Board member.

**5 INFORMATION AND DISCUSSION:**

5.A. Update on various Downtown projects.

**6 EXECUTIVE SESSION:**

*The Tax Increment Reinvestment Zone may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Section 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code, including the following matters:*

6.A. Project Wildflower business development project (551.087).

**7 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**

**8 ITEMS FOR FUTURE AGENDAS:**

**9 ANNOUNCEMENTS:**

**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: 9/18/2020 at 11:00 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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# **Tax Increment Reinvestment Zone Agenda Bill Report**

Submitted by: Kesha Franchina, Deputy City Secretary  
Submitting Department: City Secretary  
Meeting Date: September 24, 2020

## **SUBJECT:**

Minutes from the TIRZ meeting held on August 20, 2020.

## **SUMMARY STATEMENT:**

## **EXHIBITS:**

## **RECOMMENDED ACTION:**

No Action.

## **EXPENDITURE REQUIRED:**

## **CURRENT BALANCE IN ACCOUNT:**

## **AMOUNT BUDGETED:**

## **ACCOUNT NUMBER:**

## **PAYMENT TO BE MADE TO:**

## **ATTACHMENTS**

- [TIRZ 8-20-2020.pdf](#)

## **CITY OF KERRVILLE, TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS ORIENTATION AUGUST 20, 2020**

On Thursday, August 20, 2020, An orientation of the members of the City of Kerrville, Texas TIRZ Board of Directors, was called to order at 1:00 p.m. by Kenneth Early, Chairman, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas. The invocation was led by Pat Murray.

### **Members Present:**

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

### **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 Economic Improvement Corporation 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 WELCOME:**

Kenneth Early welcomed City staff, TIRZ board members, and viewers to the orientation.

## **2 NOMINATE AND ELECT OFFICER:**

### **2.A. Nomination and Election of Vice Chairperson**

John Harrison motioned to nominate Mindy Wendele as Vice Chairman, Fred Gamble seconded, and the motion passed 6-0.

**3     CONSIDERATION AND POSSIBLE ACTION:**

3.A. Approval of TIRZ Board Minutes January 14, 2020

Mindy Wendele motioned to approve minutes, Fred Gamble seconded, and motion passed 6-0.0

3.B. Schedule Next Meeting

Mark McDaniel motioned to table discussion until after the orientation presentation. TIRZ board agreed. After presentation the board decided to schedule meetings on the third Thursday of the month, at 4:00 p.m.

**4     PRESENTATIONS:**

4.A. TIRZ Board Orientation

Mark McDaniel presented and answered questions.  
Mike Hayes presented and answered questions.  
Amy Dozier presented and answered questions.

**ADJOURN.** Kenneth Early adjourned the meeting at 2:09 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 Secretary  
Meeting Date: September 24, 2020

## **SUBJECT:**

Nomination and election of Main Street Advisory Board member.

## **SUMMARY STATEMENT:**

## **EXHIBITS:**

## **RECOMMENDED ACTION:**

Nomination and election

## **EXPENDITURE REQUIRED:**

## **CURRENT BALANCE IN ACCOUNT:**

## **AMOUNT BUDGETED:**

## **ACCOUNT NUMBER:**

## **PAYMENT TO BE MADE TO:**

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

Submitted by: Kesha Franchina, Deputy City Secretary  
Submitting Department: City Secretary  
Meeting Date: September 24, 2020

## **SUBJECT:**

Presentation of Main Street projects

## **SUMMARY STATEMENT:**

## **EXHIBITS:**

## **RECOMMENDED ACTION:**

Presentation

## **EXPENDITURE REQUIRED:**

## **CURRENT BALANCE IN ACCOUNT:**

## **AMOUNT BUDGETED:**

## **ACCOUNT NUMBER:**

## **PAYMENT TO BE MADE TO:**