



# **ECONOMIC IMPROVEMENT CORPORATION AGENDA**

## **MONDAY, NOVEMBER 13, 2023, 4:00 PM Kerrville City**

### **Hall Council Chambers 701 Main Street, Kerrville, Texas**

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Pursuant to Section 551.127, Texas Government Code, a member of the EIC will participate in this meeting from a remote location. A quorum of the EIC as well as the presiding officer will be physically present at the above-posted location, which shall be open to the public. The member participating remotely will be visible and audible to the public for all open portions of the meeting in which he participates. A member of a governmental body who participates in a meeting remotely as provided by law will be counted as present at the meeting for all purposes. All items on the agenda are eligible for possible discussion.

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#### **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 October 16, 2023.

Attachment: [EIC MINUTES 10-16-2023.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:

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing

Attachment: [20231113\\_EIC Project Status Update.pdf](#)

5.C Monthly Financial Report.

Attachment: [20231113\\_EIC Financials.pdf](#)

#### **6. PUBLIC HEARING AND POSSIBLE ACTION:**

6.A Public Hearing on Intent to undertake projects, as described in Section 505.152 of the Texas Local Government Code, including in particular but not limited to Cailloux Theater roof and heating and air conditioning systems (HVAC) replacement and improvements; Olympic Pool Facility renovations and improvements; Golf Course Facility Renovations and Improvements; Heart of the Hills Heritage Center (HHHC) renovation, upgrades and improvements; Granger MacDonald Park improvements.

6.B Discuss and take action on Resolution authorizing the issuance of up to \$20,000,000 in aggregate principal amount of Sales Tax Revenue Bonds, Series 2023; authorizing the sale thereof pursuant to a negotiated underwriting; delegating authority to certain officials to approve all final terms with respect to the sale of the bonds and other related matters; approving and authorizing the execution of all instruments and procedures related thereto including a purchase contract, a paying agent/registrar agreement, and an amendment to the Sales Tax Remittance Agreement between the City and the Corporation; and approving other matters in connection with the issuance of the bonds.

Attachment: 20231113 EIC Bond Reso 8-2023.pdf

6.C Consider Economic Development Project Application to The City of Kerrville, Economic Improvement Corporation (EIC), from Litecrete, Inc. (Project Mount Saddle), for the Economic Improvement Corporation to convey property it owns along the 300 block of Peterson Farm Road, such conveyance to be without any payment to the Economic Improvement Corporation.

Attachment: Modular Capabilities Brochure 2022.pdf

**7. CONSIDERATION AND POSSIBLE ACTION:**

7.A Consider a funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa residential subdivision.

Attachments: Habitat for Humanity Kerr County EIC Application.pdf

Habitat for Humanity Mariposa Overview.pdf

Habitat for Humanity House Plan and Elevations.pdf

Mariposa Infrastructure Opinion of Probable Cost.pdf

Mariposa Preliminary Plat.pdf Mariposa Site Plan.pdf

8. **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.A Economic Development projects: (551.071, 551.072, 551.087)

- Litecrete, Inc.
- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Project Windridge (Lennar Homes of Texas Land and Construction, LTD)

**9. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**

**10. ITEMS FOR FUTURE AGENDAS:**

**11. 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 830-258-1118 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: November 09, 2023 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, City Secretary, City of Kerrville, Texas

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