



ECONOMIC IMPROVEMENT CORPORATION AGENDA
MONDAY, APRIL 17, 2023, 4:00 PM
Kerrville City Hall Council Chambers
701 Main Street, Kerrville, Texas

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 March 20, 2023.

Attachments:

[EIC Minutes 3-20-2023.pdf](#)

5 MONTHLY REPORTS:

- 5.A Kerr Economic Development Corporation (KEDC) update.
- 5.B Kerrville Economic Improvement Corporation (EIC) project status update including the following:
- Tranquility Island Electrical Infrastructure
 - KERV Airport Improvements
 - Killdeer Mountain Manufacturing
 - Peterson Medical Center Campus Infrastructure Improvements
 - Louise Hays Park Fitness Court
 - Downtown Area Streetscape
 - Downtown River Trail Extension
 - River Trail, Nimitz Lake

5.C Monthly Financial Report.

Attachments:

[*March 2023 financial presentation.pdf*](#)

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 Project Mount Saddle (551.071, 551.073, 551.087).

6.B Workforce Housing development projects (551.071, 551.072, 551.087)

7 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

8 ITEMS FOR FUTURE AGENDAS:

9 ADJOURN.



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

SUBJECT: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on March 20, 2023.

AGENDA DATE OF: April 17, 2023

DATE SUBMITTED: March 1, 2023

SUBMITTED BY: Kesha Franchina, Deputy City Secretary

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:

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on March 20, 2023.

RECOMMENDED ACTION:

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on March 20, 2023.

ATTACHMENTS:

[*EIC Minutes 3-20-2023.pdf*](#)

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – MARCH 20, 2023

On Monday, March 20, 2023, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) 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
John Anderson
Gregg Appel (arrived and joined bench 4:12 p.m.)
Kyle Bond
Gary Cochrane

MEMBERS ABSENT:

Gregg Appel
Kim Clarkson, Councilmember Place 2

CHIEF EXECUTIVE STAFF:

E.A. Hoppe, City Manager
Michael Hornes, Assistant City Manager
Kim Meisner, Assistant City Manager

Mike Hayes, City Attorney
Shelley McElhannon, City Secretary
Trina Rodriguez, Asst Director Finance

VISITORS PRESENT: No citizen speakers registered to speak during the Visitors/Citizens forum.

1 **CALL TO ORDER:** President Richards called the meeting to order at 4:00 p.m.

2 **INVOCATION:** President Richards led the invocation.

3 **VISITORS/CITIZENS FORUM:** None

4 APPROVAL OF MINUTES:

4.A Minutes from the regular EIC meeting held on February 13, 2023.

Danny Almond motioned to approve the minutes, seconded by Gary Cochrane. The motion passed 5-0.

5 MONTHLY REPORTS:

5.A Kerr Economic Development Corporation (KEDC) update.

Gil Salinas and Katie Milton Jordan presented the KEDC update.

5.B. EIC project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- River Trail, Nimitz Lake

Michael Hornes presented the EIC Project Status update, and responded to questions.

At 4:12 p.m., Gregg Appel arrived at the meeting, and joined EIC bench.

5.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report.

6 CONSIDERATION AND POSSIBLE ACTION:

6.A Update on Phase 1 completion and remaining budget balance of the Tranquility Island Lighting Project and possible next steps for Phase 2.

Michael Hornes provided information on this item during the Item 5.B update.

Gary Cochrane made a motion to convene into closed Executive Session under 551.071, 551.072, 551.073, and 551.087, seconded by Gregg Appel. The motion passed 6-0. President Richards convened closed Executive Session at 4:21 p.m.

7 EXECUTIVE SESSION:

7.A Project Mount Saddle (551.071, 551.073, 551.087)

7.B Workforce Housing development projects (551.071, 551.072, 551.087)

President Richards adjourned the closed Executive Session, and returned to open session at 5:00 p.m. No action was taken in Executive Session.

8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

Kyle Bond made a motion to approve and authorize staff to enter into an exclusive option agreement for the Mount Saddle Project, seconded by Danny Almond. The motion passed 6-0.

9 ITEMS FOR FUTURE AGENDAS: None

10 ADJOURN. President Richards adjourned the meeting at 5:01 p.m.

Minutes Approved: _____.

Gregory Richards, EIC President

Attest: Shelley McElhannon, City Secretary



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

SUBJECT: Kerr Economic Development Corporation (KEDC) update.

AGENDA DATE OF: April 17, 2023

DATE SUBMITTED: March 1, 2023

SUBMITTED BY: Gil Salinas, KEDC

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?	Yes
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action required.



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

SUBJECT: Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- River Trail, Nimitz Lake

AGENDA DATE OF: April 17, 2023

DATE SUBMITTED: March 1, 2023

SUBMITTED BY: Michael Hornes, Assistant City Manager

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?	Yes
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action.



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

SUBJECT: Monthly Financial Report.

AGENDA DATE OF: April 17, 2023

DATE SUBMITTED: March 1, 2023

SUBMITTED BY: Trina Rodriguez, Assistant Director of Finance

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:

Information only; no action.

ATTACHMENTS:

[*March 2023 financial presentation.pdf*](#)



Financial update for the month ended March 31, 2023

**Economic Improvement Corporation Meeting
April 17, 2023**



Economic Improvement Corporation
Statement of Activities
Month Ended March 31, 2023

Revenues

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Sales and Use Tax	\$ 5,262,270	\$ 384,056	\$ 2,541,709	\$ 2,505,774	\$ 35,936
Interest Income	28,373	23,958	131,383	13,744	117,638
Investment Maturity	3,000,000	979,222	1,976,999	1,976,999	-
Total Revenues	8,290,643	1,387,235	4,650,091	4,496,517	153,574

Expenditures

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Administrative					
Supplies and Miscellaneous	650	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	200,000	19,667	103,000	103,000	-
Kerr Economic Development Corp.	312,500		156,250	156,250	-
Total Administrative	523,150	19,667	259,250	259,250	-
Debt Service					
Debt Service - Series 2019 Ref (River Trail)	251,291	20,941	125,645	125,645	-
Debt Service - Series 2020 Ref (River Trail)	231,000	19,250	115,500	115,500	-
Debt Service - Series 2015 (KSC)	602,850	50,238	301,425	301,425	-
Total Debt Service	1,085,141	90,428	542,570	542,570	-
Investment Purchases	2,500,000	975,010	1,955,171	1,955,171	-
Projects					
Airport Projects	95,901 *	-	475	475	-
Sid Peterson Memorial Hospital	800,000	-	-	-	-
Outdoor Fitness Court	100,000 *	-	100,000	100,000	-
Downtown Utilities/Streetscape	400,000 *	-	-	-	-
Downtown River Trail	1,020,280 *	-	125,000	125,000	-
Total Projects	2,416,181	-	225,475	225,475	-
Total Expenditures	6,524,472	1,085,105	2,982,467	2,982,467	-

Change in Net Position

\$ 1,766,171 \$ 302,130 \$ 1,667,624





Economic Improvement Corporation
Cash Flow Forecast
As of March 31, 2023

	FY2023 Actual	FY2023 Projection	
	Oct 2022 to Mar 2023	Apr 2023 to Jun 2023	Jul 2023 to Sep 2023
Beginning Cash Balance	\$ 3,606,229	\$ 5,253,371	\$ 5,172,547
Revenue			
Sales Tax	2,541,709	1,244,462	1,512,034
Interest Income	131,383	65,664	57,873
Investment Maturity	1,976,999	-	500,000
Total Revenue	4,650,091	1,310,126	2,069,907
Expenditures			
Administrative			
Supplies and Miscellaneous	-	163	163
Legal Services	-	2,500	2,500
Professional Services	103,000	50,000	50,000
Kerr Economic Development Corp.	156,250	78,125	78,125
Total Administrative	259,250	130,788	130,788
Debt Service	542,570	271,285	271,285
Projects			
Airport Projects	475	47,713	47,713
Sid Peterson Memorial Hospital	-	800,000	-
Outdoor Fitness Court	100,000	-	-
Downtown Utilities/Streetscape	-	-	200,000
Downtown River Trail	125,000	125,000	125,000
Total Projects	225,475	972,713	372,713
Investment Purchase	1,955,171	-	500,000
Total Expenditures	2,982,467	1,374,786	1,274,786
Interest Receivable	20,761	16,164	8,373
Ending Cash Balance	\$ 5,253,371	\$ 5,172,547	\$ 5,959,296



Financial Analysis

Sales Tax Revenue Analysis - FY2023					
Month	Actual FY2022	Budget FY2023	Actual FY2023	FY2022 vs. FY2023	Budget vs. Actual
October	\$ 365,850	\$ 385,387	\$ 442,046	20.83%	14.70%
November	420,172	432,879	411,128	-2.15%	-5.02%
December	333,189	378,611	376,754	13.08%	-0.49%
January	421,736	413,564	436,330	3.46%	5.50%
February	474,948	516,676	491,396	3.46%	-4.89%
March	366,033	378,656	384,056	4.92%	1.43%
April	314,340	333,031	363,603	15.67%	9.18%

Cash Analysis as of March 31, 2023		
Type	Placement	Amount
Pool	EIC TexPool	\$ 5,253,371
ST Investment	Toyota Motor Credit CP-8923A1VR9	\$ 489,406
ST Investment	FHLB Call Note-3130ATRA7	\$ 498,986
ST Investment	Fannie Mae Note-3135G0V34	\$ 980,822
	Total Cash and Investments	\$ 6,241,763

Project Analysis as of March 31, 2023			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Airport Projects	132,767	37,341	95,426
Sid Peterson Memorial Hospital	1,600,000	-	1,600,000
Outdoor Fitness Court	100,000	100,000	-
Downtown Utilities/Streetscape	400,000	-	400,000
Downtown River Trail	1,020,280	125,000	895,280
Committed Project Total	\$ 3,253,047	\$ 262,341	\$ 2,990,706



Questions?



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

SUBJECT: Project Mount Saddle (551.071, 551.073, 551.087).

AGENDA DATE OF: April 17, 2023

DATE SUBMITTED: March 1, 2023

SUBMITTED BY: Michael Hornes, Assistant City Manager

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?	Yes
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information.