



**ECONOMIC IMPROVEMENT CORPORATION AGENDA**  
**MONDAY, DECEMBER 11, 2023, 4:00 PM**  
**City Hall Council Chambers 701 Main Street, Kerrville, TX**

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**CALL TO ORDER:** By Chair Kim Clarkson

**INVOCATION:**

**1. 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.

**2. APPROVAL OF MINUTES:**

2.A Minutes from the regular EIC meeting held on November 13, 2023.  
*Attachment: [EIC Minutes 11-13-2023 8.pdf](#)*

**3. MONTHLY REPORTS:**

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

3.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
- Sales Tax Bond Project update

3.C Monthly Financial Report.  
*Attachment: [November 2023 financial presentation.pdf](#)*

**4. CONSIDERATION AND POSSIBLE ACTION:**

4.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](#)*

4.B Purchase Sale Agreement between the City of Kerrville, Economic Improvement Corporation (EIC) and Megaacrete Real Estate, LLC (Project Mount Saddle), which agreement provides for the EIC to convey property it owns along the 300 block of Peterson Farm Road, consisting of approximately 86.71 acres.  
*Attachments: [Modular\\_Capabilities\\_Brochure\\_2022.pdf](#)*

**5. 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:

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

- Megaacrete Real Estate, LLC (f/k/a Litecrete, Inc.)
- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Lennar Homes of Texas Land and Construction, LTD (Windridge residential development)

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

**7. ITEMS FOR FUTURE AGENDAS:**

**ADJOURN.**

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

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**SUBJECT:** Minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 13, 2023.

**AGENDA DATE OF:** December 11, **DATE SUBMITTED:** November 14, 2023

**SUBMITTED BY:** Kesha Franchina, Deputy City Secretary

**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:**

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 13, 2023.

**RECOMMENDED ACTION:**

Approve minutes as presented.

**ATTACHMENTS:**

[\*EIC Minutes 11-13-2023 8.pdf\*](#)

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – November 13, 2023**

On Monday, November 13, 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 Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

**MEMBERS PRESENT:**

Kim Clarkson – President  
Gary Cochrane - Vice-President  
John Anderson - KEDC  
\*Gregg Appel (through ZOOM)  
Celeste Hamman  
Joe Herring Jr. - Councilmember

**MEMBERS ABSENT:**

Kyle Bond - "GO Team"

\*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.

**CHIEF EXECUTIVE STAFF:**

Dalton Rice, City Manager  
Mike Hayes, City Attorney  
Michael Hornes, Deputy City Manager  
Kim Meismer, Assistant City Manager  
Kesha Franchina, Deputy City Secretary  
Stuart Barron, Executive Director of Public Works  
Julie Behrens, Director of Finance  
Ashlea Boyle, Director of Parks and Recreation  
Trina Rodriguez, Assistant Director of Finance

**VISITORS PRESENT:**

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

2     **INVOCATION:** Councilmember Joe Herring Jr. led the invocation.

3     **VISITORS / CITIZENS FORUM:**

- Greg Richards

4     **APPROVAL OF MINUTES:**

4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on October 16, 2023.

Vice-President Cochrane motioned to approve the minutes, John Anderson seconded. The motion passed 6-0.

## **5 MONTHLY REPORTS:**

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

Gil Salinas and Katie Milton Jordan presented the KEDC update and video presentation, and responded to questions.

### 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

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

### 5.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report, and responded to questions.

## **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.

Michael Hornes presented the Intent of Projects, and responded to questions. Dalton Rice, Mike Hayes, Ashlea Boyle, and Julie Behrens responded to questions. Tom Spurgeon, Bond Counsel responded to questions. Each board member disclosed their current sitting positions on other boards for transparency and full disclosure.

President Clarkson opened the Public Hearing at 4:49 p.m.

Speakers were as follows:

- Kent McKinney
- Charlie McIlvain
- William Rector
- Steven King
- Bill Raleigh
- Lisa Nye-Salladin
- Lauren Porter
- Angela Kennedy
- Matt Goodwyn
- Lange Guerriero
- Rachel Johnston
- Ashley Phillips
- Marcus Goodyear
- Kelly Dunnigan

- Greg Richards  
President Clarkson closed the Public Hearing at 5:21 p.m.

Vice-President Cochrane motioned to approve approximately \$4,000,000 for the Cailloux roof replacement and HVAC system replacement, seconded by Councilmember Herring. The motion passed 6-0.

Celeste Hamman motioned to approve approximately \$7,000,000 in enhancements to the Olympic Pool Facility, seconded by Councilmember Herring. The motion passed 6-0.

Celeste Hamman motioned to approve approximately \$4,000,000 Scott Schreiner Golf Improvements project, seconded by Councilmember Herring. The motion passed 6-0.

Councilmember Herring motioned to approve approximately \$2,000,000 for the Heart of the Hills Heritage Center (HHHC) renovation project, seconded by Celeste Hamman. The motion passed 5-1, Vice-President Cochrane in opposition.

Celeste Hamman motioned to approve the Granger McDonald Park improvements, seconded by John Anderson. The motion passed 4-2, President Clarkson and Vice-President Cochrane opposed.

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.

Mike Hayes introduced Tom Spurgeon, Hilltop Bond Counsel, and presented him with a Proclamation for 32 years of service with the City of Kerrville, Bond Counsel.

Tom Spurgeon and Colby Eckert, Hilltop Bond Counsel, presented information and history on Sales Tax Revenue Bonds, and responded to questions. Dalton Rice, Mike Hayes, Michael Hornes, and Julie Behrens responded to questions.

President Clarkson opened the Public Hearing at 6:00 p.m. There were no speakers.  
President Clarkson closed the Public Hearing at 6:00 p.m.

Celeste Hamman motioned to approve the resolution to issue the \$20,000,000 in Sales Tax Revenue Bonds, seconded by Councilmember Herring. The motion passed 5-1, Vice-President Cochrane opposed.

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.

Gil Salinas presented the Litecrete Project Application request with brief history on Litecrete, and responded to questions. Michael Hornes responded to questions.

President Clarkson opened the Public Hearing at 6:19 p.m.

Speakers were as follows:

- Bruce Kryzer
- Brad Barnett
- Peggy McKay
- Rick Phipps

President Clarkson closed the Public Hearing at 6:30 p.m.

John Anderson motioned to approve the Litecrete application, seconded by Vice-President Cochrane. The motion passed 6-0.

**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.

Michael Hornes introduced Mary Campano with Habitat for Humanity Kerr County, who presented the funding application request and responded to questions.

Michael Hornes and Dalton Rice responded to questions.

Speakers were as follows:

- Darcy Presley
- Glen Andrew
- Chuck Kemph
- Peggy McKay
- Jeremy Walther
- Brad Barnett

Celeste Hamman requested a copy of the power point presented, Kesha Franchina will email to boardmembers.

President Clarkson requested Mary Campano return to the December 11, 2023 EIC meeting to present financial and cash flow information, full, partial, provide answers to questions asked during the meeting.

President Clarkson noted there was no reason to convene into closed Executive Session.

**8 EXECUTIVE SESSION:**

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:** None.

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

**11 ADJOURN.** President Clarkson adjourned the meeting at 7:20 p.m.

**Minutes Approved:** \_\_\_\_\_.



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

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**SUBJECT:** Kerr Economic Development Corporation (KEDC) update.

**AGENDA DATE OF:** December 11, **DATE SUBMITTED:** November 14, 2023

**SUBMITTED BY:** Michael Hornes, Assistant City Manager

**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

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**Kerrville 2050 Item?** Yes

**Key Priority Area** N/A  
**Guiding Principle** N/A  
**Action Item** N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Information only; no action required.



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

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**SUBJECT:** Monthly Financial Report.

**AGENDA DATE OF:** December 11, **DATE SUBMITTED:** November 14, 2023

**SUBMITTED BY:** Trina Rodriguez, Accounting Manager

**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:**

**RECOMMENDED ACTION:**

Information only; no action.

**ATTACHMENTS:**

*November 2023 financial presentation.pdf*

# Financial update for the month ended November 30, 2023

Economic Improvement Corporation Meeting  
December 11, 2023

1



Economic Improvement Corporation  
Statement of Activities  
Month Ended November 30, 2023

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
<b>Revenues</b>					
Sales and Use Tax	\$ 5,262,270	\$ 375,745	\$ 841,471	\$ 848,119	\$ (6,648)
Interest Income	161,000	33,400	78,375	10,398	67,977
Investment Maturity	2,500,000	500,000	500,000	500,000	-
<b>Total Revenues</b>	<b>7,923,270</b>	<b>909,144</b>	<b>1,419,846</b>	<b>1,358,517</b>	<b>61,328</b>
 <b>Expenditures</b>					
Administrative					
Supplies and Miscellaneous	650	-	-	-	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	205,000	17,083	34,167	34,167	-
Kerr Economic Development Corp.	343,750	-	85,938	85,938	-
<b>Total Administrative</b>	<b>569,400</b>	<b>17,083</b>	<b>120,104</b>	<b>120,104</b>	<b>-</b>
Debt Service					
Debt Service - Series 2015 (KSC)	605,700	50,475	100,950	100,950	-
Debt Service - Series 2019 Ref (River Trail)	251,506	20,959	41,918	41,918	-
Debt Service - Series 2020 Ref (River Trail)	233,500	19,458	38,917	38,917	-
<b>Total Debt Service</b>	<b>1,090,706</b>	<b>90,892</b>	<b>181,784</b>	<b>181,784</b>	<b>-</b>
Investment Purchase	2,500,000	-	-	-	-
Projects					
Airport Projects	9,535	-	-	-	-
Sid Peterson Memorial Hospital	800,000	-	-	-	-
Downtown Utilities/Streetscape	400,000	225,287	225,287	225,287	-
Downtown River Trail	500,000	-	125,000	125,000	-
Travis Street Pump Station Upgrades	750,000	-	-	-	-
<b>Total Projects</b>	<b>2,459,535</b>	<b>225,287</b>	<b>350,287</b>	<b>350,287</b>	<b>-</b>
<b>Total Expenditures</b>	<b>6,619,641</b>	<b>333,263</b>	<b>652,176</b>	<b>652,176</b>	<b>-</b>
 Change in Net Position	 \$ 1,303,629	 \$ 575,882	 \$ 767,670		

2



Economic Improvement Corporation  
Cash Flow Forecast  
As of November 30, 2023

	FY2024 Actual		FY2024 Estimate		FY2024 Projections		
	Oct 2023 to Nov 2023		Dec 2023		Jan 2024 to Mar 2024	Apr 2024 to Jun 2024	Jul 2024 to Sep 2024
	\$ 5,356,048	\$ 6,119,358	\$ 7,284,153	\$ 7,974,897	\$ 7,587,186	\$ 7,587,186	\$ 7,587,186
<b>Beginning Cash Balance</b>							
<b>Revenue</b>							
Sales Tax	841,471	1,224,379	1,336,216	1,257,415	1,444,260		
Interest Income	78,375	70,000	90,000	90,000	90,000		
Investment Maturity	500,000	-	2,000,000	-	-		
<b>Total Revenue</b>	<b>1,419,846</b>	<b>1,294,379</b>	<b>3,426,216</b>	<b>1,347,415</b>	<b>1,534,260</b>		
<b>Expenditures</b>							
<b>Administrative</b>							
Supplies and Miscellaneous	-	163	163	163	163		
Legal Services	-	2,500	2,500	2,500	2,500		
Training	-	2,500	2,500	2,500	2,500		
Professional Services	34,167	17,083	51,250	51,250	51,250		
Kerr Economic Development Corp.	85,938	-	85,938	85,938	85,938		
<b>Total Administrative</b>	<b>120,104</b>	<b>22,246</b>	<b>142,350</b>	<b>142,350</b>	<b>142,350</b>		
<b>Debt Service</b>	<b>181,784</b>	<b>90,892</b>	<b>272,677</b>	<b>272,677</b>	<b>272,677</b>		
<b>Projects</b>							
Airport Box Hangar	-	9,535	-	-	-		
Sid Peterson Memorial Hospital	-	-	-	800,000	-		
Downtown Utilities/Streetscape	225,287	-	174,713	-	-		
Downtown River Trail	125,000	-	125,000	125,000	125,000		
Travis Street Pump Station Upgrades	-	-	-	375,000	375,000		
<b>Total Projects</b>	<b>350,287</b>	<b>9,535</b>	<b>299,713</b>	<b>1,300,000</b>	<b>500,000</b>		
<b>Investment Purchase</b>		-	2,000,000	-	-		
<b>Total Expenditures</b>	<b>652,176</b>	<b>122,673</b>	<b>2,714,740</b>	<b>1,715,027</b>	<b>915,027</b>		
<b>Interest Receivable</b>	<b>4,360</b>	<b>6,911</b>	<b>20,733</b>	<b>20,100</b>	<b>20,100</b>		
<b>Ending Cash Balance</b>	<b>\$ 6,119,358</b>	<b>\$ 7,284,153</b>	<b>\$ 7,974,897</b>	<b>\$ 7,587,186</b>	<b>\$ 8,186,319</b>		



3

## Financial Analysis

Sales Tax Revenue Analysis - FY2024					
Month	Actual FY2023	Budget FY2024	Actual FY2024	FY2023 vs. FY2024	Budget vs. Actual
October	\$ 442,046	\$ 408,272	\$ 465,726	5.36%	14.07%
November	411,128	\$ 442,400	375,745	-8.61%	-15.07%

Project Analysis as of November 30, 2023				
Project Description		EIC Commitment	Disbursed Funding	Remaining Funding
<b>Committed Projects:</b>				
Airport Box Hangar		132,767	123,232	9,535
Sid Peterson Memorial Hospital		1,600,000	800,000	800,000
Downtown Utilities/Streetscape		400,000	-	400,000
Downtown River Trail		1,020,280	500,000	520,280
Travis Street Pump Station Upgrades		750,000	-	750,000
		\$ 3,903,047	\$ 1,423,232	\$ 2,479,815

Cash Analysis as of November 30, 2023		
Type	Placement	Amount
Pool	EIC TexPool	\$ 6,119,358
ST Investment	Fannie Mae Note-3135G0V34	\$ 994,766
ST Investment	MUFG CP-62479LC78	\$ 984,938
	<b>Total Cash and Investments</b>	<b>\$ 8,099,061</b>



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# Questions?





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

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**SUBJECT:** 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.

**AGENDA DATE OF:** December 11, **DATE SUBMITTED:** November 14, 2023  
2023

**SUBMITTED BY:** Michael Hornes, Assistant City Manager

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
\$2,260,000	N/A	N/A	N/A

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

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**Kerrville 2050 Item?** Yes

**Key Priority Area** H - Housing

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

Habitat for Humanity is seeking a grant to cover the \$2.26 million infrastructure cost for their new subdivision, Mariposa. Habitat is proposing a new model called H-2 that will see the scale of their operations increase with a hybrid of traditional habitat build, utilizing volunteers and "sweat equity", mixed with a more traditional construction. 11 of the homes will be built using the traditional Habitat model and 36 using local builders and trades to create an affordable workforce product. This new model will increase the number of homes that Habitat can put out and also serve as a model for them raise funds for future Habitat projects.

Total investment in the project is just over \$16,000,000. Attached you will find the habitat application, overview of the proposal, site plan, preliminary plat and renderings of one of the home plans. All models include a 1 car garage, 3 bedrooms and 2 bathrooms and are between 1,200 and 1,400 square feet.

The GO Team met on November 8th to review the application and recommended that it move forward as is for consideration by the EIC board. Staff has reviewed the request, and EIC can afford this project, spread over 2 fiscal years.

**RECOMMENDED ACTION:**

Consider calling a public hearing for the funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa 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*

## SECTION II - APPLICANT INFORMATION

Submittal Date: 11/11/2023

Company Name:

Habitat For Humanity Kerr County

Address (City/State): 121 McCinnis Court Phone 830-792-4844

Fax 830-895-7085

KERRVILLE

TX

78028

City State Zip Code

Name of Company Contact on this project:

MARY CAMPANA, Executive Director

Contact Address (if different from above):

Phone \_\_\_\_\_

SAME

Fax \_\_\_\_\_

City

State

Zip Code

Type of Business Structure: Corporation  Partnership  Sole Proprietorship

Year Business Started: Year 1989 Location KERRVILLE, TEXAS

Current Employment: Permanent Full-Time 5 Permanent Part-Time 4

Average Production Wage \$1,500 per PAY PERIOD

Full-Time Employees receive the following benefits:

Health INSURANCE, Dental AND Vision

Financial Information: Five Years Annual Financials Attached

Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ 188,049 Habitat Restore Sales

This Facility \$ 0 Before expenses

Local Sales Tax paid Annually

*Habitat*  
\$ 12,038.47 - RESTORE SALES TAX

Current Payroll

\$ 324,213.62

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No  Yes  Details:

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### SECTION III- PROJECT INFORMATION

This application is for a:

Business Development

- Expansion of Existing Facility  or
- New Construction
- Other

Quality of Life Improvement

- Parks, Open Space
- Other

Capital Improvements for Public Infrastructure

- Utilities
- Roadways  *INFRASTRUCTURE FOR COMMUNITY DEVELOPMENT*
- Other

The proposed improvements are to be located within the following taxing district(s): City of Kerrville  Kerr County  Kerrville ISD  Ingram ISD  Center Point ISD

### SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City

of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

## SECTION V – ECONOMIC IMPACT INFORMATION

### Part A- Project Investment in Improvements

Total	\$ <u>16,117,328</u>
Sq. Footage of New Building (s)	_____
Size of Parking	_____
Other	_____

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### Part B- Project Investment in Fixed Equipment

~~(New)\$ \_\_\_\_\_~~  
~~Manufacturer of Equipment \_\_\_\_\_~~  
~~Anticipated Useful Life of Equipment \_\_\_\_\_~~  
~~Purchase Price \$ \_\_\_\_\_ Installation Cost \$ \_\_\_\_\_~~  
~~Anticipated Delivery time from Date of Order \_\_\_\_\_~~

### Part C- Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project 0

Anticipated Number within 12 months of Completion of this project 0

Anticipated Number within 24 months of Completion of this project 0

Typical Job Descriptions or Job Titles

Project will partner with Royal Builders Contractors, Developers and trades that will create work for these companies

Anticipated starting salaries of these employees: (avg.) \$ N/A /hour

### Part D- Permanent Part-Time Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project 0

Anticipated Number within 12 months of Completion of this project 0

Anticipated Number within 24 months of Completion of this project 0

Typical Job Descriptions or Job Titles of these employees:

Anticipated starting salaries of these employees: (avg.) \$ N/A / hour

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**Part E- Payroll Impact**

Within 12 months of Project Completion \_\_\_\_\_ Within 24 months of Project Completion \_\_\_\_\_

\$ \_\_\_\_\_ *N/A*

FTE X Avg. Wage X 40 hrs X 52 wks

\$ \_\_\_\_\_ *N/A*

PTE X Avg. Wage X 20 hrs X 52 wks

**SECTION VI- OTHER ASSISTANCE**

Has the Company applied for any State or Federal assistance on this project?

No ( ) Yes ( )

Describe:

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To the best of my knowledge, the above information is an accurate description of the proposed project details.

*MARY CAMPANIA*

Printed name

*Executive Director*

Title

*Mary Campania*

Signature

*11/1/2023*

Date

## Mariposa Overview: EIC PARTNERSHIP

Habitat for Humanity Kerr County is seeking a meaningful and lasting \$2.26M investment from the EIC (Economic Improvement Corporation) to facilitate the scaling of its operations and provide a local collaborative solution to Kerrville's attainable housing crisis. EIC's investment in Habitat is an opportunity to make a transformative impact on the attainable housing crisis in Kerrville. This partnership will not only expand the available resources but also create a unified front against the housing crisis.

**Proven Model:** HFHKC is well positioned to scale our affordable housing programs and adjust our financial model to add attainable workforce housing for the growing workforce in Kerrville. Drawing from successful H-2 models implemented by other Habitat affiliates, HFHKC will replicate best practices while tailoring them to the specific requirements of Kerrville. The successful H-2 Habitat model has a track record of providing cost-effective and efficient housing solutions for communities in need.

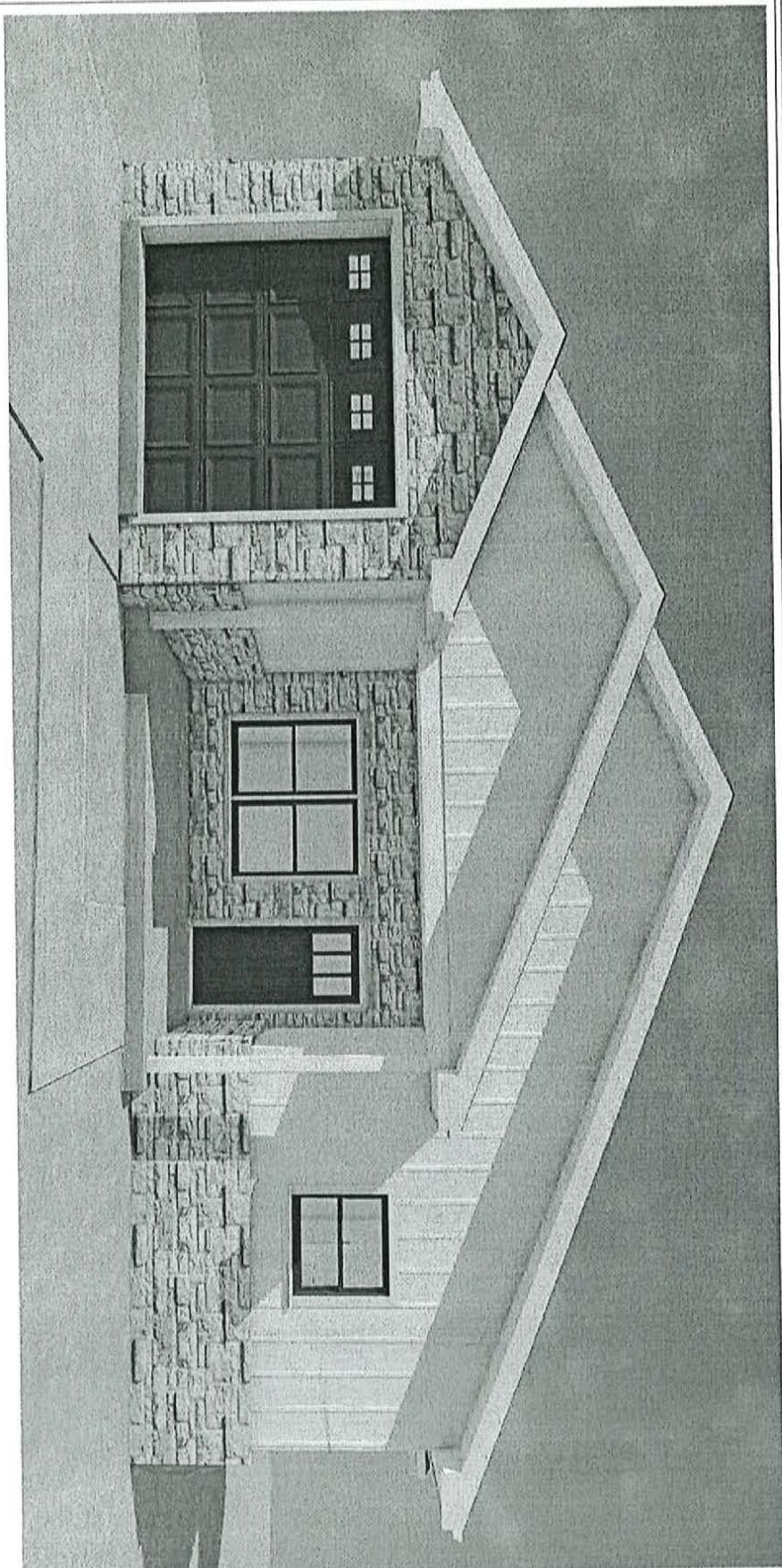
**Economic Impact:** EIC's investment will enable Habitat to expand its housing projects, thereby increasing the number of attainable housing units available in Kerrville. The Mariposa project is expected to generate a substantial economic impact of \$16 million\* for Kerrville, not only by providing affordable housing but also by creating jobs and boosting local businesses. By scaling operations, fostering local collaboration, and prioritizing sustainability, Habitat will provide immediate relief to the community. Expanding attainable housing options will attract new businesses, improve workforce stability, and stimulate local economic development.

**Habitat's Partnerships:** Habitat has been partnering with local contractors and builders since 1989. We will leverage this strong community collaboration to accelerate the estimated \$9.6 million construction investment required for this community, allowing for the timely delivery of affordable homes and contain our construction costs to build an affordable product for the Kerrville workforce. These partnerships will not only broaden the pool of resources but also establish a cohesive front in the battle against the housing crisis.

**Innovative Affordable Housing Mix:** The Mariposa Community will feature a mix of traditional Habitat homes and workforce housing units, catering to the needs of affordable homeownership for both low- and moderate-income families. Mariposa is a hybrid Habitat community with a total of 47 homes including 11 traditional Habitat homes (60% MFI) families and 36 workforce homes (80% MFI) families.

**Scalable Financial Model:** The nature of (H-2) construction project dictates a different funding model than the traditional Habitat process. HFHKC will utilize 3<sup>rd</sup> party lenders (with a product suitable for low to moderate-income home buyers) to provide mortgages for our clients. Because the homes will be built and sold in phases, we expect that the proceeds from each home will provide ongoing support future Habitat projects.

*\*Direct of investment of \$16 million for land, development, and construction. \$16.02 million estimated property tax based upon completion.*



Layout Page Table	
Number	Title
1	Cover Page
2	Floor Plan - Electrical Plan
3	Elevations
4	Framing Plan
5	Roof Plan
6	Foundation Plan

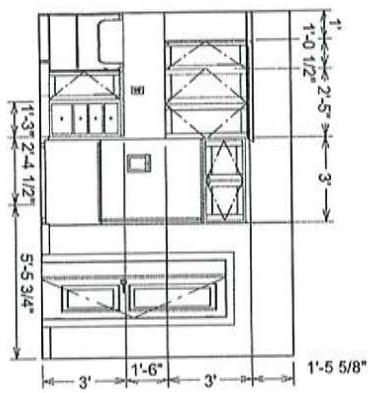
Habitat for Humanity

Hillopsis One  
Kerrville, TX 78028

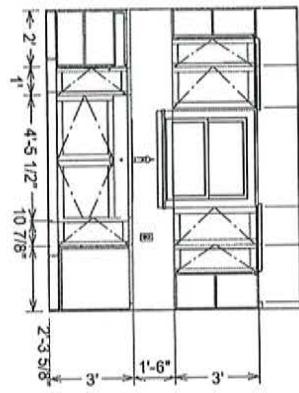
DATE:  
9/13/2023  
SCALE:  
1/14" = 1'  
SHEET:  
1

Hill Country  
**Regraphics**   
Serving the Construction Industry

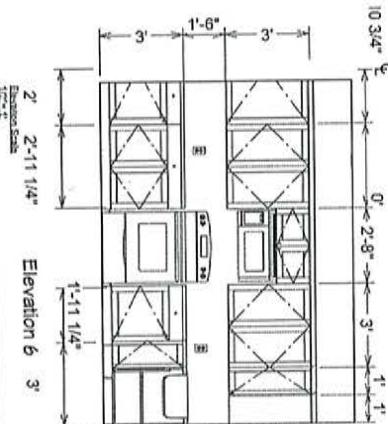
ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Color Filter
	Vertical Microphone
	Stereo Microphone
	Headphone
	Headset
	Microphone
	Loudspeaker
	Light Emitter
	Light Sensor
	Hall Sensor
	Hall Effect Sensor
	Hall Effect Sensor with Hall Effect
	Accelerometer
	Gyroscope
	Motion Sensor
	Motion Sensor with Motion
	Position Sensor
	Position Sensor with Position
	Temperature Sensor
	Door Sensor
	Door Sensor with Door
	Motion Sensor
	Motion Sensor with Motion
	Position Sensor
	Position Sensor with Position
	Directional Sensor
	Directional Sensor with Position



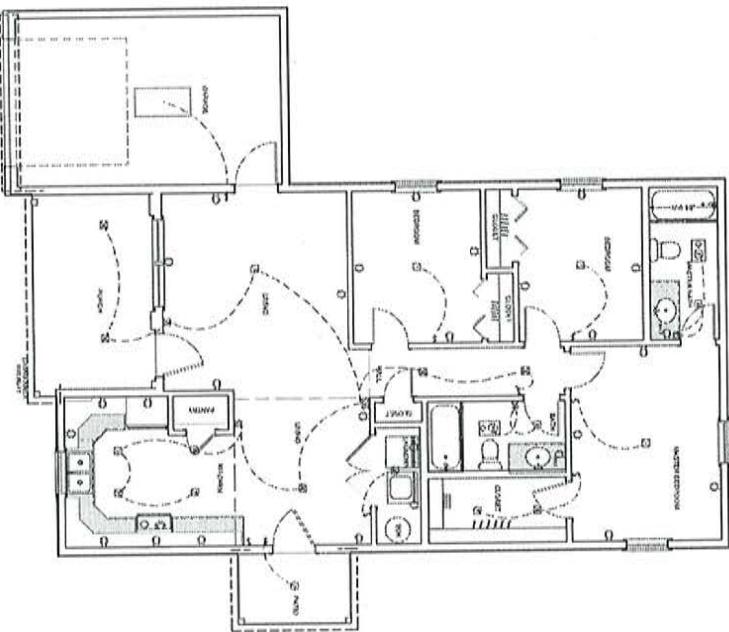
## Electrical Plan View



### Elevation T



### **Floor Plan View Dimensioned**



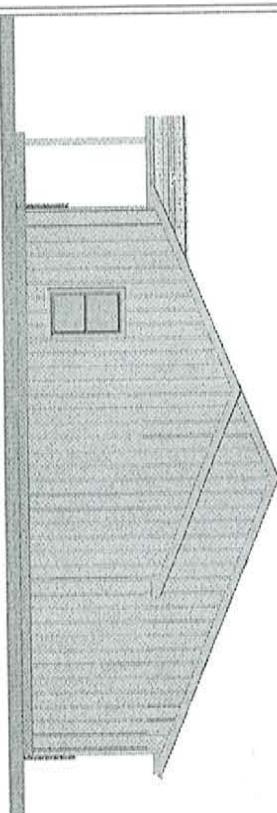
Habitat for Humanity

Мироза Ото

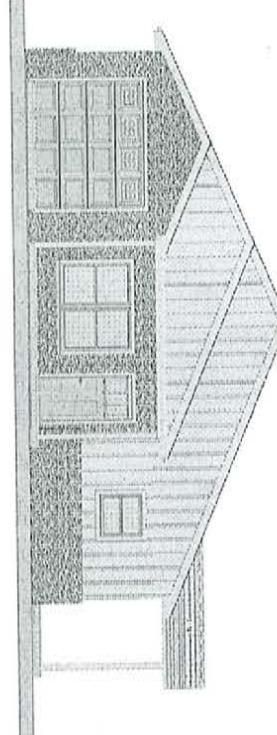
**Hill Country  
Reprographics**   
Carrying the Construction Industry

DATE: 13/12/2023  
FALE: 14" = 1'  
MEET:

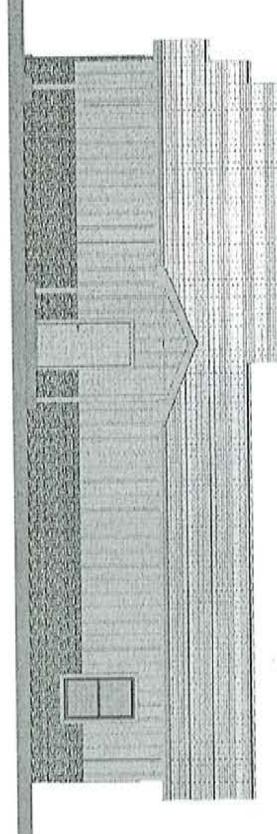
South Elevation  
Scale 1/4" = 1'



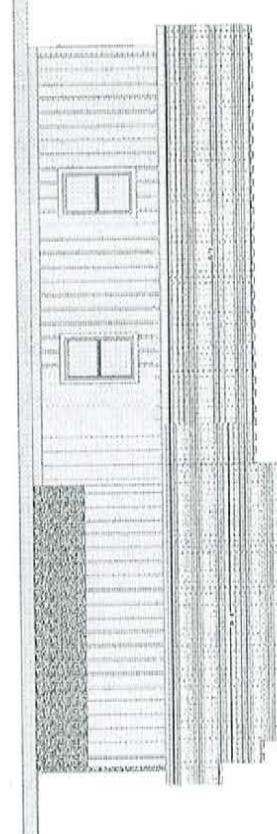
North Elevation  
Scale 1/4" = 1'



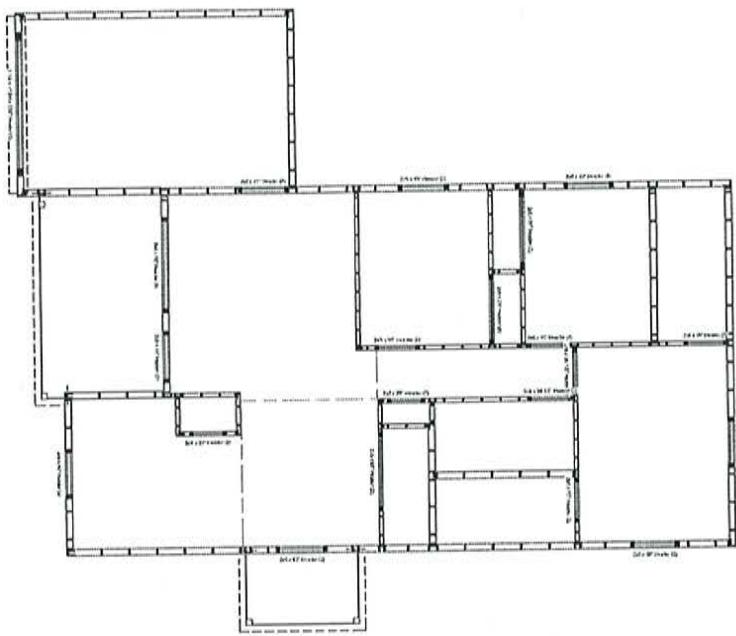
West Elevation  
Scale 1/4" = 1'



East Elevation  
Scale 1/4" = 1'



### Framing, Floor Plan View



ALL DOOR AND WINDOW  
HEADERS @ 6'-3" A.F.F.

6" WALLS  
3-2X6 W/ 1/2" PW SPACERS

4" WALLS  
2-2X5 W/ 1/2" PW SPACER

4" WALLS  
2-2X8 W/ PW SPACER

### FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL  
TO JOISTS.

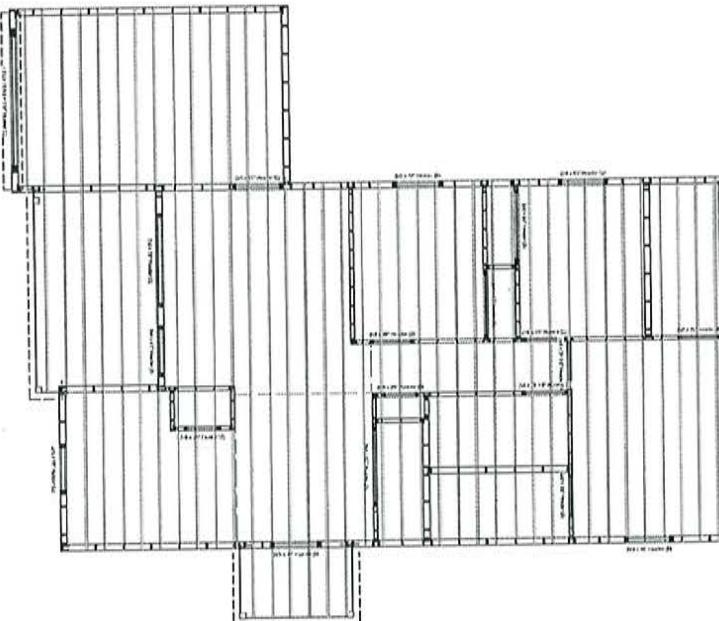
PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER  
SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER  
I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND  
COLUMNS TO RESIST LATERAL DISPLACEMENT.

### Framing, Ceiling Plan View

Headers will be 2X6s doubled for 2X4 walls and tripled for 2X6 walls



### HEADER SIZES

DEAD LOAD = 20 PSF #2 SPRUCE, PINE OR FIR  
ONE STORY STRUCTURE

HEADER SIZE MAXIMUM SPAN NUMBER OF JACK STUDS

2X4 BOX 30" 1

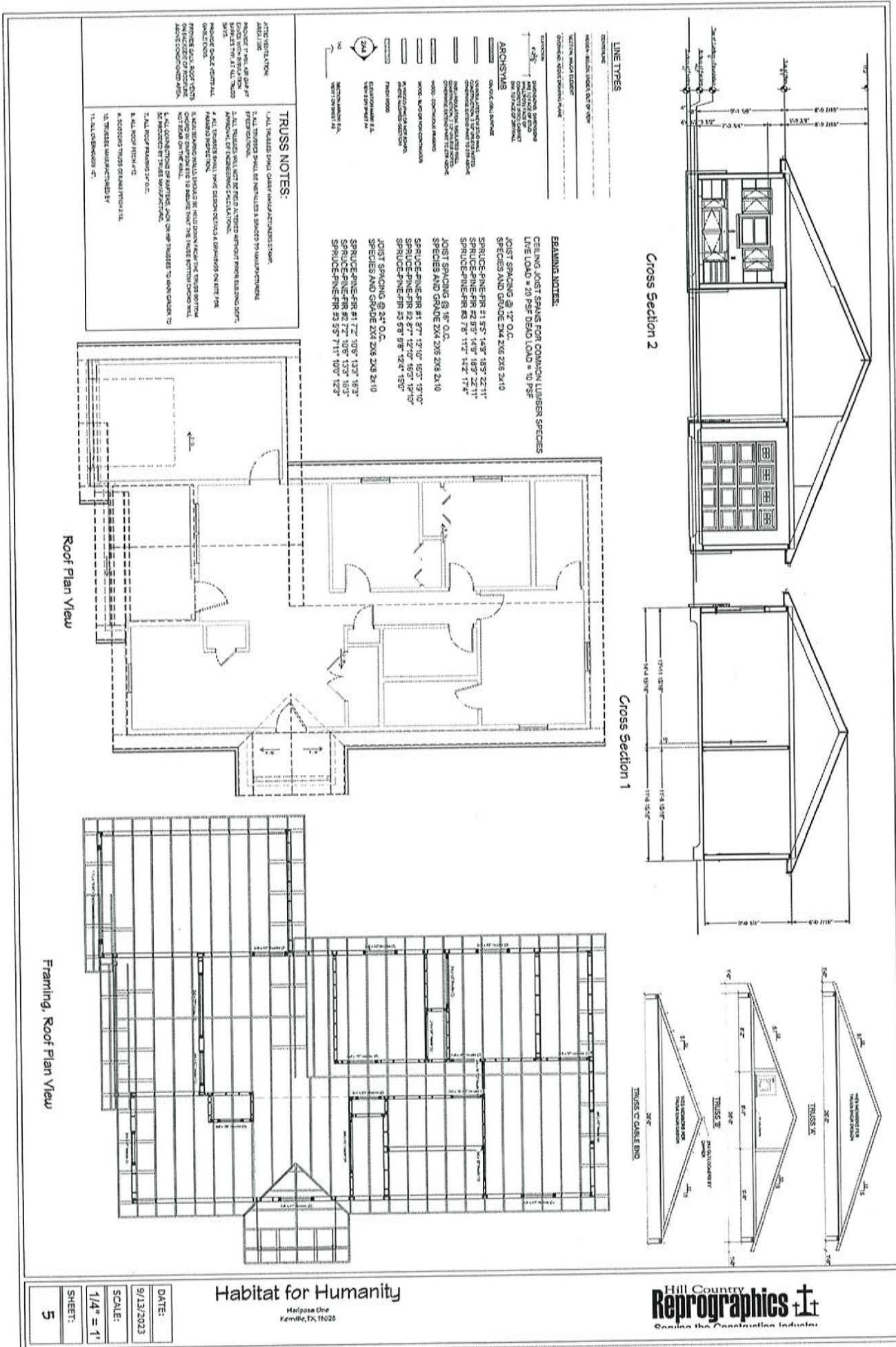
2X6 BOX 40" 2

2X8 BOX 50" 2

2X10 BOX 62" 2

2X12 BOX 71" 2

ALL SPANS GREATER THAN T1" REFER TO MFG. LVL SPAN TABLES



Engineering Base Plan Version

### Roof Plan View

FOUNDATION NOTES:

SLOPE CRAWLSPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ. 1 VERT. BETWEEN FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.

MAXIMUM SLUMP, 4". USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL

STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON SET ADHESIVE OR APPROVED EQUAL.

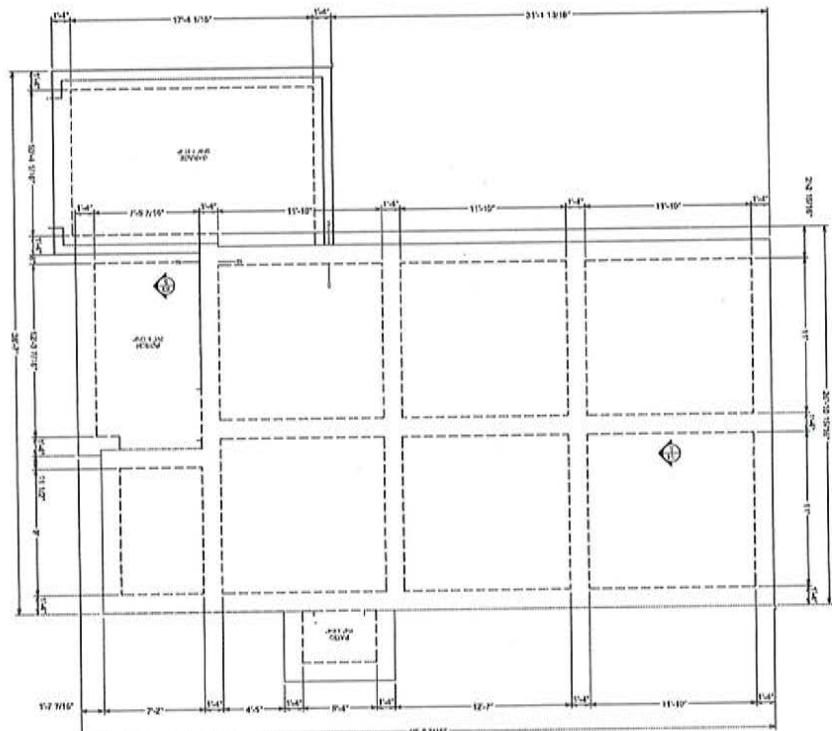
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- JOINTS AROUND WINDOW AND DOOR FRAMES.
- JOINTS BETWEEN WALL, CANTY AND WINDOW/WDR. FME.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

NOTICE

LIMIT OF DRAFTER'S LIABILITY NOT TO EXCEED THE TOTAL PRICE PAID FOR SERVICES.

- DRAFTER IS RESPONSIBLE FOR FURNISHING A PDF-FORMATTED FILE OF ORIGINAL SET OF DRAWINGS. ALL COPIES ARE TO BE PRODUCED FROM THIS FILE AND ARE THE RESPONSIBILITY OF THE BUILDER AND OR CLIENT TO PRODUCE.
- ANY USE OF THESE PLANS BOTH IN PART OR AS A WHOLE CONSTITUTE THAT THE GENERAL CONTRACTOR, AND CLIENT (PROPERTY OWNER) AGREE TO, AND WILL ABIDE BY THE TERMS IN THIS NOTICE, AND IN THE GENERAL NOTES LOCATED WITHIN THESE PLANS.
- BY USING THESE PLANS, YOU, THE GENERAL CONTRACTOR, AND PROPERTY OWNER, AGREE TO PAY, IN FULL, ANY AND ALL FEES INCURRED DURING THE PRODUCTION OF THESE PLANS. YOU, THE PROPERTY OWNER, AGREE THAT ANY OUTSTANDING BALANCE INCURRED, MAY BE SUBJECT TO ALIEN BEING FILED AGAINST THE PROPERTY, TO INCLUDE, BUT NOT LIMITED TO, LEGAL FEES, PROCESSING FEES, AND LATE FEES, WHERE THE CONSTRUCTION OF THE PLANS HAS OCCURRED AND OR IS OCCURRING.



Foundation Plan

Habitat for Humanity

Mariposa One  
Kerrville, TX 78023

Hill Country  
**Reprographics**   
Leading the Construction Industry

**Mariposa at Weston Place (WES 23-112)****City of Kerrville, Texas****Estimate based upon Preliminary Site Plan prepared by Wellborn Engineering & Surveying on September 13, 2023****Preliminary Engineer's Opinion of Probable Construction Cost (PEOPCC)**

Item #	Description	Qty.	Unit	Unit Price	Total
<b>Demolition Items</b>					
1	Sawcut and remove existing asphalt pavement, including all labor & materials, complete in place	65	SY	\$9.00	\$585.00
2	Sawcut and remove existing curb & gutter, including all labor & materials, complete in place	40	LF	\$10.00	\$400.00
<b>Total Demolition</b>					<b>\$985.00</b>
<b>Paving Items</b>					
1	2" Type D HMAC, including all labor & materials, complete in place	5235	SY	\$16.00	\$83,760.00
2	Prime coat, including all labor & materials, complete in place	5235	SY	\$2.00	\$10,470.00
3	11" flex base (TxDOT Item #247, Type A, Grade 2) for pavement base to 6" past back of curb and 2' past edge of pavement where there is no curb, including all labor & materials, complete in place	6091	SY	\$20.00	\$121,820.00
4	18" select fill (4<PI<15) to 6" past back of curb and 2' past edge of pavement where there is no curb, including all labor & materials, complete in place	6091	SY	\$20.00	\$121,820.00
5	6" compacted subgrade to 6" past back of curb and 2' past edge of pavement where there is no curb, including all labor & materials, complete in place	6091	SY	\$2.00	\$12,182.00
6	Curb & gutter, including all labor & materials, complete in place	3011	LF	\$25.00	\$75,275.00
7	3,600-psi concrete sidewalk, including all labor & materials, complete in place	1336	SY	\$50.00	\$66,800.00
8	Sidewalk ramps, including all labor & materials, complete in place	4	EA	\$1,500.00	\$6,000.00
9	Street signs with stop sign, including all labor & materials, complete in place	2	EA	\$750.00	\$1,500.00
<b>Total Paving</b>					<b>\$499,627.00</b>
<b>Sanitary Sewer Items</b>					
1	6" SDR 26 wastewater line, open cut, including all labor & materials, complete in place	1267	LF	\$95.00	\$120,365.00
2	48" City standard wastewater manhole, less than 10-ft depths, including all labor & materials, complete in place	5	EA	\$15,000.00	\$75,000.00
3	Core existing wastewater manhole for #" sanitary sewer, including all labor & materials, complete in place	2	EA	\$5,500.00	\$11,000.00
4	4" sanitary sewer service connection w/ dual cleanouts, including all labor & materials, complete in place	47	EA	\$3,200.00	\$150,400.00
5	Testing in accordance with City requirements (TV & vacuum), including labor & materials, complete in place	1267	LF	\$5.00	\$6,335.00
6	Trench safety	1267	LF	\$5.00	\$6,335.00
<b>Total Sanitary Sewer</b>					<b>\$369,435.00</b>

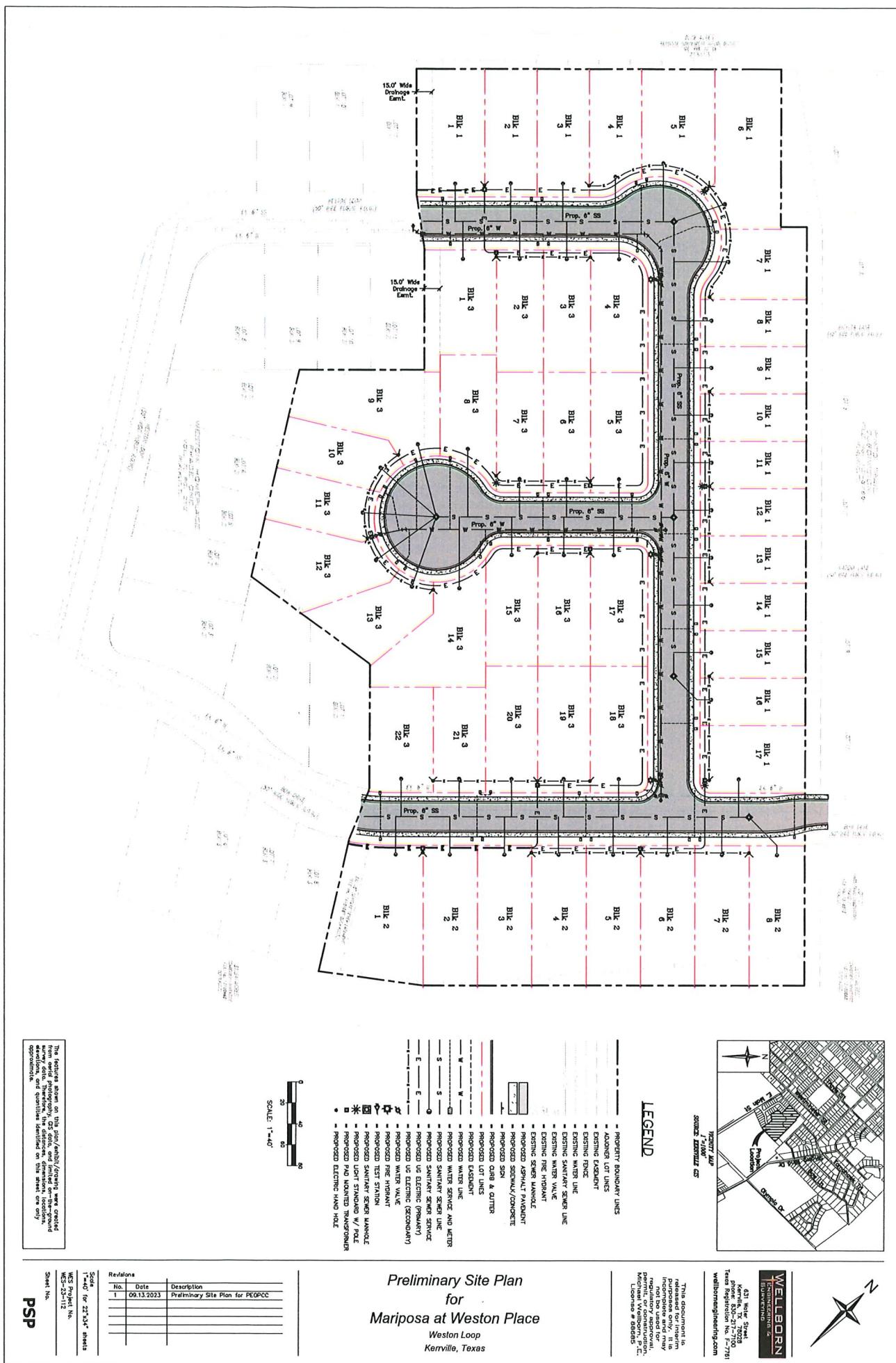
Water Items					
1	6" PVC C-900, DR-14, pressure class 200, water line, including all labor & materials, complete in place	1033	LF	\$85.00	\$87,805.00
2	Tracer wire for 6" water line, including all labor & materials, complete in place in accordance with City requirements	1033	LF	\$0.75	\$774.75
3	Tracer wire test station, including all labor & materials, complete in place in accordance with City requirements	4	EA	\$300.00	\$1,200.00
4	Tie into ex. 6" water main, including all labor & materials, complete in place	1	EA	\$4,500.00	\$4,500.00
5	Remove ex. 6" water valve, remove 12-LF of ex. 6" water main, and tie into ex. 6" water main, including all labor & materials, complete in place	1	EA	\$4,500.00	\$4,500.00
6	6" 11.25° ductile iron MJ bend, including all labor & materials, complete in place	1	EA	\$550.00	\$550.00
7	6" 45° ductile iron MJ bend, including all labor & materials, complete in place	4	EA	\$650.00	\$2,600.00
8	6"x6" tee, including all labor & materials, complete in place	2	EA	\$900.00	\$1,800.00
9	6" gate valve, including all labor & materials, complete in place	12	EA	\$2,750.00	\$33,000.00
10	2" blow-off valve assembly, including all labor & materials, complete in place	1	EA	\$2,000.00	\$2,000.00
11	City Standard Fire Hydrant Assembly with 6" D.I. pipe, 6" valve, fittings, tee, and concrete pads, including all labor & materials, complete in place	3	EA	\$7,500.00	\$22,500.00
12	1" water service with curb stop & meter box, including all labor & materials, complete in place	13	EA	\$2,500.00	\$32,500.00
13	2" to 1" double water services with 2 curb stops & meter boxes, including all labor & materials, complete in place	17	EA	\$3,750.00	\$63,750.00
14	Testing in accordance with City requirements (chlorination & pressure), including labor & materials, complete in place	1033	LF	\$7.00	\$7,231.00
15	Trench safety	1033	LF	\$5.00	\$5,165.00
					<b>Total Water \$269,875.75</b>
Dry Utilities					
1	Trenching on-site for underground electrical and communications conduits, including all labor & materials, complete in place	2827	LF	\$48.00	\$135,696.00
2	(2) 3" underground primary electrical main line conduits, including all labor & materials, complete in place in accordance with utility provider and City requirements	2926	LF	\$28.00	\$81,928.00
3	(2) 3" underground secondary electrical main line conduits, including all labor & materials, complete in place in accordance with utility provider and City requirements	1329	LF	\$28.00	\$37,212.00
4	(4) 2" underground phone & cable conduits, including labor & materials, complete in place in accordance with utility provider and City requirements	2827	LF	\$23.00	\$65,021.00
5	Connect to existing underground electric, including labor & materials, complete in place in accordance with utility provider and City requirements	2	EA	\$109.00	\$218.00
6	KPUB electrical transformer pad, including labor & materials, complete in place	11	EA	\$2,444.00	\$26,884.00
7	KPUB electrical handholes w/ conduit stub outs extending 5' into each lot, including labor & materials, complete in place	25	EA	\$1,075.00	\$26,875.00
8	Installation of communication handholes, including all labor & non-provided materials, complete in place <i>(Note handholes to be provided by communication provider)</i>	25	EA	\$1,075.00	\$26,875.00
9	Installation of communication pull boxes, including all labor & non-provided materials, complete in place <i>(Note pull boxes to be provided by communication provider)</i>	11	EA	\$1,075.00	\$11,825.00
10	Street light pole, including base & conduit, labor, & materials, complete in place. Coordinate installation with KPUB.	4	EA	\$5,639.00	\$22,556.00
11	Trench safety	2827	LF	\$3.00	\$8,481.00
					<b>Total Dry Utilities \$443,571.00</b>

<b>Grading Material</b>					
1	Strip site & stock pile 3" of topsoil, including all labor & materials	1499	CY (Estimate)	\$8.00	\$11,992.00
2	Grading cut material to final finished grade elevation, including all labor & equipment	430	CY (Estimate)	\$14.00	\$6,020.00
3	Grading fill material to final finished grade elevation, including all labor & equipment	6158	CY (Estimate)	\$6.00	\$36,948.00
4	Net fill material to import, including all labor & equipment	5728	CY (Estimate)	\$17.85	\$102,244.80
<i>*Note that earthwork cut and fill quantities are based upon loose lifts and grading shown on the previous Civil Plans prepared July 1, 2022.</i>					
<b>Total Grading Material      \$157,204.80</b>					
<b>Miscellaneous Items</b>					
1	Traffic control (barricades, delineators, & signs) including all labor & materials, complete in place	1	LS	\$5,000.00	\$5,000.00
2	Material testing	1	LS	\$34,815.00	\$34,815.00
3	Construction staking, including all labor & materials, complete in place	1	LS	\$20,000.00	\$20,000.00
4	Erosion control, complete in place including SWPPP	1	LS	\$15,000.00	\$15,000.00
5	Final stabilization to file for TCEQ Notice of Termination & obtain City final acceptance	1	LS	\$20,000.00	\$20,000.00
6	Performance & payment bond (3%)	1	LS	\$52,220.00	\$52,220.00
7	City standard maintenance bond (1.5%)	1	LS	\$26,110.00	\$26,110.00
8	Insurance naming owner & engineer as additional insured	1	LS	\$2,500.00	\$2,500.00
9	Contingency (25%)	1	LS	\$435,175.00	\$435,175.00
<b>Total Miscellaneous      \$610,820.00</b>					
<b>TOTAL PEOPCC      \$2,351,518.55</b>					

**Notes:**

- Quantities and unit prices are estimates based upon the Preliminary Site Plan prepared by Wellborn Engineering & Surveying on September 13, 2023 and are subject to change based upon survey data, geotechnical report findings, final construction documents subject to review & approval by others, material & contractor pricing subject to current market, etc.
- This PEOPCC Form is provided as a confidential document for this project only and may not be used or distributed except for the purpose of review and consideration by the Client.





The features shown on this plan/exhibit/drawing were created from aerial photography, GS data, and limited on-the-ground survey data. Therefore, the dimensions, locations, deviations, and quantities identified on this sheet are only approximate.

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*Preliminary Site Plan  
for  
Mariposa at Weston Place  
Weston, Texas*

*Weston Loop*  
Kerrville, Texas

WELLBORN

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

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**SUBJECT:** Purchase Sale Agreement between the City of Kerrville, Economic Improvement Corporation (EIC) and Megaacrete Real Estate, LLC (Project Mount Saddle), which agreement provides for the EIC to convey property it owns along the 300 block of Peterson Farm Road, consisting of approximately 86.71 acres.

**AGENDA DATE OF:** December 11, **DATE SUBMITTED:** November 15, 2023

**SUBMITTED BY:** Michael Hornes, Assistant City Manager

**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?** Yes

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

Project Mount Saddle, or Litecrete, has been working on their due diligence on the 86 acre EIC property since March of this year. They have completed that process and are hoping to finalize the property transaction and begin ordering equipment for the facility. Agreements are in the works with the City and the County to upgrade Al Mooney Road, and a portion of Peterson Farms Road to accommodate additional traffic. The City has already approved the Interlocal agreement and the County will consider it at the November 13 Commissioner's Court, prior to the EIC meeting.

The 86 acres were originally purchased by EIC to be gifted to a U.S. Department of Agriculture's Insects Laboratory, which means Kerrville would have benefited from the jobs, but not property taxes or sales tax revenues. Project Mount Saddle will be placing a roughly \$35 million investment in the property as well as generating a substantial amount of sales tax at full build out. Based on the projected sales, by year three they will be generating sales between \$25-30 million. In addition, they will be creating jobs which pay above average county wages in the production of their advanced construction materials. The official term for

the material is Autoclaved Aerated Concrete, which is an ultra-lightweight concrete used for structural purposes in both the commercial and residential sectors.

A part of the requirement in the agreement is that Litecrete will establish Kerrville as their sales office. In addition to the manufacturing, the group has discussed building a Customer Service Center to showcase their product and possibly a training facility. Attached to this agenda will be a brochure of their product offering.

**RECOMMENDED ACTION:**

Finalize the 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.

**ATTACHMENTS:**

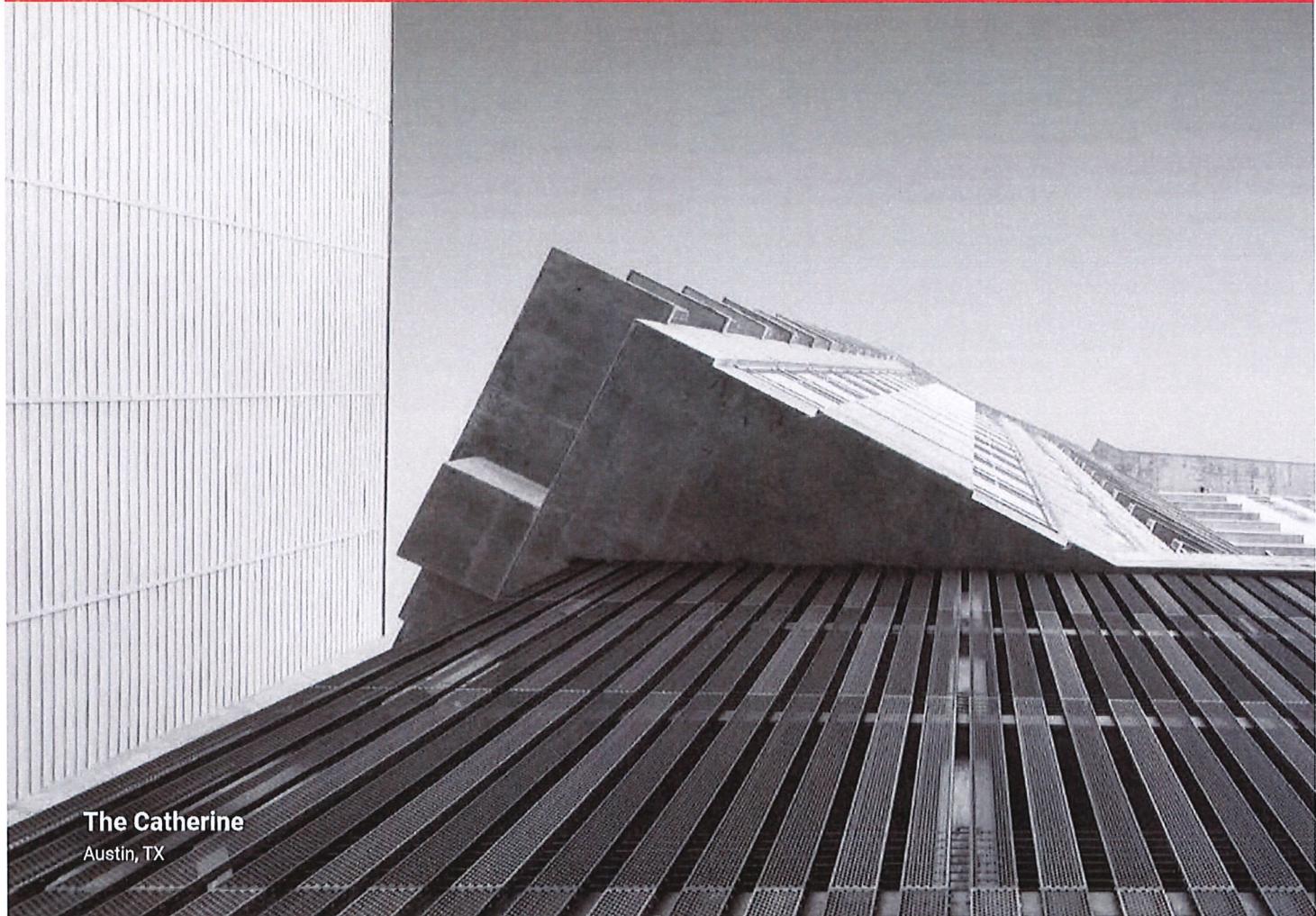
[Modular\\_Capabilities\\_Brochure\\_2022.pdf](#)



# HIGH-PERFORMANCE BUILDING SOLUTIONS FOR THE REAL WORLD

Autoclaved Aerated Concrete (AAC) + Modular Building Systems

 **hebel**  
Exclusive Hebel Distributor



**The Catherine**  
Austin, TX



## Our Promise To You

### Building Innovative Solutions

We help project teams employ high-performance building systems that deliver superior performance and resiliency at a competitive cost of construction.



## Champions Of High-Performance Building Systems

The Modular team is an authority in Hebel® autoclaved aerated concrete (AAC) and high-performance modular building systems. We focus on helping project teams successfully design and construct better performing, more resilient, and cost-effective buildings using innovative solutions.



### Solution Development

Applying building science to develop high-performance building materials and assemblies.



### Education & Training

Classroom and field instruction in design, engineering, and construction of AAC building systems.



### Design & Engineering Support

Full project support from pre-design evaluation and budgeting to final delegated engineering plans.



### Logistics & Delivery

Pre-construction planning and material delivery coordination at the jobsite.



### Construction Support

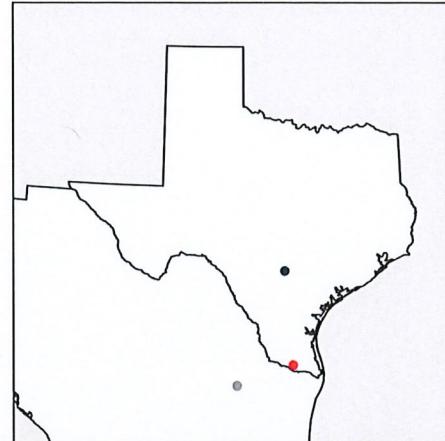
Remote and on-site technical support during all phases of construction.



## Leading Global AAC Brand

Hebel is an established global leader of autoclaved aerated concrete building products with over 28 years of proven success in North America. Hebel AAC products sold in the United States are manufactured under license in Monterrey, Mexico.

- In production for 80+ years
- Implemented in the United States for 28+ years
- Recognized by building code in 30 countries
- Manufactured in 91 plants worldwide



Hebel is a trademark  
of Xella Group Germany

● Modular Sales Office  
San Antonio, TX

● Modular Inventory Yard  
Pharr, TX

● Hebel Manufacturing  
Monterrey, MX

## High-Performance

Provides the best fire, sound, and energy efficient performance.

### 01 Fire

Non-combustible material and 18 UL-listed assemblies with up to 4-hour load-bearing fire rating.

### 02 Sound

Over 30 evaluated wall and floor assemblies with sound reduction ratings up to STC-68.

### 03 Energy

Integrated insulation and mass wall with performance up to 230% of energy code.

## Resilient

Builds structures that are robust, long-lasting, and safe.

### 01 Moisture

Does not rot or decay and resistant to mold and mildew growth.

### 02 Windstorm

Meets highest windstorm code including Texas, Florida, and Miami-Dade.

### 03 Pests

Impervious to burrowing and destruction by insects and rodents.

## Cost-Effective

Increases performance and lowers total cost of ownership.

### 01 Simpler Construction

Fewer trades, materials and installation steps lowers construction costs.

### 02 Faster Schedule

Additional savings from faster schedule and lower risk of delays.

### 03 Operating Savings

Lower long-term energy, maintenance, repair, and insurance costs.



**Yaupon by Agave**

New Braunfels, TX

# AUTOCLAVED AERATED CONCRETE

## Ultra-Lightweight Cellular Concrete

SPECIFICATIONS	AAC-4	AAC-6
Nominal Dry Bulk Density (lb/ft <sup>3</sup> )	31	37
Min. Compressive Strength (psi)	580	870
Thermal Conductivity (K)	0.9124	0.9811
Thermal Resistance Per Inch (R)	1.09	1.02



**79%**

lighter than standard concrete

## MANUFACTURING PROCESS

01

Ingredients are mixed and poured into a mold

02

Concrete mixture reacts chemically and expands to double original volume

03

The raw concrete slab is cut into individual blocks and panels

04

Unfinished products are placed in an autoclave and cured with heat and steam

05

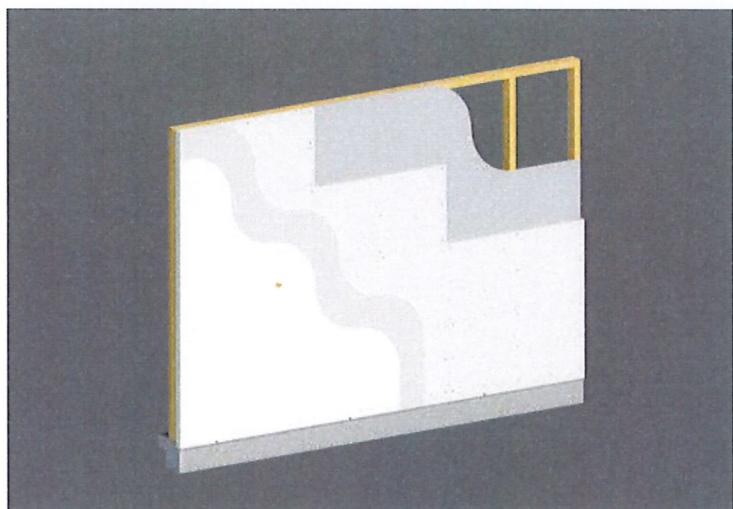
Finished products are packaged for delivery

Applications		Power Panel	Power Floor	Wall Panel	Floor & Roof Panel	Structural Wall Panel	Hebel Metal	Masonry	Fence Panel
COMMERCIAL	Exterior Walls	•		•		•	•	•	
	Interior Walls					•	•	•	
	Elevated Floor		•		•				
	Roofs				•				
RESIDENTIAL	Exterior Walls	•						•	
	Interior Walls							•	
	Elevated Floor		•		•				
	Roofs				•				
INDUSTRIAL	Exterior Walls	•		•		•		•	
	Interior Walls							•	
	Elevated Floor		•		•				
	Roofs				•				
OTHER	Stairs & Elevator Shafts					•		•	
	Fire-rated Assemblies	•	•	•	•	•		•	
	Fencing & Sound Barriers								•
	Parking Structures			•					

# HEBEL POWER PANEL

## Resilient Insulated Cladding for Framed Walls

Hebel Power Panel upgrades standard wood and metal framed buildings with a tough and insulated exterior cladding. This panel is highly resistant to fire, moisture, pests, as well as damage from impact.



### Applications:

Single-family, Multi-family, Assisted Living, Student Housing, Office, Retail, Hospitality

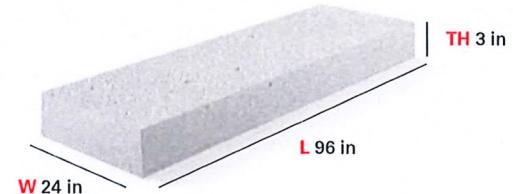
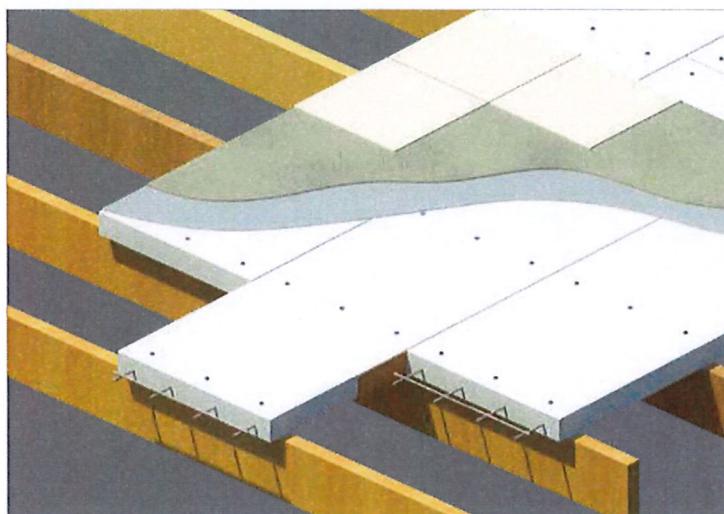


Tres Lagos  
McAllen, TX

## HEBEL POWER FLOOR

### Lightweight, Rigid, and Resilient Floor Decking

Hebel Power Floor significantly improves durability and occupant experience over conventional wood decking at a fraction of the cost of other precast or cast-in-place concrete floor systems.



Applications:  
Single-family, Multi-family, Assisted Living,  
Student Housing, Hospitality

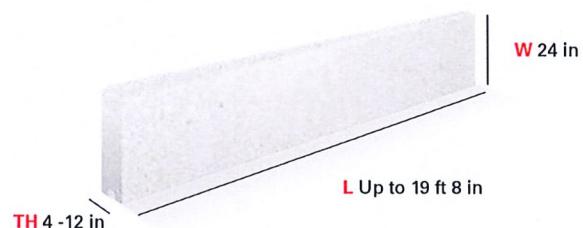
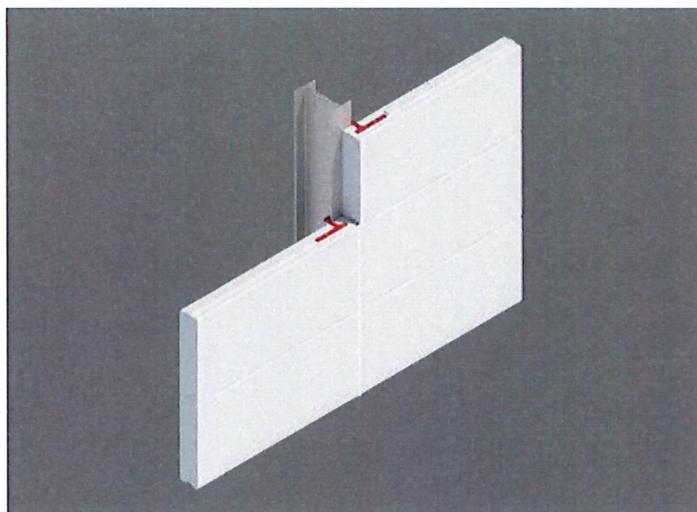


**Yaupon by Agave**  
New Braunfels, TX

## HEBEL WALL PANEL

### Lightweight Insulated Wall Enclosure

Hebel Wall Panel is a high-performance, quick-to-install, economical system for enclosing and insulating steel or concrete framed buildings.



#### Applications:

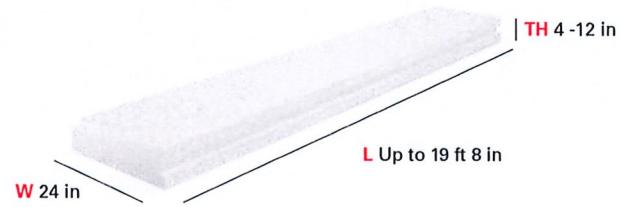
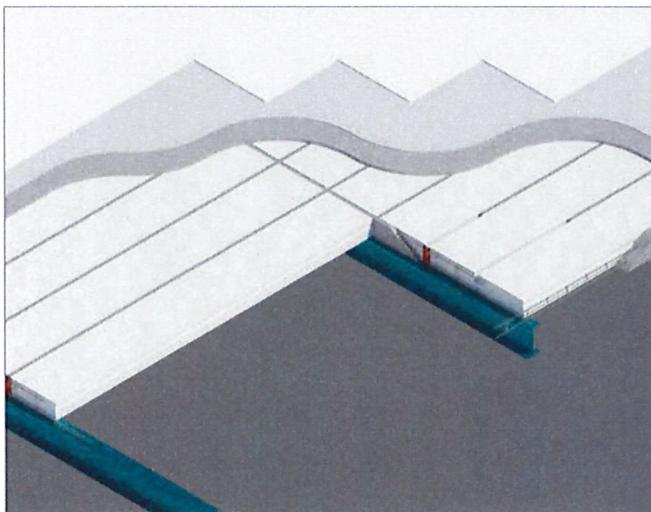
Warehouse, Industrial, Flex, Retail,  
Government, Office, Parking Garage



## HEBEL FLOOR AND ROOF PANEL

### Lightweight Structural Floor and Roof

Hebel Floor and Roof Panels are lightweight load-bearing concrete decking for intermediate spans up to 19'-8" that can be supported on wood, cold-formed steel, structural steel, or concrete frame systems.



#### Applications:

Office, Hospitality, Multi-Family, Industrial,  
Retail, Single-Family, Student Housing

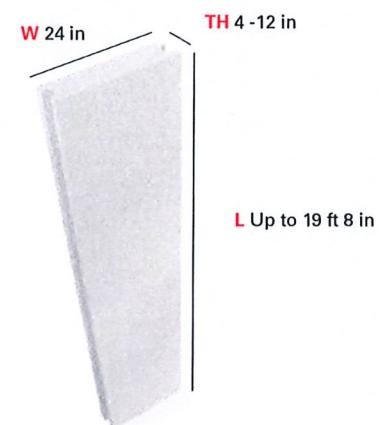
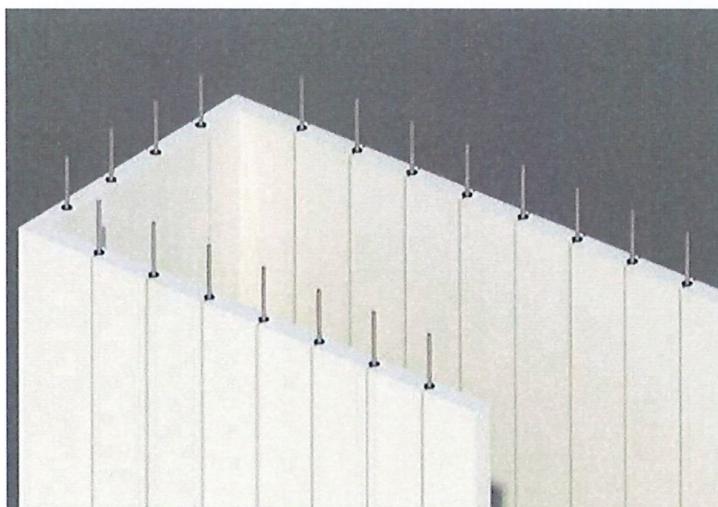


Waterfront Apartments  
Galveston, TX

## HEBEL STRUCTURAL WALL PANEL

### Vertical Load-Bearing Insulated Wall

Hebel Structural Wall Panel is a load-bearing precast wall that provides structure, enclosure, and insulation in one system.



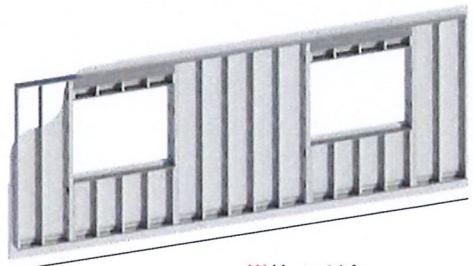
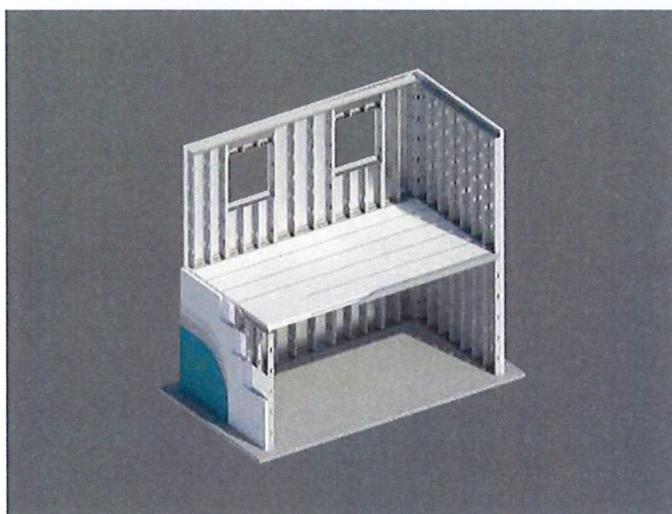
Applications:  
Office, Hospitality, Multi-Family, Industrial, Retail



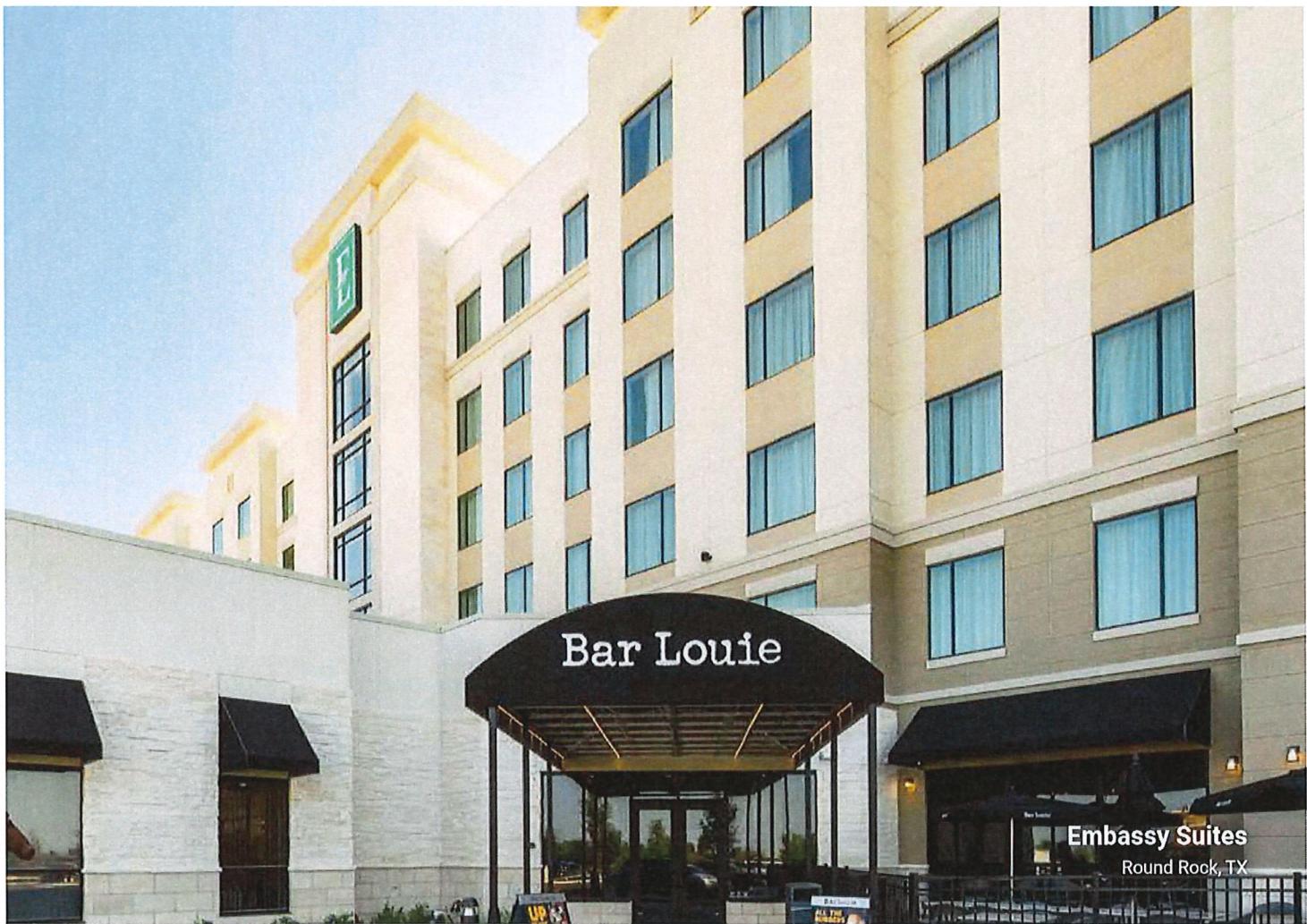
# HEBEL METAL

## Prefabricated Modular Interior + Exterior Walls

Hebel Metal is prefabricated load-bearing cold-formed steel interior and exterior wall modules with integrated insulation and finishes that significantly accelerate installation for larger building projects.



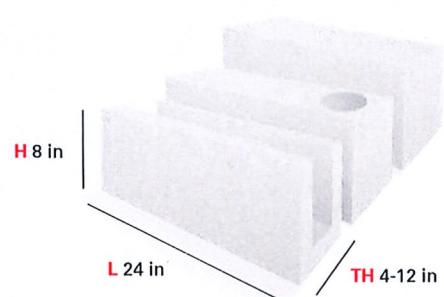
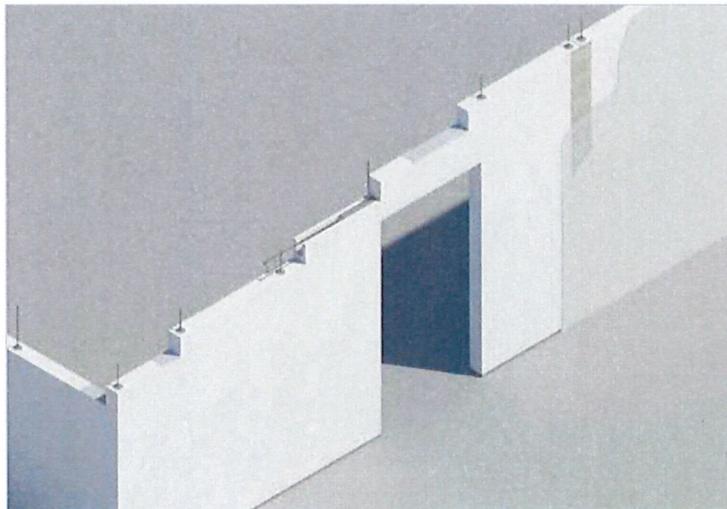
Applications:  
Warehouse, Industrial, Office, Hospitality



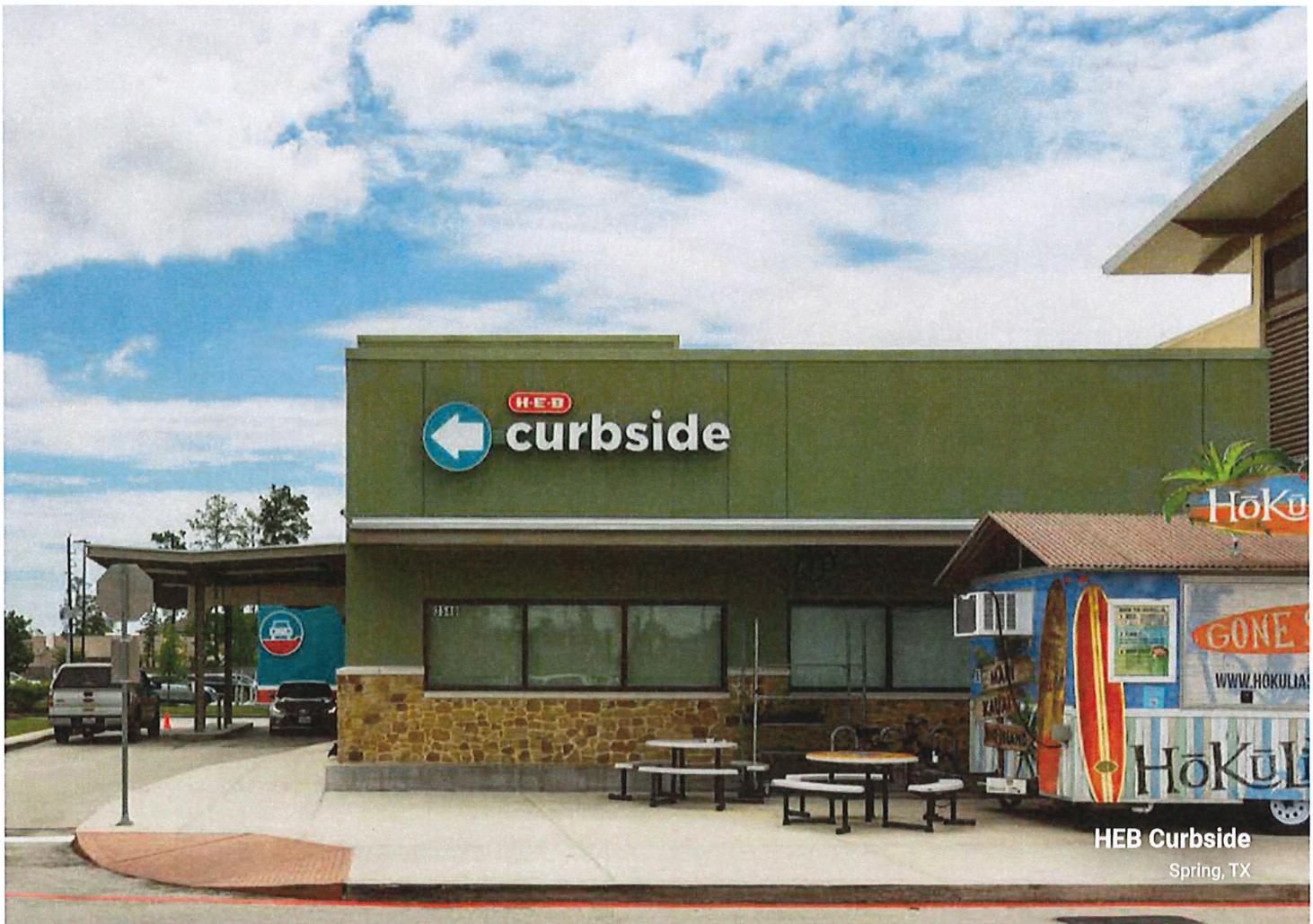
# HEBEL MASONRY

## High-Performance Building Envelope + Structure

Hebel Masonry is reinforced masonry that provides building enclosure, insulation, and structure in a single integrated solution.



Applications:  
Retail, Single-Family, Multi-Family,  
Medical, Fire/Sound Wall

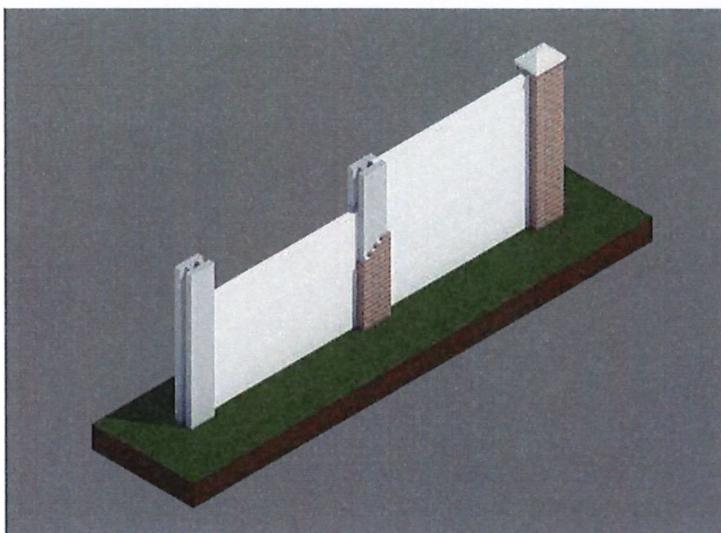


HEB Curbside  
Spring, TX

## HEBEL FENCE PANEL

### Lightweight Concrete Fence Panel + Sound Barrier

Hebel Fence Panel is a lightweight precast concrete panel for constructing privacy, screen fences and sound barriers for neighborhoods and highways.



**Applications:**  
Single-Family, Multi-Family, Hospitality, Utilities, Sub-division, Roadways



**Sienna Village**  
Houston, TX

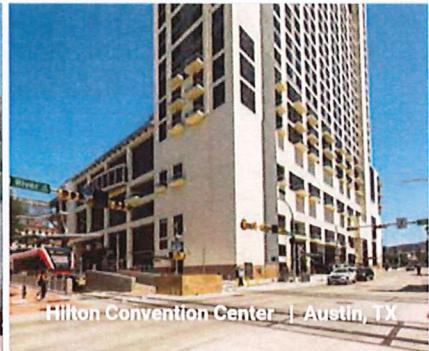
## HOSPITALITY



Embassy Suites | McAllen, TX



Courtyard | South Padre Island, TX



Hilton Convention Center | Austin, TX

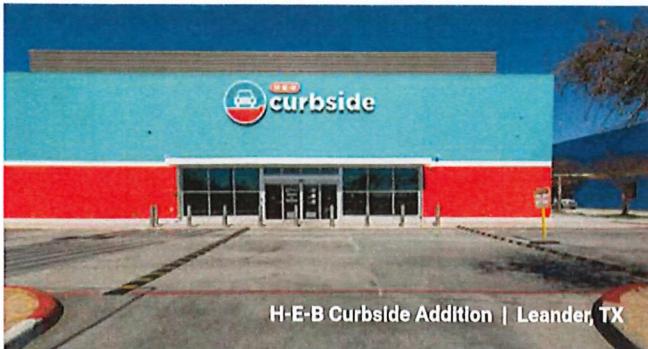


Element | Katy, TX



Home2 Suites | McAllen, TX

# COMMERCIAL



H-E-B Curbside Addition | Leander, TX



Costco | Willowbrook, TX



Bicentennial Crossing | McAllen, TX



Texas Orthodontic Specialists | Houston, TX

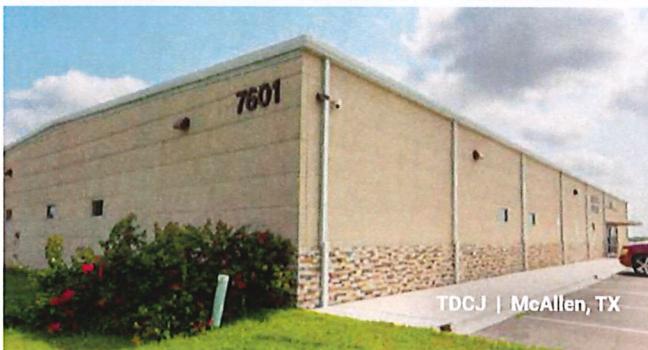
# CIVIC & GOVERNMENT



Austin Convention Center | Austin, TX



Texas DPS | Edinburg, TX

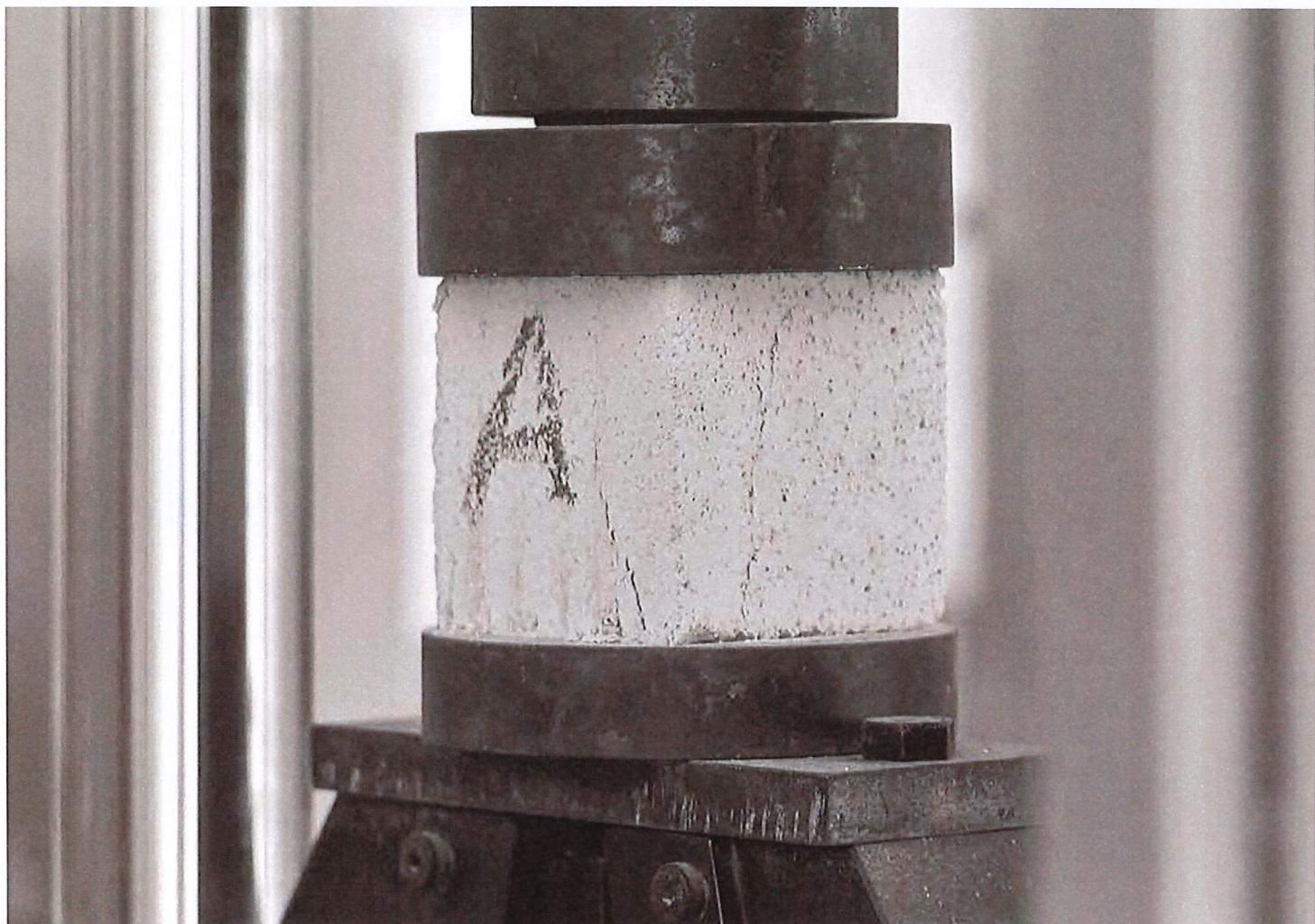
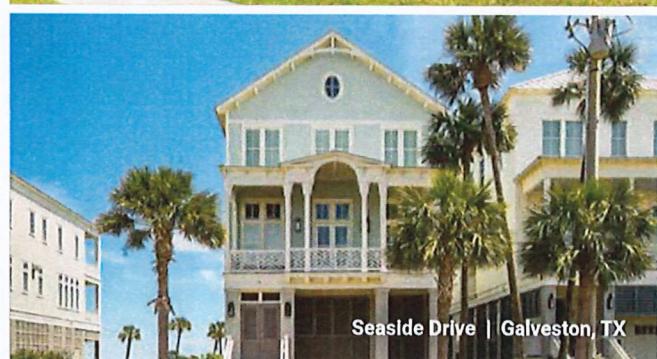


TDCJ | McAllen, TX



Palmer Event Center | Austin, TX

# RESIDENTIAL



# SPECIFICATIONS

SPECIFICATIONS	AAC-4	AAC-6
Nominal Dry Bulk Density (lb/ft <sup>3</sup> )	31	37
Min. Compressive Strength (psi)	580	870
Thermal Conductivity (K)	0.9124	0.9811
Thermal Resistance Per Inch (R)	1.09	1.02

AAC	R-VALUES		STC		
	IN	AAC-4	AAC-6	AAC-4	AAC-6
2		2.16	2.01	33	34
3		3.24	3.01	36	37
4		4.31	4.01	41	42
5		5.39	5.02	43	44
6		6.47	6.02	44	46
7		7.55	7.02*	45	47
8		8.63*	8.03*	47	48
10		10.79*	10.03*	49	51
12		12.94*	12.04*	51	53

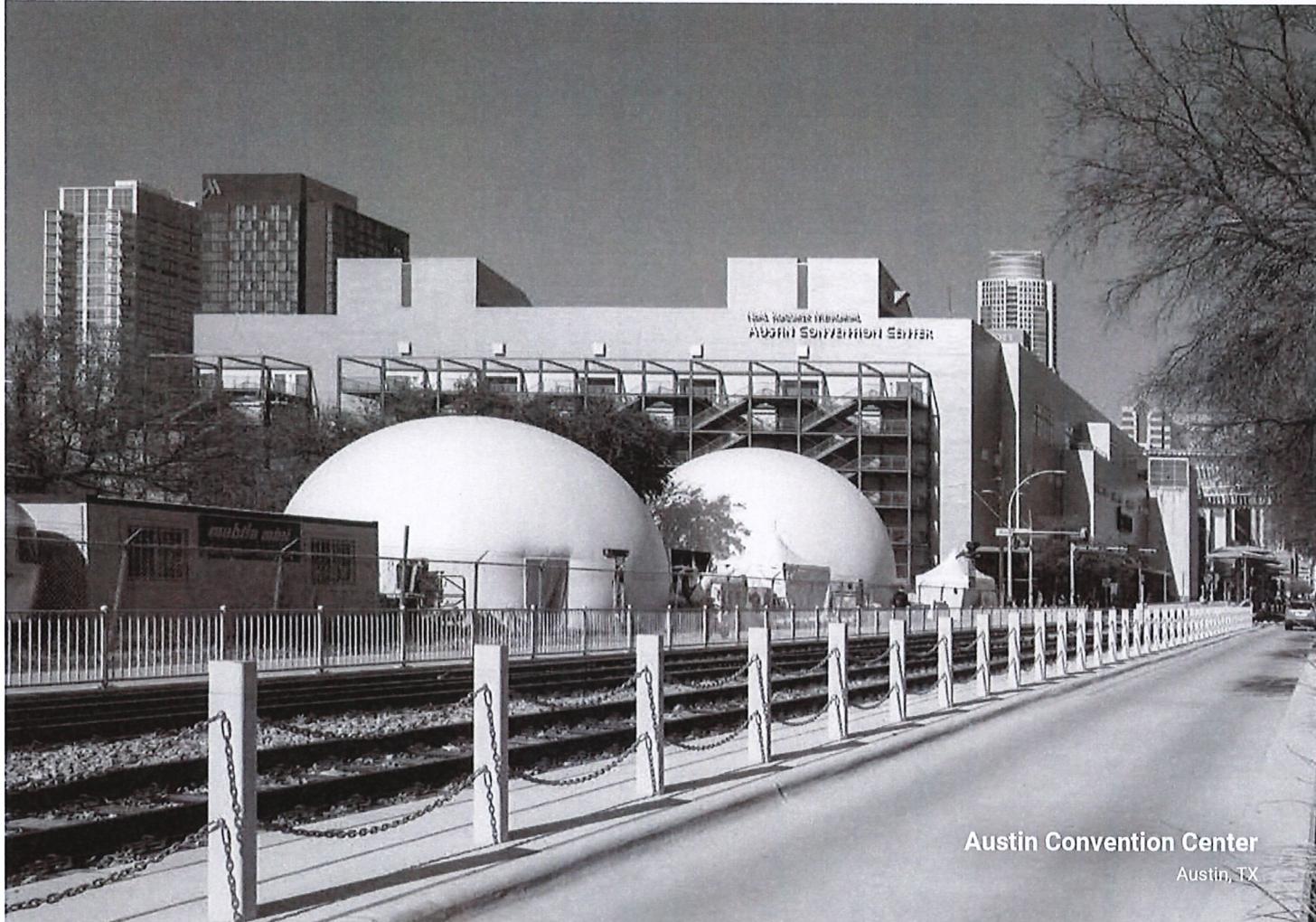
\* Thermal Mass Wall



# TESTING AND STANDARDS

TESTING	RESULTS
ASTM E119 (UL/ANSI 263) - Fire Tests of Building Construction and Materials	Up to 4-hour fire resistance rating
ASTM E136 - Standard Test Method for Behavior of Material in a Vertical Tube Furnace at 750°F	Pass (non-combustible)
ASTM C518 - Standard Test Method for Steady State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus	AAC-4: $K=0.9124 \text{ Btu in/ft}^2 \text{ h}^\circ\text{F}$ AAC-6: $K=0.9811 \text{ Btu in/ft}^2 \text{ h}^\circ\text{F}$
ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements	Materials: STC 33-53 Assemblies: Up to STC 68

DESIGN STANDARDS	
Hebel Masonry	IAPMO UES: ER405 - Reinforced Panels & Masonry American Concrete Institute ACI-530 The Masonry Society TMS 402 American Society of Civil Engineers ASCE 5
Reinforced Panels	IAPMO UES ER405 - Reinforced Panels & Masonry IAPMO UES ER350 - Hebel Power Floor IAPMO UES ER381 - Hebel Power Panel American Concrete Institute ACI 526R



# LAB TESTED AND CODE APPROVED

## Certifications & Listings



Demonstrating conformance with standards and codes.



Classified fire-rated floor and wall assemblies.



Environmental Product Declaration (EPD) Reports.



Non-hazardous materials and components.



Listed QPL-90 noise barriers for highway infrastructure.



Windstorm insurance product evaluation listing MA-05.

## Design Standards



Specifications for AAC masonry and reinforced panels.



Building code requirements for masonry structures.



Building code requirements for masonry structures.

## Research & Testing



Governing standards for manufacturing and quality control.



Structural testing and evaluation that led to inclusion in IBC.



Structural testing of Power Floor and Power Panel.

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www.mcsply.com

