



ECONOMIC IMPROVEMENT CORPORATION AGENDA
SEPTEMBER 20, 2021, 4:00 PM
Kerrville City Hall Council Chambers
701 Main Street, Kerrville, Texas

Economic Improvement Corporation (EIC) Meeting Procedures, EIC Members and City Staff Safety Measures, and Citizen Participation Guidelines

COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, EIC 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 City Council, 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 may view and hear City Council meetings on Spectrum Channel 2 or by live-streaming via the City's website (www.kerrvilletx.gov). City Council meetings are recorded and the recordings are posted on the City's website.

Citizens wishing to speak during a meeting shall submit a completed "speaker request form" to the Deputy City Secretary before the item is introduced, but are encouraged to submit the form before the meetings begins. 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 kesha.franchina@kerrvilletx.gov and must be received by 3:00 p.m. the afternoon of the Council meeting.

Thank you for your participation!

1 CALL TO ORDER

2 INVOCATION

3 VISITORS / CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

4 APPROVAL OF MINUTES:

4.A. Minutes from the regular Economic Improvement Corporation (EIC) meeting held on August 16, 2021

Attachments:

[EIC Minutes 8-16-2021.pdf](#)

5 MONTHLY REPORTS:

- 5.A. Kerr Economic Development Corporation (KEDC) Update
- 5.B. Kerrville Economic Improvement Corporation (EIC) Project Status Update
- 5.C. Monthly Financial Report

Attachments:

[August 2021 financial presentation.pdf](#)

6 CONSIDERATION AND POSSIBLE ACTION:

- 6.A. Update from Arcadia Live Board on current conditions and upcoming events, and possible amendment to existing funding agreement.

7 EXECUTIVE SESSION:

The Economic Improvement Corporation 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:

8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

9 ITEMS FOR FUTURE AGENDAS:

10 ADJOURN.

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: 9/17/2021 at 10:30 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



**TO BE CONSIDERED BY
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**



SUBJECT: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on August 16, 2021

AGENDA DATE OF: September 20, 2021 **DATE SUBMITTED:** Aug 20, 2021

SUBMITTED BY: Kesha Franchina

EXHIBITS: [EIC Minutes 8-16-2021.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Minutes from the regular Economic Improvement Corporation (EIC) meeting held on August 16, 2021

RECOMMENDED ACTION:

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on August 16, 2021

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION (EIC) REGULAR MEETING – AUGUST 16, 2021

On Monday, August 16, 2021, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation, was called to order by President Gregory Richards, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

Gregory Richards, President
Danny Almond, Vice President
Gregg Appel
Don Barnett
Kim Clarkson, Councilmember, Place 2
Gary Cochrane

MEMBERS ABSENT:

Maggie Megee

CHIEF EXECUTIVE STAFF PRESENT:

E.A. Hoppe, Deputy City Manager
Mike Hayes, City Attorney
Kesha Franchina, Deputy City Secretary
Julie Behrens, Assistant Director of Finance
Trina Rodriguez, Accounting Manager

VISITORS PRESENT:

Gil Salinas, Kerrville Economic Development Corporation
Mike Whittler, Kerrville Public Utility Board
Pablo Brinkman, ZBA
Bruce Stracke, TIRZ Board

President Richards called the meeting to order at 4:00 pm. President Richards *reviewed COVID safety protocols which will be observed during this meeting.*

1 INVOCATION Gregg Appel led the Invocation.

2 VISITORS / CITIZENS FORUM None.

Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

3 APPROVAL OF MINUTES:

3.A. Minutes from the regular Economic Improvement Corporation (EIC) meeting held on July 19, 2021

Gregg Appel motioned to approve the minutes, Don Barnett seconded, and the motion passed 6-0.

4 MONTHLY REPORTS:

4.A. Kerr Economic Development Corporation (KEDC) Update

Gil Salinas presented the KEDC update and responded to questions.

4.B. Kerrville Economic Improvement Corporation (EIC) Project Status Update

EA Hoppe presented the EIC project status update and responded to questions.

4.C. Monthly Financial Report

Trina Rodriguez presented the monthly financial report and responded to questions.

5 CONSIDERATION AND POSSIBLE ACTION:

5.A. Kerrville Economic Development Corporation (KEDC) Budget for the Fiscal Year 2022, to include annual funding for the Kerr Economic Development Corporation (KEDC)

Gil Salinas presented the KEDC budget and responded to questions. Danny Almond began a discussion to his budget findings from his meeting with Gil. Mike Whittler, KPUB, spoke and responded to questions.

Danny Almond motioned to approve the KEDC Budget, Don Barnett seconded, and the motion passed 6-0.

5.B. Administrative Services contract between City of Kerrville and City of Kerrville Texas Economic Improvement Corporation (EIC)

EA Hoppe presented the Administrative Services contract and responded to questions. Don Barnett motioned to approve the proposal, Gregg Appel seconded, and the motion passed 6-0.

Gary Cochrane motioned to go into executive session under the sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and 551.087 (deliberation regarding economic development negotiations), seconded by Danny Almond. The motion passed 6-0.

6 EXECUTIVE SESSION:

The Economic Improvement Corporation 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. Workforce Housing (551.071, 551.072, 551.087)

President Richards adjourned the closed executive session and the meeting returned to open session at 6:00 pm. No action was taken.

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

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

9 **ANNOUNCEMENTS:** None.

10 **ADJOURN.** President Richards adjourned the meeting at 6:00 pm.

Minutes Approved: _____

President Greg Richards: _____

Attest: Kesha Franchina, Deputy City Secretary: _____



**TO BE CONSIDERED BY
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**



SUBJECT: Kerr Economic Development Corporation (KEDC) Update

AGENDA DATE OF: September 20, 2021 **DATE SUBMITTED:** Aug 20, 2021

SUBMITTED BY: Gil Salinas

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

RECOMMENDED ACTION:

No Action



**TO BE CONSIDERED BY
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**



SUBJECT: Kerrville Economic Improvement Corporation (EIC) Project Status Update

AGENDA DATE OF: September 20, 2021 **DATE SUBMITTED:** Aug 20, 2021

SUBMITTED BY: EA Hoppe

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Economic Improvement Project update

RECOMMENDED ACTION:

No Action



**TO BE CONSIDERED BY
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**



SUBJECT: Monthly Financial Report

AGENDA DATE OF: September 20, 2021

DATE SUBMITTED: Sep 15, 2021

SUBMITTED BY: Trina Rodriguez

EXHIBITS: [August 2021 financial presentation.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Monthly financial report for the month ending August 31, 2021 will be presented by staff.

RECOMMENDED ACTION:

Information only; no action required



Financial update for the month ended August 31, 2021

**Economic Improvement Corporation Meeting
September 20, 2021**



Economic Improvement Corporation
Statement of Activities
Month Ended August 31, 2021

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Remaining Budget
Revenues					
Sales and Use Tax	\$ 3,511,307	\$ 431,388	\$ 3,972,360	113.1%	\$ 461,053
Interest Income	9,000	130	2,488	27.6%	(6,512)
Total Revenues	3,520,307	431,518	3,974,848	112.9%	454,541
Expenditures					
Administrative					
Office Supplies	500	-	-	0.0%	500
Professional Services	10,000	-	-	0.0%	10,000
Administrative Services Fee	185,000	15,417	169,583	91.7%	15,417
Kerr Economic Development Corp.	197,500	-	197,500	100.0%	-
Total Administrative	393,000	15,417	367,083	93.4%	25,917
Debt Service					
Debt Service - Series 2019 Ref (River Trail)	251,344	20,945	230,398	91.7%	20,946
Debt Service - Series 2020 Ref (River Trail)	247,830	20,278	223,059	90.0%	24,771
Debt Service - Series 2015 (KSC)	603,150	50,263	552,888	91.7%	50,263
Debt Service - KPUB (KMM)	1,020,000	-	1,010,000	99.0%	10,000
Total Debt Service	2,122,324	91,486	2,016,345	95.0%	95,979
Projects					
Kerrville Christmas Lighting	-	-	100,000	-100.0%	(100,000)
Thompson Drive Partners (The Landing)	283,333	-	566,666	200.0%	(283,333)
Airport Projects	225,000	4,099	29,499	13.1%	195,501
Doyle School	450,000	2,257	461,185	102.5%	(11,185)
Downtown River Trail Feasibility Study	50,000	-	50,000	100.0%	-
Killdeer Mountain Manufacturing	-	250,000	250,477	-	(250,477)
Total Projects	1,008,333	256,356	1,457,827	144.6%	(449,494)
Total Expenditures	3,523,657	363,258	3,841,255	109.0%	(317,598)
Change in Net Position	\$ (3,350)	\$ 68,259	\$ 133,594		

Economic Improvement Corporation

Cash Flow Forecast

As of August 31, 2021

	FY2021 Actual	FY2021 Projection	FY2022 Projection					
			Oct 2020 to Aug 2021	Sept 2021	Oct 2021 to Dec 2021	Jan 2022 to Mar 2022	Apr 2022 to Jun 2022	Jul 2022 to Sep 2022
			\$ 2,397,892	\$ 2,531,486	\$ 2,561,586	\$ 3,120,816	\$ 3,757,292	\$ 4,377,453
Beginning Cash Balance								
Revenue								
Sales Tax	3,972,360	303,486			959,126	1,036,157	1,019,612	1,208,104
Interest Income	2,488	150			1,945	2,161	2,391	2,878
Total Revenue	3,974,848	303,636			961,071	1,038,318	1,022,003	1,210,982
Expenditures								
Administrative								
Administrative Fee & Supplies	169,583	15,417			48,875	48,875	48,875	48,875
Professional Services	-	-			2,500	2,500	2,500	2,500
KEDC	197,500	-			78,125	78,125	78,125	78,125
Total Administrative	367,083	15,417			129,500	129,500	129,500	129,500
Debt Service	2,016,345	182,972			272,342	272,342	272,342	272,342
Projects								
Thompson Drive Partners (The Landing)	566,666	-			-	-	-	-
Airport Projects	29,499	-			-	-	-	-
Doyle School	461,185	75,147			-	-	-	-
Downtown River Trail Feasibility Study	50,000	-			-	-	-	-
Killdeer Mountain Manufacturing	250,477	-			-	-	-	-
Kerrville Christmas Lighting	100,000	-			-	-	-	-
Total Projects	1,457,827	75,147			-	-	-	-
Total Expenditures	3,841,255	273,536			401,842	401,842	401,842	401,842
Ending Cash Balance	\$ 2,531,486	\$ 2,561,586			\$ 3,120,816	\$ 3,757,292	\$ 4,377,453	\$ 5,186,593

Financial Analysis

Project Analysis as of August 31, 2021			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Airport Projects	375,000	36,866	338,134
Doyle School	650,000	574,853	75,147
Killdeer Mountain Manufacturing	2,095,000	2,069,422	25,578
Committed Project Total	\$ 3,220,000	\$ 2,516,491	\$ 703,509

Cash Analysis as of August 31, 2021		
by Type - Placement - Amount		
Type	Placement	Amount
Short Term Investment	EIC TexPool	\$ 2,531,486
	Total Cash and Investments	\$ 2,531,486

Sales Tax Revenue Analysis - FY2021					
Month	Actual FY2020	Budget FY2021	Actual FY2021	FY2020 vs. FY2021	Budget vs. Actual
October	\$ 294,752	\$ 275,870	\$ 311,718	5.76%	12.99%
November	301,001	287,322	376,028	24.93%	30.87%
December	297,620	269,326	320,874	7.81%	19.14%
January	292,966	276,400	334,661	14.23%	21.08%
February	393,938	364,685	433,414	10.02%	18.85%
March	270,955	253,546	321,565	18.68%	26.83%
April	262,275	248,437	262,388	0.04%	5.62%
May	318,521	323,971	440,837	38.40%	36.07%
June	326,259	288,425	369,003	13.10%	27.94%
July	350,459	289,106	370,485	5.71%	28.15%
August	367,921	330,732	431,388	17.25%	30.43%
September	342,775	303,486	387,929	13.17%	27.82%



**TO BE CONSIDERED BY
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**



SUBJECT: Update from Arcadia Live Board on current conditions and upcoming events, and possible amendment to existing funding agreement.

AGENDA DATE OF: September 20, 2021 **DATE SUBMITTED:** Aug 20, 2021

SUBMITTED BY: Gary Cochrane

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Update from Arcadia Live Board on current conditions and upcoming events. Consideration and discussion of possible amendment to existing funding agreement, sponsored by EIC member Gary Cochrane.

RECOMMENDED ACTION:

Consideration and discussion of possible amendment to existing funding agreement.