



ECONOMIC IMPROVEMENT CORPORATION AGENDA

MONDAY, APRIL 15, 2024, 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 18, 2024.

Attachments:

[EIC Minutes 3-18-2024.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
- Downtown Area Streetscape
- Downtown River Trail Extension
- Scott Schreiner Golf Course Improvements
- Olympic Pool Renovations
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing

Attachments:

[20240415_EIC Project Update.pdf](#)

5.C Monthly Financial Report.

Attachments:

[March 2024 financial presentation.pdf](#)

6 NOMINATE AND ELECT OFFICERS:

6.A Nominate and elect Vice-President.

7 PUBLIC HEARING AND POSSIBLE ACTION:

7.A Consider funding agreements between the City of Kerrville, Texas, Economic Improvement Corporation and Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of facilities.

Attachments:

[*Schreiner Application - 03062024.pdf*](#)

[*Schreiner EIC Appendices 3062024.pdf*](#)

[*SU response to Go Team Oct 2023.pdf*](#)

[*Schreiner GO Team recommendation letter.pdf*](#)

8 CONSIDERATION AND POSSIBLE ACTION:

8.A Economic Development Grant Agreement between Habitat for Humanity-Kerr County and the City of Kerrville, Economic Improvement Corporation for the installation of Public Infrastructure for the development of the Mariposa Residential Neighborhood.

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*](#)

9 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:

9.A Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of athletic facilities (551.071, 551.087).

9.B Economic Development projects: (551.071, 551.087)

- Habitat for Humanity Kerr County, Mariposa Residential Subdivision

10 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

11 ITEMS FOR FUTURE AGENDAS:

12 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:

4/12/2024 at 12:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina, TRMC

Kesha Franchina, TRMC, Deputy City Secretary, City of Kerrville, Texas



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 18, 2024.

AGENDA DATE OF: April 15, 2024 **DATE SUBMITTED:** March 20, 2024

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 EIC meeting held on March 18, 2024.

RECOMMENDED ACTION:

Approve minutes as presented.

ATTACHMENTS:

[*EIC Minutes 3-18-2024.pdf*](#)

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING – MARCH 18, 2024**

On Monday, March 18, 2024, 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
John Anderson - KEDC
Gregg Appel
Kyle Bond - “GO Team”
Beck Gipson
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT: None.

CHIEF EXECUTIVE STAFF:

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

VISITORS PRESENT: None.

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

2 INVOCATION: Kyle Bond led the invocation.

3 VISITORS / CITIZENS FORUM: No citizen speakers.

4 APPROVAL OF MINUTES:

4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on February 12, 2024.

Gregg Appel motioned to approve the minutes as presented and John Anderson seconded. The motion passed 7-0.

5 MONTHLY REPORTS:

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

Gil Salinas and Katy Milton Jordan presented the KEDC Update and responded to questions.

5.B Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Peterson Medical Center Campus Infrastructure Improvements
- Downtown Area Streetscape
- Downtown River Trail Extension
- Travis Street Pump Station Upsizing
- Sales Tax Bond Projects

Michael Hornes presented the EIC Project Status Updates 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 Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Scott Schreiner Golf Course.

President Clarkson read item 6.A in to record. Ashlea Boyle presented information, and she, Michael Hornes, and Trina Rodriguez responded to questions.

President Clarkson opened the Public Hearing at 4:33 p.m. and there were no speakers. President Clarkson closed the Public Hearing at 4:34 p.m.

Greg Appel motioned to approve the funding agreement as specified in 6.A and Kyle Bond seconded. The motion passed 7-0.

6.B Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Cailloux Theater.

President Clarkson read item 6.B in to record. Michael Hornes presented information and responded to questions.

President Clarkson opened the Public Hearing at 4:44 p.m. and there were no speakers. President Clarkson closed the Public Hearing at 4:45 p.m.

Kyle Bond motioned to approve the funding agreement as specified in 6.B and Celeste Hamman seconded. The motion passed 7-0.

6.C Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Olympic Pool.

President Clarkson read item 6.C in to record. Ashlea Boyle presented information, and

responded to questions.

President Clarkson opened the Public Hearing at 4:55 p.m.
Speakers were as follows:

- David Bartels

President Clarkson closed the Public Hearing at 4:55 p.m.

Celeste Hamman motioned to approve the funding agreement as specified in 6.C, and Councilmember Herring seconded. The motion passed 7-0.

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Economic Development Grant Agreement between Habitat for Humanity-Kerr County and the City of Kerrville, Economic Improvement Corporation for the installation of Public Infrastructure for the development of the Mariposa Residential Neighborhood.

Michael Hornes presented information and responded to questions.

President Clarkson motioned to table this item for a future agenda, and Greg Appel seconded. The motion passed 7-0.

7.B Consider funding requests from Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of facilities.

Dr. Charlie McCormick, President of Schreiner University, presented information and responded to questions.

Speakers were as follows:

- Jarrett Jachade
- John Riverbourgh
- Cory Edmondson
- Larry Howard

Celeste Hamman motioned to discuss item further in closed Executive Session under 551.071 and 551.087, and Councilmember Herring seconded. The motion passed 7-0.

7.C. Report from James Avery Craftsman as to its employment positions for 2023 pursuant to its Economic Development Grant Agreement with the Economic Improvement Corporation.

Michael Hornes presented information and responded to questions.

Councilmember Herring motioned to convene into closed Executive Session under 551.071 and 551.087 to discuss items 7.B and 7.C further, and Celeste Hamman

seconded. The motion passed 7-0. At 5:34 p.m., the open meeting recessed and convened into closed Executive Session.

8 EXECUTIVE SESSION:

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

- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Schreiner University

8.B Report from James Avery Craftsman as to its employment positions for 2023 pursuant to its Economic Development Grant Agreement with the Economic Improvement Corporation.

At 6:44 p.m. the closed Executive Session adjourned and the open meeting reconvened. No action was taken during Executive Session.

9 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

8.A Consider funding requests from Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of facilities.

Gregg Appel motioned to call a Public Hearing to consider the funding request from Schreiner University, and Councilmember Herring seconded. The motion passed 7-0.

8.B Report from James Avery Craftsman as to its employment positions for 2023 pursuant to its Economic Development Grant Agreement with the Economic Improvement Corporation.

No action was taken on item 7.C.

10 ITEMS FOR FUTURE AGENDAS:

- Revisit "GO Team" for clarity and structure.

11 ADJOURN. President Clarkson adjourned the meeting at 6:45 p.m.

MINUTES APPROVED: _____.

Kim Clarkson, EIC President

Attest: Kesha Franchina, Deputy 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 15, 2024 **DATE SUBMITTED:** April 9, 2024

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 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:

- Peterson Medical Center Campus Infrastructure Improvements
- Downtown Area Streetscape
- Downtown River Trail Extension
- Scott Schreiner Golf Course Improvements
- Olympic Pool Renovations
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing

AGENDA DATE OF: April 15, 2024

DATE SUBMITTED: March 19, 2024

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.

ATTACHMENTS:

[20240415_EIC Project Update.pdf](#)

Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Peterson Medical Center Campus Infrastructure Improvements	Campus improvements including extension of public utilities and roadway	Private	2024	Partnership Agreement approved January 2022. Construction in progress for Surgery Center. Utility construction is substantially complete and first payment to Peterson had been paid for \$800,000. Hill country drive around surgery center complete.
2	Downtown Area Streetscape	Relocate overhead utility lines to underground; improved beautification of the garage with limestone influences, LED light upgrades and wrought iron railing.	N/A	Spring 2024	KPUB portion is complete for underground utility work. Stop signs installed, masonry and wrought iron railing installed. Landscaping is out to bid with expected completion within the second quarter of the year.
3	Downtown River Trail extension	River Trail extension from G Street to Tranquility Island	Complete	2025	Design complete; easement acquisition mostly complete. Two of three final easement substantially approved. Project will not meet current deadline.
4	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	TBD	Fall 2025	EIC and City Council approvals for funding complete. Contracts for phase 1 have begun approval by City Council as of 3.26.24. Course renovations to begin in January of 2025 as a part of phase 2
5	Olympic Pool renovations	Renovations to the Olympic pool	TBD	Spring 2026	EIC and City Council approvals for funding complete. Design contract with Marmon Mok to go before City Council at the 4.23.24 meeting. Once design is complete contracts for bidding, construction admin and construction to follow
6	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	Fall 2025	EIC and City Council approvals for funding complete. Design will finalize over the next 2-3 months, with proposed construction to begin in March of 2025. Theater will close during construction with all work done in a single phase
7	Travis Street Pump Station Upsizing	Increase distribution capacity of the Travis St pump station to meet TCEQ requirements for future developments.	TBD	TBD	Project approved by City Council March 26, 2024. Project is in the design phase with bid commencement anticipated for September, 2024.



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

SUBJECT: Monthly Financial Report.

AGENDA DATE OF: April 15, 2024 **DATE SUBMITTED:** March 19, 2024

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 2024 financial presentation.pdf

Financial update for the month ended March 31, 2024

Economic Improvement Corporation Meeting

April 15, 2024



Economic Improvement Corporation
Statement of Activities
Month Ended March 31, 2024

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Revenues					
Sales and Use Tax	\$ 5,262,270	\$ 370,297	\$ 2,484,845	\$ 2,568,200	\$ (83,355)
Interest Income	161,000	129,900	539,205	77,990	461,216
Bond Proceeds	-	-	20,000,000	20,000,000	-
Investment Maturity	2,500,000	971,480	2,471,480	2,471,480	-
Total Revenues	7,923,270	1,471,677	25,495,531	25,117,670	377,861
 Expenditures					
Administrative					
Supplies and Miscellaneous	650	25	25	25	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	205,000	17,083	102,500	102,500	-
Kerr Economic Development Corp.	343,750	-	171,875	171,875	-
Total Administrative	569,400	17,108	274,400	274,400	-
Debt Service					
Debt Service - Series 2015 (KSC)	605,700	50,475	302,850	302,850	-
Debt Service - Series 2019 Ref (River Trail)	251,506	20,959	125,753.10	125,753	-
Debt Service - Series 2020 Ref (River Trail)	233,500	19,458	116,749.98	116,750	-
Debt Service - Series 2023 (Quality of Life)*	1,470,486	183,811	735,244	735,244	-
Total Debt Service	2,561,192	274,703	1,280,597	1,280,597	-
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	-
Downtown River Trail	500,000	-	250,000	250,000	-
Travis Street Pump Station Upgrades	750,000	-	-	-	-
Total Projects	2,459,535	-	475,287	475,287	-
Total Expenditures	8,090,127	291,811	2,030,284	2,030,284	-

Change in Net Position

\$ (166,857) \$ 1,179,866 \$ 23,465,246



Economic Improvement Corporation

Cash Flow Forecast

As of March 31, 2024

	FY2024 Actual	FY2024 Estimate	FY2024 Projections
	Oct 2023 to Mar 2024	Apr 2024 to Jun 2024	Jul 2024 to Sep 2024
Beginning Cash Balance	\$ 5,356,048	\$ 28,731,208	\$ 28,670,807
Revenue			
Sales Tax	2,484,845	392,042	1,261,021
Interest Income	539,205	130,000	375,000
Bond Proceeds	20,000,000	-	-
Investment Maturity	2,471,480	-	-
Total Revenue	25,495,531	522,042	1,636,021
Expenditures			
Administrative			
Supplies and Miscellaneous	25	163	163
Legal Services	-	2,500	2,500
Training	-	2,500	2,500
Professional Services	102,500	51,250	51,250
Kerr Economic Development Corp.	171,875	85,938	85,938
Total Administrative	274,400	142,350	142,350
Debt Service	1,280,597	274,703	824,109
Projects			
Airport Box Hangar	-	-	-
Sid Peterson Memorial Hospital	-	-	800,000
Downtown Utilities/Streetscape	225,287	40,390	134,323
Downtown River Trail	250,000	125,000	125,000
Travis Street Pump Station Upgrades	-	-	375,000
Total Projects	475,287	165,390	1,434,323
Investment Purchase	-	-	-
Total Expenditures	2,030,284	582,443	2,400,782
Interest Receivable	(16,919)	-	-
Ending Cash Balance	\$ 28,731,208	\$ 28,670,807	\$ 27,906,046



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%
December	376,754	\$ 377,387	389,096	3.28%	3.10%
January	436,330	\$ 435,459	398,538	-8.66%	-8.48%
February	491,396	\$ 512,640	485,443	-1.21%	-5.31%
March	384,056	\$ 392,042	370,297	-3.58%	-5.55%
April	364,763	\$ 343,416	394,670	8.20%	14.92%

Project Analysis as of March 31, 2024			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
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	225,287	174,713
Downtown River Trail	1,020,280	625,000	395,280
Travis Street Pump Station Upgrades	750,000	-	750,000
	\$ 3,903,047	\$ 1,773,519	\$ 2,129,528

Cash Analysis as of March 31, 2024		
Type	Placement	Amount
Pool	EIC TexPool - Cash	\$ 8,414,624
Pool	EIC TexPool - 2023 Revenue Bonds	\$ 20,316,584
	Total Cash and Investments	\$ 28,731,208



Questions?





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

SUBJECT: Nominate and elect Vice-President.

AGENDA DATE OF: April 15, 2024 **DATE SUBMITTED:** March 19, 2024

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:

Nominate and elect Vice-President.



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

SUBJECT: Consider funding agreements between the City of Kerrville, Texas, Economic Improvement Corporation and Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of facilities.

AGENDA DATE OF: April 15, 2024

DATE SUBMITTED: March 11, 2024

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 E - Economic Development

Guiding Principle N/A

Action Item E9.1 - Promote Schreiner University and brand Kerrville as a college town

SUMMARY STATEMENT:

Schreiner University has submitted a request for funding for two projects in one application. The first is to help start the Center for Talent and Workforce Development with a request for \$822,428 over 3 years. The request is the expansion of Schreiner University Athletics Complex. Specifically, the University is requesting funds to build out a new weight room and a new locker room, with a request of \$2,177,572 over 3 years. The total request is for \$3,000,000 over 3 years. Attached you find Schreiner's application, appendix information, the GO Team's recommendation to Schreiner and Schreiner's response to the GO Team recommendation letter.

RECOMMENDED ACTION:

Hold the public hearing and approve the funding agreement

ATTACHMENTS:

[Schreiner Application - 03062024.pdf](#)

[Schreiner EIC Appendices 3062024.pdf](#)

SU response to Go Team Oct 2023.pdf
Schreiner GO Team recommendation letter.pdf

**City Of Kerrville
Economic Improvement Corporation
March 8, 2024**



To the Members of the Economic Improvement Corporation:

Schreiner as a Growing Institution

Schreiner University is one of Kerrville's largest primary employers with over 750 employees and directly accounting for more than 4% of Kerr County's employment.¹ It has only been in the last 20 years that Schreiner has grown, nearly doubling its enrollment since the late 1990s. Schreiner has targeted an enrollment of over 2,000 students by 2028. Enrollment growth is a necessary component if Schreiner is to flourish since this growth enables expansion in the variety of academic programs available to students, provides critical mass for student activities, and achieves economies of scale in the University's operations. Successful and sustainable growth is only possible with **balanced growth**, including growth in both niche programs and high-volume programs.

Schreiner's work in growing enrollment has already created 29 full-time positions and one part-time position along with over \$5.4 million of additional expenditures. Achievement of the remainder of the enrollment growth plan calls for an addition 38 full-time and 35 part-time positions to be added along with an additional \$119 million of expenditures.

We are requesting funding for two projects as a part of one balanced growth initiative: the launch of a Center for Talent and Workforce Development and the expansion and enhancement of the University's athletics complex to support several athletic programs, including the launch of NCAA Division III football.

Funding Request Summary

1) Request to Support a Center for Talent and Workforce Development

Project: Initiation of Center for Talent and Workforce Development

¹ 750 employees / 18690 Kerr County Employment (Schreiner Data, BLS QCEW)

Workforce Training and Certifications including:

- Drone Certification
- Vocational Nursing
- Condensed Curriculum International (various healthcare certifications)
- Agriculture Certifications (TBD)
- Field Operations Management Certification
- Vineyard Management and Operations Certification
- Craft Beverage Management Certification
- Mechatronics Certification

Benefits to Kerrville Community:

- Increased talent pool to support regional businesses
- Benefits accrue to non-college educated workers
- 150 workforce participants in the first three years
- Direct jobs created: 3
- Indirect employment effects: varied depending on retention and expansion of existing industries

Three-year project cost: \$1,723,743

Requested EIC contribution: \$822,428 over three years

2) Request to Support Expansion of Schreiner Athletics

Project: Build out of Schreiner Athletics facilities to support initiation of football program

Activity supported by project

- Enrollment growth of 80 students (24% student growth)
- Initiation of football program to include five home games a year played at Antler Stadium
- Potential increase of 300+ visitors per year for each home game (visiting team, their friends, and their families and home team friends and families)

Benefits to Kerrville Community

- Additional community activities and pride
- Visitor activity counterbalancing leisure and hospitality seasonality
- Increased exposure and confirmation of Kerrville as sporting hub of Hill Country
- Contribution to branding Kerrville as a college town
- Direct employment effect: 34 jobs

Three-year project cost: \$8,801,590

Requested EIC Contribution: \$2,177,572 over three years

Nature and Scope of the Project

The pandemic was an inflection point for many colleges and universities. Since it began, college and university enrollments dropped by 8% across the nation (see <https://fortune.com/2023/03/09/american-skipping-college-huge-numbers-pandemic-turned-them-off-education/>) and some 37 public and nonprofit colleges have announced their closure or merger since March 2020 (see <https://www.bestcolleges.com/research/closed-colleges-list-statistics-major-closures/>). This, of course, is devastating to the students who were enrolled at the school, the faculty and staff who work there, the alumni whose identity is connected to the school, and the communities in which these schools are situated. Rather than let these challenges simply wash over us, too, Schreiner University decided the pandemic was a moment to “coil the spring” – to ride out the immediate storm but to aggressively prepare for springing forward as soon as the dilemma had passed. And so, while the campus was closed to outsiders and we were requiring temperature checks to attend class, we also were huddling in meeting rooms, writing grants, master planning, designing curricula, imagining a more beautiful and functional campus, and recruiting faculty and staff to champion our enrollment growth initiative.

But we cannot not feel satisfied with the initial progress of our return to enrollment growth. We must be even more aggressive in our growth and development over the next five years and beyond. A growth initiative in a complex organization such as Schreiner cannot be achieved by pulling a single lever; it is achieved by pulling multiple levers at the same time and in rapid succession. Our levers include: offering the right curricular and co-curricular programs; retaining students through graduation; raising awareness of Schreiner through the launch of Centers of Distinction; building out the campus so that it is safe, functional, and beautiful; processing of new and enrolled students; and securing endowment funds to make college accessible to students. There is no one action that results in strategic and intentional enrollment growth.

Enrollment Growth Plan

Since the pandemic, we have pulled these levers, and we will continue to pull these levers in order to achieve a more prosperous financial position. Our current enrollment growth plan illustrates the various activities that we have accomplished from 2020 through today, as well as the projected activities we anticipate happening through 2028 (Phase 1 of the Enrollment Growth Plan). Our enrollment growth plan goes well beyond 2028, but for the purpose of this funding request, we are exclusively focusing on our work between 2020 and 2028.

Here is the outline of our multipronged enrollment growth plan to recruit students and keep them through graduation, highlighting the number of new jobs and anticipated new jobs and the actual expenditures and the anticipated new expenditures that will accompany this plan:

Table A: Programmatic Offerings and Centers of Distinction

Illustrating new programs and positions as part of Schreiner's enrollment growth strategy.

	Additional Positions	Future Positions
	2020-2024	2024-2028
Offerings		
Engineering (Mechanical and Civil)	3 (3 FT, 0 PT)	6 (1 FT, 5 PT)
Criminal Justice	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Computer Science (Game Design, Cybersecurity)	1 (1 FT, 0 PT)	1 (1 FT, 0 PT)
Banking	1 (1 FT, 0 PT)	1 (0 FT, 1 PT)
Nursing (Master of Science)	0 (0 FT, 0 PT)	11 (1 FT, 10 PT)
Aviation	1 (1 FT, 0 PT)	13 (3 FT, 10 PT)
Ag & Natural Resource Management	0 (0 FT, 0 PT)	4 (4 FT, 0 PT)
Music	2 (2 FT, 0 PT)	0 (0 FT, 0 PT)
Academic Support	3 (3 FT, 0 PT)	0 (0 FT, 0 PT)
Club Sports	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Athletics (Football)	0 (0 FT, 0 PT)	15 (10 FT, 5 PT)
Athletics Support	2 (2 FT, 0 PT)	0 (0 FT, 0 PT)
Centers of Distinction		
Texas Center	3 (3 FT, 0 PT)	1 (1 FT, 0 PT)
Schreiner Institute	4 (3 FT, 1 PT)	0 (0 FT, 0 PT)
Center for Talent and Workforce Development	0 (0 FT, 0 PT)	3 (3 FT, 0 PT)
Total Positions	22 (21 FT, 1 PT)	55 (24 FT, 31 PT)
Total Expenditure (Personnel, Operating, Capital)	\$3.3M+	\$44.1M+

Table B: Student Support Focused Programs

Illustrating the expansion of student support focused programs to facilitate enrollment growth, increase student success, and maintain the service necessary to provide the Schreiner experience to additional students.

	Additional Positions	Future Positions
	2020-2024	2024-2028
Program		
First Year Experience	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Online Learning Support	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Hispanic Serving Institution STEM Support	2 (2 FT, 0 PT)	0 (0 FT, 0 PT)
Title V Academic Support	0 (0 FT, 0 PT)	7 (3 FT, 4 PT)
Admissions Counselors	1 (1 FT, 0 PT)	2 (2 FT, 0 PT)
Financial Services Counselors	1 (1 FT, 0 PT)	2 (2 FT, 0 PT)
Registrar's Operations	1 (1 FT, 0 PT)	1 (1 FT, 0 PT)
Student Services Staff	0 (0 FT, 0 PT)	2 (2 FT, 0 PT)
Operations (Security and Grounds)	0 (0 FT, 0 PT)	4 (4 FT, 0 PT)

Total Positions	7 (7 FT, 0 PT)	18 (14 FT, 4 PT)
Total Expenditure (Personnel, Operating, Capital)	\$0.7M+	\$8.7M+

Table C: Infrastructure Projects

Illustrating the planned infrastructure investment to support enrollment growth including the expansion of athletics facilities to support an increase in student athletes corresponding to an increase in student enrollment.

Program	Expenditures	Expenditures
	2020-2024	2024-2028
Upgraded Athletics Complex	-	\$61.7M
The Hill at Schreiner (Vineyard and Garden)	\$0.7M	\$1.7M
Auxiliary Services	\$0.2M	\$1.6M
Demolition and Renovation	\$0.4M	\$0.9M
Construction (Trailhead and Pool Improvements)	\$0.07M	\$0.2M
Landscaping and Security	\$0.01M	\$0.15M
Total Expenditure (Capital)	\$1.4M	\$66.3M

Enrollment Growth Impact

To the extent that Schreiner thrives, Kerrville will thrive too. Consider the economic impact of Schreiner on the local community from a recent economic impact study conducted by The Independent Colleges and Universities of Texas.



Source: *The Economic Impact of the Independent Colleges and Universities of Texas report, 2021*

Schreiner University

Early estimates from Schreiner's Institutional Research Office are that, should we achieve our enrollment growth plans, Schreiner's local economic impact will increase \$15,000,000 annually through 2028. The significance of this impact alone is important for the EIC. Equally important – perhaps most important – for the EIC is the number of new jobs at Schreiner that will be generated through our enrollment growth. Already, we have seen an increase of 28 new FT positions and 1 new PT position. By 2028, there will be an additional 38 new FT and 35 new PT positions.

Though 97.48% of the total cost of our enrollment growth initiative is funded directly by Schreiner, we are bringing two aspects of this initiative to EIC for funding consideration because they directly align with the priorities of KerrEDC, directly align with the priorities of the Kerrville 2050 plan, and directly relate to the charter of the EIC which is to fund programs focused on the **“creation of ‘primary jobs’ and/or to provide an economic benefit to the City of Kerrville**, as well as ‘Quality of Life’ projects.”

The following illustrates these three priorities and how Schreiner's work is best aligned with either activities or programs currently in place or through future work.

1. Directly align with the priorities of KerrEDC

KEDC's Priority Areas	Schreiner's New Center for Talent and Workforce Development	Schreiner's Traditional Academic Program
Aviation and Aerospace	Drone Certification	Aviation Studies Major
Medical and Health	Vocational Nursing Condensed Curriculum International (various healthcare certifications)	Online RN to BSN Bachelor of Science in Nursing
		Master of Science in Nursing (to begin Spring 2024)
Craft Agriculture	Agricultural Certifications (TBD) Viticulture Certification	Agricultural Sciences (to begin Fall 2024)
Advanced Manufacturing	Mechatronics Certification	Engineering Major: Mechanical and Civil Tracks
		Computer Science Major
Remote Workers	N/A	N/A

2. Directly align with the priorities of the Kerrville 2050 plan

Kerrville 2050 Plan's Priorities	Schreiner's Traditional Academic Program
E 4.2 Explore Opportunities to Capitalize on Existing Businesses	
E 8.8 Promote the Craft Agriculture Industry	
E 9.2 Formal Program to Advance Economic Development	
E 9.4 Identify Higher Education Needs	
E 9.5 Enhance Mentorship and Internship Programs	
E 9.6 Support Trade-Related Training and Certification	
E 9.8 Maintain a list of certification classes offered by area schools/institutions	
E 12.1 Promote the growth and expansion of the hospital and medical industry	Alignment with Schreiner University's Launch of a new Center for Talent and Workforce Development
E 12.2 Support medical education at Schreiner	
E 12.5 Support health care education and training programs	
E 7.3 Greatly Increase the City's Exposure as the Hub of the Hill Country and promote Kerrville as . . . C) Center of Sports and Recreation	
E 8.2 Target Tourism that is Specific to the Current and Growing Industries Being Experienced by Kerrville	Alignment with Schreiner University's Launch of
E 8.7 Kerrville as The Sports Destination of the Hill Country	
E 9.1 Brand Kerrville as a College Town	
E 9.3 Support Schreiner's Expansion of Programs	
E 11.4 Attracting campus-oriented retail and entertainment/recreation activities to Schreiner area	NCAA Division III Football
C 1.1 Create more youth recreational activities	

3. Directly relate to the charter of the EIC: To fund programs focused on the “creation of ‘primary jobs’ and/or to provide an economic benefit to the City of Kerrville, as well as ‘Quality of Life’ projects.”

Schreiner's EIC proposal focusing on enrollment growth (1) builds the capacity of the Kerrville community to promote and staff business, industry, and manufacturing enterprises through the Center for Talent and Workforce Development, and (2) it requests funds for construction of new facilities on campus that will lead to new jobs and significant economic benefit to Kerrville by attracting additional on-campus students, securing more overnight visitors to Kerrville, and inviting the wider community to enjoy additional recreational activities on campus.

Projects for Funding

Request 1: Center for Talent and Workforce Development

Funding Request - \$822,428 over three years

Project Overview

The first aspect of our enrollment growth project being submitted to the EIC is the launch of a Center for Talent and Workforce Development (CTWD) which will provide vocationally-focused training in its first three years to 150 workers across the priority areas identified by the Kerrville Economic Development Corporation (KerrEDC) and in areas beyond these priorities. The CTWD will offer programs leading to the attainment of micro-credentials, associate degrees, and baccalaureate degrees in both accelerated and online formats. As illustrated below, a finite – but robust – set of programmatic offerings have been identified because we have confidence the resources can be marshalled to deliver all of these experiences should start-up costs be provided by the EIC. Since funds are being requested to launch this new academic division, EIC members will notice that in year 1 the largest percentage of the operating costs is provided by the EIC, and by year 3, Schreiner is funding 90% of the operating costs and then will be responsible for 100% thereafter. So once up and running, these programmatic offerings – and many others that could be started based on business and industry needs – will fund the ongoing operations of the CTWD. The specifics and timeline of the (CTWD) are as follows and additional information can be found in Appendix A.

Part 1 Funding Request

Annual Distribution Window	EIC funding of the CTWD	Schreiner funding of the CTWD	Milestone Accomplishments for the CTWD	Annual Activities of the CTWD (see detail in Appendix A)
June 1, 2024 – May 31, 2025	\$465,607	\$51,734	2 New FT Employees: Director of the CTWD and Administrative Asst. for the CTWD	Online Degree Completion program
	90%	10%	85 unique students enrolled in the CTWD	Healthcare Certifications
				Banking Certification
				Aviation – co and dual enrollment
				Drone Licensure
				Basic Business Skills
				Vocational Nursing

		1 New FT Employee: Advisor for the CTWD		
June 1, 2025 - May 31, 2026	\$295,226	\$295,226		All above continuing
	50%	50%	2 Continuing FT Employees	Vineyard Certifications
			117 unique students enrolled in the CTWD	Hospitality Certifications
June 1, 2026 – May 31, 2027	\$61,595	\$554,356	3 Continuing FT Employees	All above continuing
	10%	90%	171 unique students enrolled in the CTWD	Mechatronics Certification
				Agricultural Certifications
June 1, 2024 – May 31, 2027	\$822,428	\$901,316	3 New and Continuing FT positions	
	48%	52%	171 unique students	
Total Cost of Project	\$1,723,743			

While the training provided through the CTWD is key to developing the current talent and workforce needs and the workforce that will be needed in the future, it does not generate enough revenue (given its low to moderate tuition price point and lack of room and board revenue) to contribute substantially to the operations of Schreiner's four-year, residential college. Community colleges typically offer these vocational programs because they are so heavily subsidized by the state; four-year, residential colleges do not have access to these funds. Independent colleges, like Schreiner, receive federal funding because their students are offered federal student loans, but these loans cannot be used for vocational programs. The only way for a four-year, residential college to offer a robust program in talent and workforce development, therefore, is to make it one component of the overall educational experience with other robust parts of the experience which help fund the operations of the talent and workforce program.

Request 2: Expansion and Enhancement of Schreiner University Athletics Complex
Funding Request - \$2,177,572 over three years

Project Overview

The second aspect of our enrollment growth strategy being presented to EIC is infrastructure expansions and enhancements to the University's athletics complex allowing Schreiner to launch new athletic offerings and thereby increase our undergraduate and residential population. For this EIC proposal, we are requesting funds to build out a new weight room and a new locker room

– note that no EIC funds are being used for personnel and/or operating expenses. These spaces will be used across all the University's athletic programs and by the various constituencies (internal and external) that use Schreiner's athletic facilities, but they are absolutely necessary if Schreiner is to start football. Some may consider football inconsequential to – and even disconnected from – the enrollment growth of the University, but it is important to remember that over 51% of Schreiner undergraduate students are participants in one of our NCAA or Varsity programs. To the extent these athletic offerings are robust, Schreiner's enrollment will grow.

The addition of football should be important to the EIC because, of all the new athletic programs we are developing, football will be the most significant engine for job creation at the University and economic impact in Kerrville. It will accomplish this because it will have the greatest impact on the University's enrollment, be the program requiring the largest investment in new employees at Schreiner because of how many new students it will bring to campus, and bring the largest number of visitors to Kerrville, many of whom will stay overnight in local hotels, eat in local restaurants, and shop in local stores. **There is no single program we could create that will have a more significant economic impact on the Kerrville community than the launch of football.**

Football – alone – is expected to recruit at least 90 new students to Schreiner University its first full year and many more thereafter (See Appendix B) . Not only will 15 new staff be hired to coach and manage these athletes, new faculty and staff will be hired to teach these students. Using current student to faculty and student to staff ratios, Schreiner anticipates hiring an additional 19 faculty and staff to work with these additional students in areas on campus like academic advising, financial services, and a variety of other operations departments on campus.

Schreiner anticipates hosting at least five (5) football home games each year once the team starts competitive play in fall 2025 with several hundred visitors expected to attend the game. Our conference includes football schools in Abilene, Seguin, Sherman, Arkansas, and Louisiana. All of these teams and visitors would need to spend at least one night in Kerrville when we play them here, contributing to Kerrville's 4B sales tax.

The specifics and timeline of the athletics infrastructure project are as follows:

Part 2 Funding Request

Annual Distribution Window	EIC contributions to Athletics Infrastructure	Schreiner contributions to Athletics Infrastructure and Operations	Milestone Infrastructure Accomplishments for Athletics	Annual Activities leading to the launch of football
June 1, 2024 – May 31, 2025	\$534,393	\$1,603,179	Construction Documents	2 New FT Employees
	25%	75%	Demolition and Set up	(Head Coach and Admin Asst)
June 1, 2025 - May 31, 2026	\$704,774	\$2,114,322	Construction of building	2 Continuing FT Employees
	25%	75%	Field development	3 New FT Employees (3 Asst Coaches)
				20 unique students recruited for football
June 1, 2026 – May 31, 2027	\$938,405	\$2,906,517	Furniture Placement	5 Continuing FT Employees
	24%	76%	Uniforms and equipment	5 New FT Employees
			Football begins competition with 4-5 home games	(Equip Manager, Coach, Sports Info Director, Athletic Trainers)
				5 new PT Coaches
				80 unique students recruited for football
June 1, 2024 – May 31, 2027	\$2,177,572	\$6,624,018		
	25%	75%		
Total Cost of Project		\$8,801,590		

It is also important to note that \$8.8M represents both the capital needs and operational needs for the athletics infrastructure project to be realized. For construction alone, Schreiner has worked with architectural firm, Marmon Mok, to assist with the master planning exercise. This lengthy process developed a plan to phase our athletics infrastructure work through 2035. The following page illustrates the multi-phased construction plan through 2035.

For Phase 1, however, we focus exclusively on the new locker room, weight room, and practice fields on campus.

Athletics Master Plan

Phase 1



Phase 2



Phase 3



Phase 1

Phase 2 through 2028

Phase 3 through 2035

10/10/2022	TOTAL PHASED INVESTMENT	EDINGTON GYMNASIUM ADDITION	BASEBALL & SOFTBALL STADIUM (TURF)	ATHLETICS ALL SPORT FIELDHOUSE	NEW TRACK & MULTI-PURPOSE FIELD	EDINGTON RENOVATION & EXPANSION	FOOTBALL, TENNIS & WALK OF CHAMPIONS		
	TOTAL	UN-PHASED	PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	PHASE 4+		
Construction Cost	\$ 78,225,712	\$ 3,000,000	\$ 8,141,712	\$ 19,232,000	\$ 8,518,000	\$ 8,103,000	\$ 34,231,000		
Design Contingency	\$ 3,911,266	5.0%	\$ 450,000	15.0%	\$ 961,600	5.0%	\$ 405,150	5.0%	
Cost of Construction	\$ 82,136,998		\$ 3,450,000	\$ 8,548,798	\$ 20,193,600	\$ 8,943,900	\$ 8,508,150	\$ 35,942,550	
Construction Contingency	\$ 2,464,110	3.2%	\$ 172,500	5.0%	\$ 256,464	3.0%	\$ 605,808	3.0%	
Total Construction Costs	\$ 84,601,108		\$ 3,622,500	\$ 8,805,262	\$ 20,799,408	\$ 9,212,217	\$ 8,763,395	\$ 37,020,827	
FFE and Branding & Graphics									
Furniture & Equipment	\$ 155,000	\$ 25,000	\$ 15,000	\$ 50,000	\$ 15,000	\$ 25,000	\$ 50,000		
Equipment - Weights & Cardio	\$ 380,000	\$ 380,000	\$ -	\$ -	\$ 380,000	\$ -	\$ -		
TBD	\$ -				\$ -	\$ -	\$ -		
Audio Visual Equipment	\$ 360,000	\$ 25,000	\$ 50,000	\$ 75,000	\$ 50,000	\$ 35,000	\$ 150,000		
Telephone System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Signage	\$ 105,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 20,000	\$ 35,000		
Branding	\$ 510,000	\$ 50,000	\$ 150,000	\$ 85,000	\$ 25,000	\$ 50,000	\$ 200,000		
	\$ -					\$ -	\$ -		
Existing Conditions Costs	\$ -					\$ -	\$ -		
Survey	\$ 30,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000		
Geotech	\$ 44,000	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 8,000	\$ 12,000		
Existing Building Measured Drawings	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500		
Regulatory									
City Development Plat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
LEED Services (Excluding Cx)	\$ 22,500	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -		
Regulatory Review Fees	\$ 362,735	\$ 15,000	0.5%	\$ 40,709	0.5%	\$ 96,160	0.5%		
Utility Tap & Impact Fees	\$ 45,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		
Storm Water Management Plan	\$ 33,000	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 11,000		
Fire Flow Test	\$ 8,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 2,000		
Construction	\$ -								
Construction Material Testing	\$ 120,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 10,000	\$ 25,000	\$ 35,000		
Test & Balance	\$ 61,500	\$ 1,500	\$ 1,500	\$ 20,000	\$ -	\$ 20,000	\$ 20,000		
Asbestos Abatement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Utility Costs during Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Grounds Maintenance during Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Marketing/Start-up Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Legal Fees for lease acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Project Mgmt & Capital Campaign Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Financing - Bridge Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Facility Maintenance Endowment	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -		
Owner Contingency	\$ 4,230,055	5.0%	\$ 181,125	5.0%	\$ 440,263	5.0%	\$ 1,039,970	5.0%	
A/E Basic Services Fees	\$ 6,382,586	\$ 380,363	10.5%	\$ 748,447	8.5%	\$ 1,559,956	7.5%	\$ 552,733	6.0%
Reimbursable Expenses	\$ 7,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -		
Total Project Budget Estimate (Const Jan 2023)	\$ 97,465,485	\$ 4,760,488	\$ 10,338,180	\$ 23,809,994	\$ 10,755,258	\$ 10,194,968	\$ 42,367,085		
Total Project Budget Estimate (Const Jan 2024)	\$ 112,085,307	15.0%	\$ 5,474,561	15.0%	\$ 11,888,907	15.0%	\$ 27,381,493	15.0%	
Total Project Budget Estimate (Const Jan 2025)	\$ 121,052,132	8.0%	\$ 5,912,525	8.0%	\$ 12,840,020	8.0%	\$ 29,572,013	8.0%	

[\$ 5,912,525]

\$55,770,063

] [\$65,282,069]

Thus, these two funding requests from EIC total \$3,000,000 over 3 years. The following illustrates the two projects and the funding necessary for the next three fiscal years from June 2024 through May 2027.

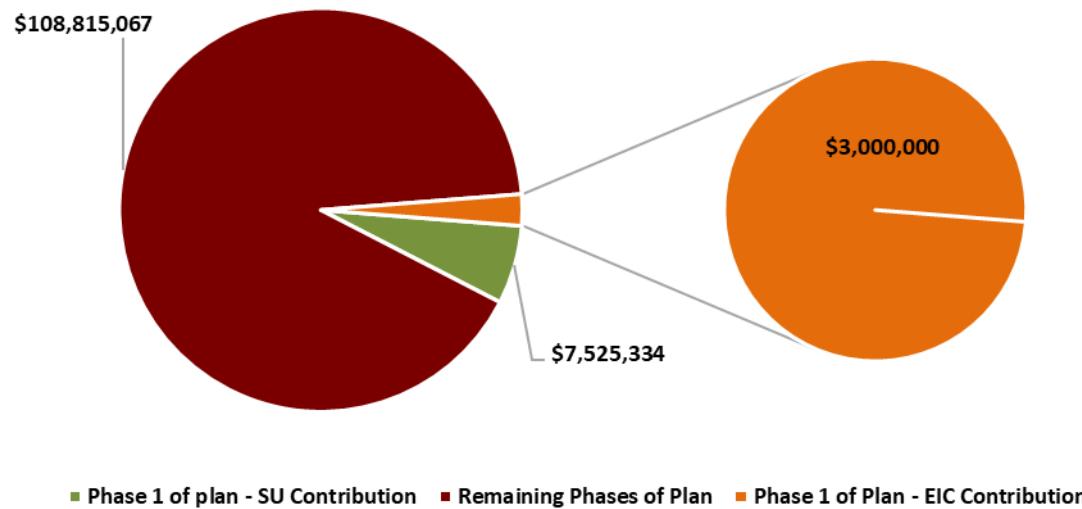
Total Funding Request

Annual EIC Distribution Window	EIC funding	Schreiner funding	Annual Project Funding
June 1, 2024 – May 31, 2025	\$1,000,000	\$1,654,913	\$2,654,913
CTWD	\$465,607	\$51,734	\$517,341
Athletic Infrastructure	\$534,393	\$1,603,179	\$ 2,137,572
June 1, 2025 - May 31, 2026	\$1,000,000	\$2,409,548	\$3,409,548
CTWD	\$295,226	\$295,226	\$590,452
Athletic Infrastructure	\$704,774	\$2,114,322	\$2,819,096
June 1, 2026 – May 31, 2027	\$1,000,000	\$3,460,873	\$4,460,873
CTWD	\$ 61,595	\$ 554,356	\$615,951
Athletic Infrastructure	\$938,405	\$2,906,517	\$3,844,922
June 1, 2024 – May 31, 2027	\$3,000,000	\$7,525,334	\$10,525,334
CTWD	\$ 822,428	\$901,316	\$1,723,744
Athletic Infrastructure	\$2,177,572	\$6,624,018	\$8,801,590
Total Investment	\$3,000,000	\$7,525,334	

As noted in the following figure, the EIC contribution for the Phase 1 of the Enrollment Growth Plan is equivalent to 2.51% of the overall enrollment growth plan through 2035. For Phase 1 specifically, the \$3,000,000 request funds two foundational projects that will support the ongoing enrollment growth plan for Schreiner and accounts for 28.5% of funding.

Schreiner is responsible for over \$7.5M to fund Phase 1 of the enrollment growth plan.

Expected Expenses of Enrollment Growth Plan through May 2028 = \$119,340,401



Proposed Site and Existing Improvement

The CTWD will be established on the main campus of Schreiner University (2100 Memorial Blvd) in a building known as the STEM-Zone (see location on the map in Appendix C). This is a space that was constructed in 2018. It has available office space, meeting space, and a computer lab. It is easily accessible with parking across the street from the building. This will be the primary intake location for prospective students and employers to engage with staff from the CTWD. As necessary, classes may be held in other areas of campus (e.g., vineyard management will take place at the demonstration vineyard on the Hill at Schreiner University across Main Street from the main campus).

Infrastructure enhancements to athletics will take place in Edington Gymnasium (see location on the map in Appendix D and enhancements in Appendix E). Edington Gym was constructed in 1980 to serve as the campus's primary athletic court, hosting basketball, volleyball, and recreational activities. After the Event Center was constructed in 2014, Edington Gym became a secondary court on campus where basketball (men's and women's) and volleyball could practice if the Event Center was being used for other purposes and as an additional court for tournaments sponsored regionally.

Over the years, some improvements have been made to the locker rooms in Edington and storage space was added. None of the renovations made structural changes to the building. Five years

ago, three offices – which were previously locker rooms for officials – were added. A few years later, a large air handler for the building was replaced.

Today, the building serves as a practice space for men's and women's wrestling, as a campus recreation space, and as a community space. Over the summer, the building has hosted a three-day weekend Hill Country Basketball Tournament. Axis Club Volleyball has used the space several times a week when it is in season for practice and games, and they generally have had two tournaments in the building per season. Additionally, a variety of external summer camps have used the space for activities that benefit from being in a conditioned space.

Proposed Improvements

The CTWD will utilize renovated space. Regular costs associated with setting up of offices and learning spaces – furniture, technology, etc. – are identified in year one and two. By year three, all staff should be in position and all learning spaces established. As new opportunities emerge through the CTWD that require new learning spaces, the Center itself will be expected to pay for these new or renovated spaces.

For football to be launched at Schreiner, an infrastructure project must be accomplished:

1) the creation of a new weight room that will not be exclusive to athletes but will be primarily for athlete development and, therefore, contain appropriate equipment. An existing building on campus – the Edington Gym – will be renovated to house this weight room.

and

2) additional modifications to Edington Gymnasium that will provide a locker room large enough to house a football team, additional storage space, and new offices for coaches and athletic training. See Appendix E for visual renderings of this space. Our master planning work with architects estimate this portion of the enrollment growth plan as a \$5.9M project.

Respectfully submitted,



Charlie McCormick, Ph.D.
President
March 8, 2024

Center for Talent and Workforce Development

Schreiner University

Appendix A

All are unique headcounts

Implementation Date	Activities	TX Workforce Commission Eligible	Cost to Student	Current Enrollment	Estimated Enrollment FY 2024	Estimated Enrollment FY 2025	Estimated Enrollment FY 2026	Total Student Revenue in Spring 2026	Total Program Revenue by Spring 2026
Fall 2023	Online Degree Completion: Business	No	\$8,200	3	5	10	20	\$164,000	\$311,600
Fall 2023	Condensed Curriculum International	Yes	Varies (assumes \$2,200 on average)	6	10	15	20	\$22,000	\$56,100
Fall 2023	Banking Certification Leveling courses may be required	Yes	\$10,000 \$1,600 per course	2 0	3 2	4 1	4 2	\$40,000 \$3,200	\$110,000 \$8,000
Fall 2023	Associate's Degrees								
	FT Student living on campus -2 year program	No	\$30,528 (with financial aid)	0	1	1	1	\$30,528	\$45,792
	PT Student	No	\$1,600 per credit hour	1	2	3	3	\$14,400	\$43,200
	Scaffolding Student	Partially	2 certifications at existing price point and \$15,264 for FT - 1 year program	0	0	6	9	\$137,376	\$228,960
Winter 2023	Drone Licensure - 3 weeks	Yes	\$2,000	8	5	7	7	\$14,000	\$38,000
Winter 2023	Basic Business Skills - 3 weeks	No	\$500	0	5	10	15	\$7,500	\$15,000
Spring 2024	Vocational Nursing								
	FT program - 12 months	Yes	\$17,618	24	30	30	30	\$528,540	\$2,008,452
	PTech Program at Ingram	No	\$0	10	12	15	20	\$0	\$0
Fall 2024	Vineyard Certifications								
	Field Operations Management Certification	No	\$10,000.00	0	4	4	5	\$50,000	\$130,000
	Vineyard Management and Operations Certification	No	\$12,000	0	0	2	3	\$36,000	\$60,000

Fall 2024 Hospitality Certifications

Craft Beverage Management Certification	No	\$15,264	0	3	5	7	\$106,848	\$228,960
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Additional programs TBD

Spring 2025 Mechatronics Certification	Yes	Assumes \$5,000	0	0	0	10	\$50,000	\$50,000
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Spring 2025 Agricultural Certification	No	Assumes \$3,000	0	0	0	10	\$30,000	\$30,000
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TBD from current advisory group

Total Number of Students	54	85	117	171
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Estimated Revenue	\$455,632.00	\$730,496.00	\$954,928.00	\$1,240,792.00	\$1,234,392.00	\$3,364,064.00
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Division III Football
Southern Collegiate Athletic Conference

Appendix B

Schreiner University

	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027	Fall 2028	Fall 2029
Students	20	10	5	4			
Student Total		20	90	125	124	136	136

Revenue	\$	-	\$	785,289	\$	3,690,857	\$	5,308,552	\$	5,440,382	\$	6,207,133	\$	6,517,490	
Tuition	\$	-	\$	(480,000)	\$	(2,250,000)	\$	(3,250,000)	\$	(3,410,000)	\$	(3,876,000)	\$	(4,080,000)	
Scholarship	\$	-	\$	305,289	\$	1,440,857	\$	2,058,552	\$	2,030,382	\$	2,331,133	\$	2,437,490	
Net Tuition Revenue	\$	-	\$	15,264	\$	16,009.52	\$	16,468.41	\$	16,374.05	\$	17,140.68	\$	17,922.72	
Net Tuition Revenue per student	\$	-	\$		61%		61%		61%		63%		62%		63%
Tuition Discount															
Orientation Fee (one time)	\$	-	\$	2,500	\$	11,250	\$	10,000	\$	7,500	\$	7,500	\$	7,500	
Housing	\$	-	\$	92,250	\$	415,125	\$	553,500	\$	636,450	\$	776,610	\$	776,610	
Meal Plan (Schreiner Portion)	\$	-	\$	31,031	\$	124,125	\$	190,842	\$	163,011	\$	167,086	\$	171,264	
Revenue	\$	-	\$	431,070	\$	1,991,357	\$	2,812,894	\$	2,837,343	\$	3,282,329	\$	3,392,863	
Revenue per student	\$	-	\$	21,553	\$	22,126	\$	22,503	\$	22,882	\$	24,135	\$	24,948	

Operational Budget	\$	149,843	\$	400,766	\$	1,002,956	\$	1,028,030	\$	1,053,731	\$	1,080,074	\$	1,107,076
Personnel	\$	149,843	\$	400,766	\$	1,002,956	\$	1,028,030	\$	1,053,731	\$	1,080,074	\$	1,107,076
Marketing costs to promote program	\$	50,000	\$	50,000	\$	50,000	\$	75,000	\$	75,000	\$	75,000	\$	75,000
Recruiting (travel of coaches to HS and events)	\$	25,000	\$	45,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000
Team Travel (transportation, meals, lodging)	\$	-	\$	-	\$	125,000	\$	131,250	\$	137,813	\$	144,703	\$	151,938

Team Uniforms	\$	-	\$	-	\$	75,000	\$	75,000	\$	75,000	\$	75,000	\$	75,000
Supplies and Equipment	\$	-	\$	-	\$	35,000	\$	35,000	\$	35,000	\$	35,000	\$	35,000
Officials Fees	\$	-	\$	-	\$	15,000	\$	15,000	\$	15,000	\$	17,500	\$	17,500
Professional Development & Conferences (Coaches)	\$	-	\$	-	\$	7,500	\$	7,500	\$	7,500	\$	10,000	\$	10,000
Misc. Hospitality (events, social activities, banquet)	\$	-	\$	-	\$	17,500	\$	17,500	\$	17,500	\$	17,500	\$	17,500
Office/Other Supplies (awards, postage, office supplies, etc.)	\$	-	\$	-	\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	5,000
Facility Lease (5 home games at \$3k a game)	\$	-	\$	-	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	20,000
Facility operational personnel	\$	-	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	\$	25,000
Facility branding	\$	-	\$	-	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	20,000
Facility transport (students, players)	\$	-	\$	-	\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	5,000
Technology equipment (cameras, radios)	\$	-	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	\$	25,000
Additional Insurance policy	\$	-	\$	-	\$	25,000	\$	25,000	\$	26,250	\$	26,250	\$	27,563
Capital expenses	\$	65,500	\$	600,000	\$	-	\$	-	\$	-	\$	-	\$	-
Total expenses	\$	290,343	\$	1,095,766	\$	1,502,956	\$	1,559,280	\$	1,592,793	\$	1,631,027	\$	1,666,577
Expenses per student	\$	-	\$	54,788	\$	16,700	\$	12,474	\$	12,845	\$	11,993	\$	12,254

Program Revenue	\$	(290,343)	\$	(664,696)	\$	488,401	\$	1,253,614	\$	1,244,550	\$	1,651,302	\$	1,726,286
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Exp to Rev Ratio		75%		55%		56%		50%		49%				
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Version 03/06/2024



STEM ZONE



PARKING LOTS

Lot A South Lot
Lot B Delaney Lot
Lot C West Lot
Lot D North Lot
Lot E Hansen Lot
Lot F Edington Lot
Lot G Murray Lot
Lot H Central Lot
Lot I Tennis Court Lot

Lot J Trull Lot
Lot K LA Schreiner Lot
Lot L Flato Lot
Lot M Texas Center Lot
Lot N Faulkner Lot
Lot O Tea House Lot
Lot P Baldwin Lot
Lot R Trailhead Lot

Schreiner University

CAMPUS MAP

00 Washateria
01 Delaney Residence Hall
02 Callier Campus Activity Center
03 Elaine B. Griffin Welcome Center
05 Chiller Plant
06 Gus Schreiner Complex/Dining Hall
08 Hoon Hall
09 Trailhead Stage
10 Weir Academic Building
11 Trailhead Beer Garden
12 Union Church
13 Rock House
13a Trailhead Restrooms
14 Moody Science Building
15 Robbins Lewis Pavilion
15a Disc Golf Course
16 Trull Science Building
17 Pecan Grove Apt. #100
18 Junkin Campus Ministry Center
19 Pecan Grove Apt. #200
20 STEMZone
21 Pecan Grove Apt. #300
22 Kathleen C. Cailloux Hall
23 Pecan Grove Community Center
25 Alumni House
25 Pecan Grove Apt. #400
27 Pecan Grove Apt. #500
28 Tom Murray Administration Building
29 Pecan Grove Apt. #600
30 La Library/Information Technology
31 Hansen Fine Arts Building
32 Dickey Hall
33 Tim Summerlin Music Education Building
34 A.C. Schreiner
35 Edington Academic Complex
36 L.A. Schreiner Residence Hall
37 Edington Pool
38 Flato Residence Hall
39 Wrestling Room
41 Cree Family Tennis Center
43 Mountaineer Softball Field
43a Concession Stand
45 Bob Henry Baseball Field
46 Weston House
46a Weston Guest House/Cabana
46b Weston Caretaker House
46c Loftis Family Science Center
47 Soccer Game Field
47a Soccer Practice Field
47b Reclaimed Water Pond & Pump House
49a Mountaineer Fitness Center/Intercollegiate Athletics

49b Event Center
51 Trull Residence Hall
52 The Tex Center
55 Campus Center
57 Facilities Services Red Barn
57a Facilities Services Recycling Barn
59 Facilities Services Fleet Parking
61 Facilities Services Building #2
63 Facilities Services Building #1
67 Oaks I Apt. #100
69 Oaks I Apt. #200
70 Oaks II Apt. #400
71 Oaks II Laundry
72 Oaks II Apt. #500
77 Oaks I Apt. #300
79 Oaks Community Center
80 Oaks III Apt. #600
81 Oaks III Apt. #700
84 Oaks III Apt. #1000
85 Oaks III Apt. #1100
86 Oaks III Laundry
91 Faulkner Residence Hall
92 Tea House
93 Baldwin Residence Hall/Campus Security Office



EDINGTON GYM



PARKING LOTS

Lot A South Lot
Lot B Delaney Lot
Lot C West Lot
Lot D North Lot
Lot E Hansen Lot
Lot F Edington Lot
Lot G Murray Lot
Lot H Central Lot
Lot I Tennis Court Lot

Lot J Trull Lot
Lot K LA Schreiner Lot
Lot L Flato Lot
Lot M Texas Center Lot
Lot N Faulkner Lot
Lot O Tea House Lot
Lot P Baldwin Lot
Lot R Trailhead Lot

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EXHIBIT 1



INTERIOR PERSPECTIVE

EXHIBIT 1



INTERIOR PERSPECTIVE

EXHIBIT 1



NORTH EXTERIOR PERSPECTIVE

EXHIBIT 1



WEST EXTERIOR PERSPECTIVE

EXHIBIT 1



MAIN ENTRANCE PERSPECTIVE

EXHIBIT 1

**City Of Kerrville
Economic Improvement Corporation
4B Sales Tax Funding Request
July 7, 2023**

**Addendum 1
October 6, 2023**



To the Members of the Economic Improvement Corporation:

Schreiner University (Schreiner) supplements its previous EIC Funding Request dated July 7, 2023 with this Addendum 1.

Schreiner will commit in writing to pay wages that are at least equal to the prevailing wage in Kerr County for the applicable occupations for the three employment positions described at the top of page 10 of the July 7, 2023, Funding Request relating to the creation of the Center for Talent and Workforce Development (CTWD). Schreiner will also continue its previous practice of consulting with local business in Kerr County concerning job training needs which Schreiner may be able to offer through the CTWD, thereby assisting local business in the "promotion of development and expansion of business enterprises and other enterprises."

With this clarification, we look forward to learning of the Go Team's decision on Schreiner's funding request intended to benefit our overall local economy.

Submitted Respectfully,

A handwritten signature in black ink, appearing to read "Charlie McCormick".

Charlie McCormick, Ph.D.
President
October 6, 2023



City of Kerrville

701 MAIN STREET • KERRVILLE, TEXAS 78028 • 830.257.8000 • KERRVILLETX.GOV

July 27, 2023

Dr. Charlie McCormick
Schreiner University
2100 Memorial Boulevard
Kerrville, Texas 78028

Dr. McCormick,

In response to your letter of request for grant funding from the Kerrville Economic Improvement Corporation (EIC), the EIC GO Team met on July 26, 2023 to review the application. This team meets to review requests that come to the EIC for funding and includes Kerr EDC, a liaison from the EIC board, a County Commissioner and city staff. Upon review, the GO Team has recommended placing this item on the August 21st EIC agenda. Please see below for more detailed information.

The EIC is excited for your project and the master plan for your athletic program as well as the creation of the Center for Talent and Workforce Development. Earlier this year, the GO Team met to consider Schreiner's application and requested that it be separated into two distinct projects. After reviewing the updated submission, with guidance from our attorney's office, the GO Team made the following recommendations, for your consideration.

First, there is a concern that the Center for Talent and Workforce Development does not meet the statutory requirement listed in Texas Local Government Code Chapter 501, for primary jobs creation permissible within state law for EIC funding. We have requested additional information from your staff to better understand how this program will meet the requirements under section 501.162 of the Code. That section of the code is included for your reference:

Sec. 501.162. Use of Tax Revenue for Job Training. A corporation may spend tax revenue received under this subtitle for job training offered *through a business enterprise* only if the business enterprise has committed in writing to:

- (1) create new jobs that pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area; or
- (2) increase its payroll to pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area.

Second, the GO Team is supportive of the Athletic Master Plan project at Schreiner. The recommendation from the team is for EIC to participate in funding the overall project as fundraising milestones are reached. The recommendation from the GO Team is for EIC to pledge that for every \$20,000,000 raised, EIC would contribute \$1,000,000, up to \$3,000,000 in total for projects that qualify under the statute. Section 505.152 is the area governing this, which I have included below:

Sec. 505.152. PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES. For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events,

Dr. Charlie McCormick

July 27, 2023

Page 2

including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section.

If you have any questions about the recommendations from the GO Team, please feel free to reach out to me. We look forward to our continued partnership with Schreiner University.

Sincerely,

Michael Hornes

Michael Hornes
City of Kerrville
(830) 258-1105

cc: Kimberly Meismer, Interim City Manager
Mike Hayes, City Attorney
Gil Salinas – Kerr EDC Director



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

SUBJECT: Economic Development Grant Agreement between Habitat for Humanity-Kerr County and the City of Kerrville, Economic Improvement Corporation for the installation of Public Infrastructure for the development of the Mariposa Residential Neighborhood.

AGENDA DATE OF: April 15, 2024

DATE SUBMITTED: March 19, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area H - Housing

Guiding Principle N/A

Action Item N/A

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.

On December 11, 2023, EIC approved calling a Public Hearing for the funding application from habitat for Humanity Kerr County. January 8, 2024 EIC held the public hearing and approved a funding agreement not to exceed \$2,260,000.

RECOMMENDED ACTION:

Approve the funding agreement from Habitat for Humanity-Kerr County with a not to exceed \$2,260,000 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: 11/1/2023

Company Name:

Habitat For Humanity Kerr County

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

Fax 830-845-7085

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 before expenses*
This Facility \$ 0

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:

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	_____

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

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:

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.

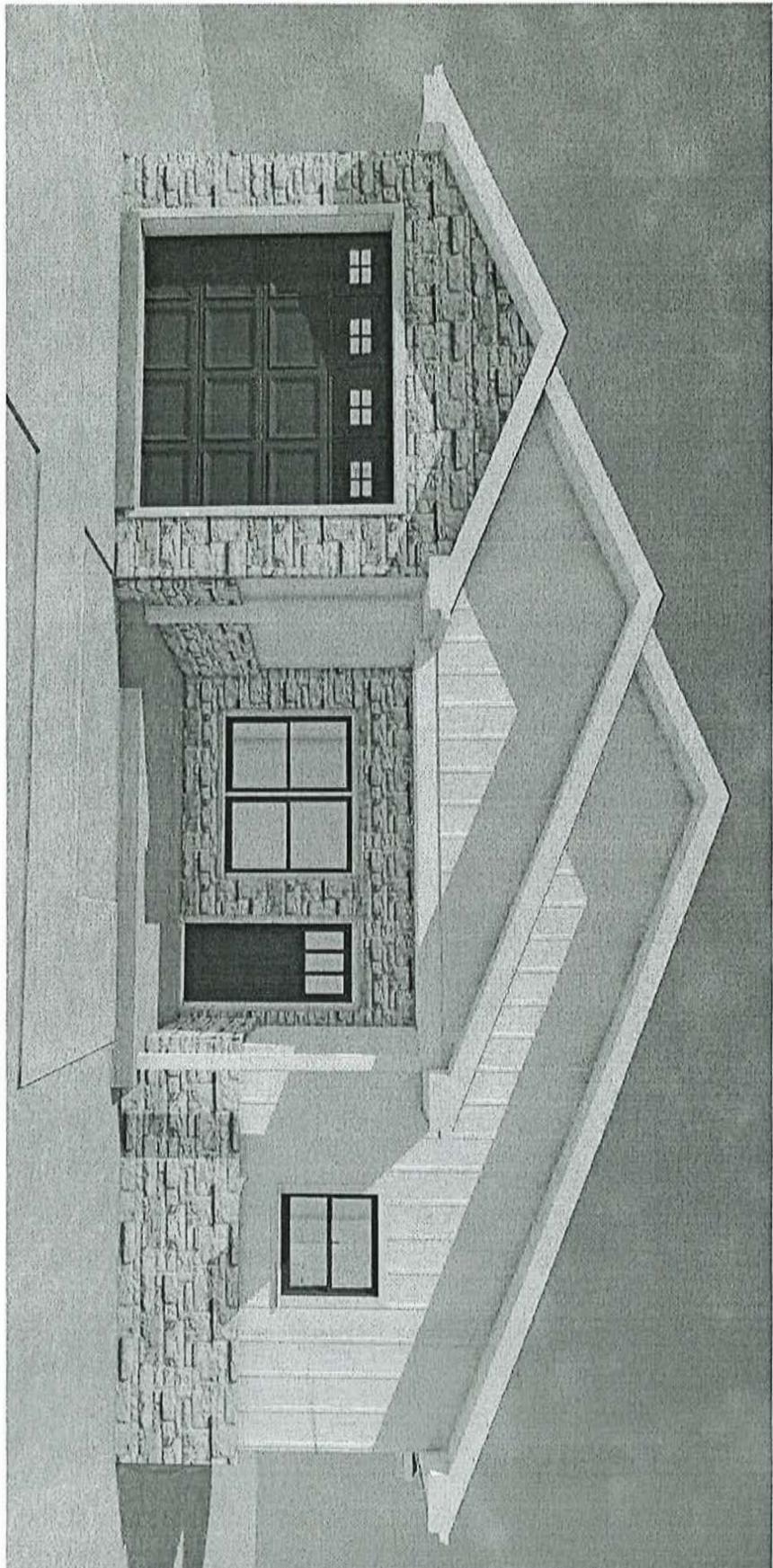
Economic Impact: EIC's investment will enable Habitat to expand its housing projects, thereby increasing the number of attainable housing units available in Kerrville. The Mariposa project is expected to generate a substantial economic impact of \$16 million* for Kerrville, not only by providing affordable 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 3rd 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.*



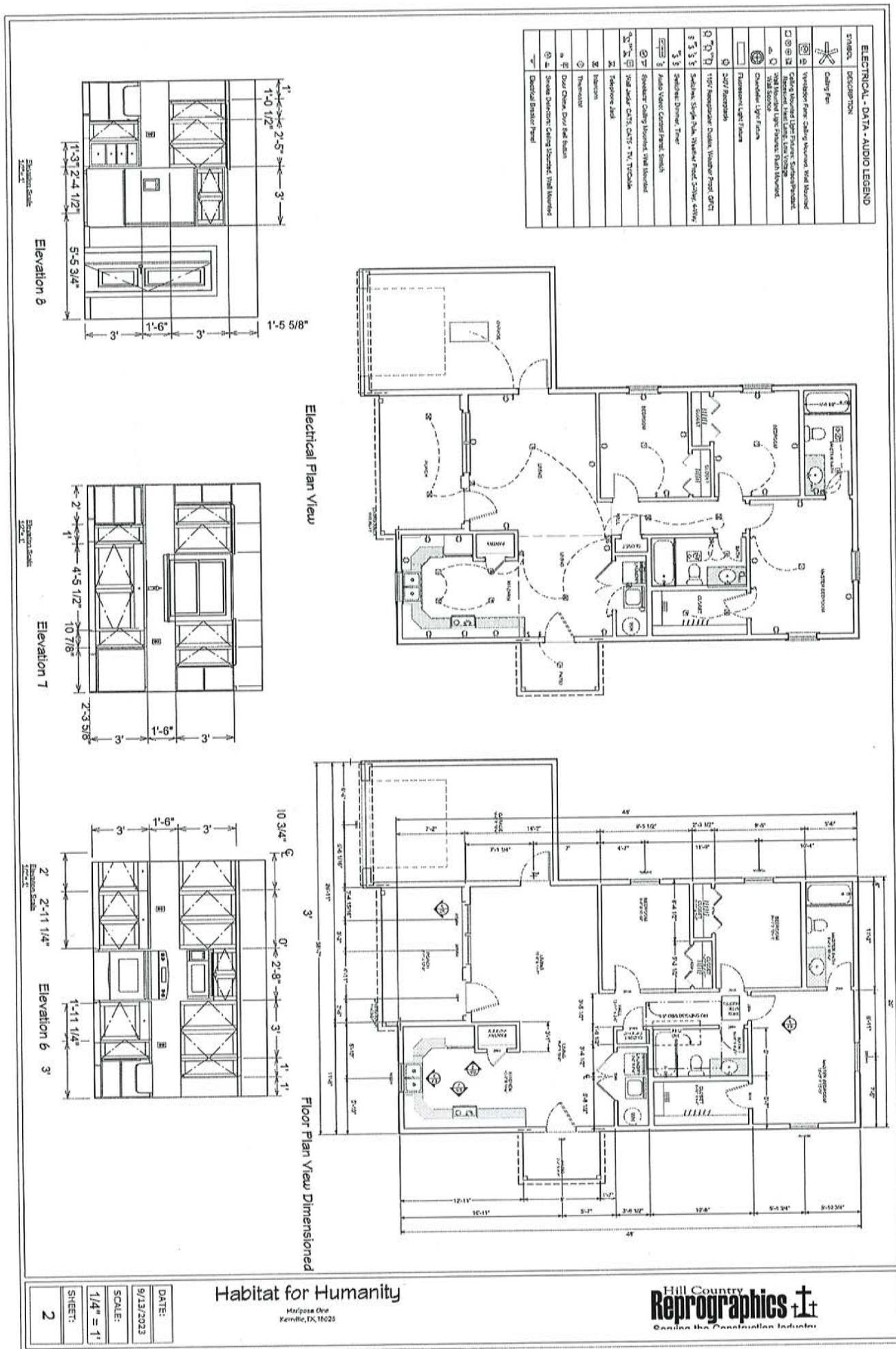
Layout Page Table	
Number	Title
1	Cover Page
2	Floor Plan - Electrical Plan
3	Elevations
4	Framing Plan
5	Roof Plan
6	Foundation Plan

Habitat for Humanity

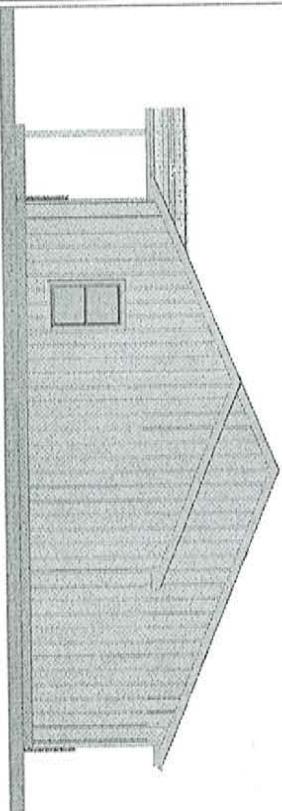
Malpassa One
Kerrville, TX 78028

DATE:
9/13/2023
SCALE:
1/4" = 1'
SHEET:
1

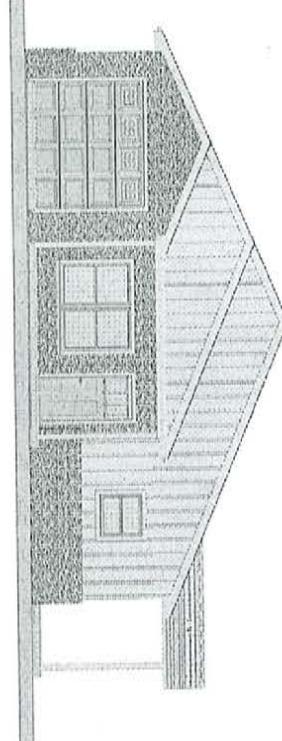
Hill Country
Reprographics 
Serving the Construction Industry



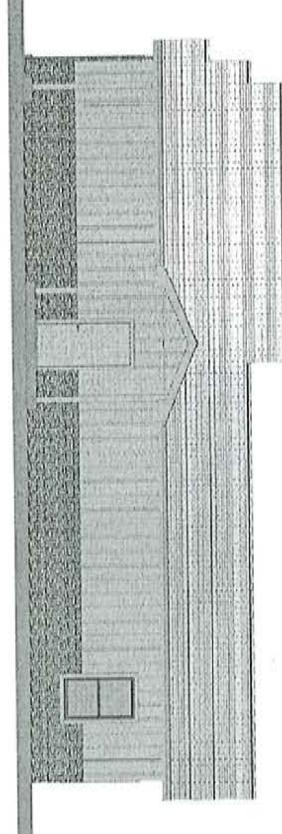
South Elevation
Scale 1/4" = 1'



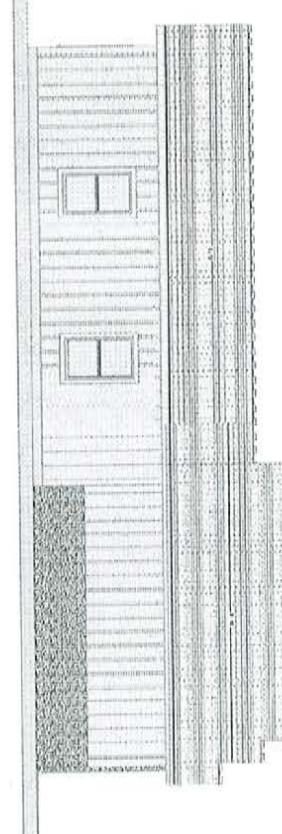
North Elevation
Scale 1/4" = 1'



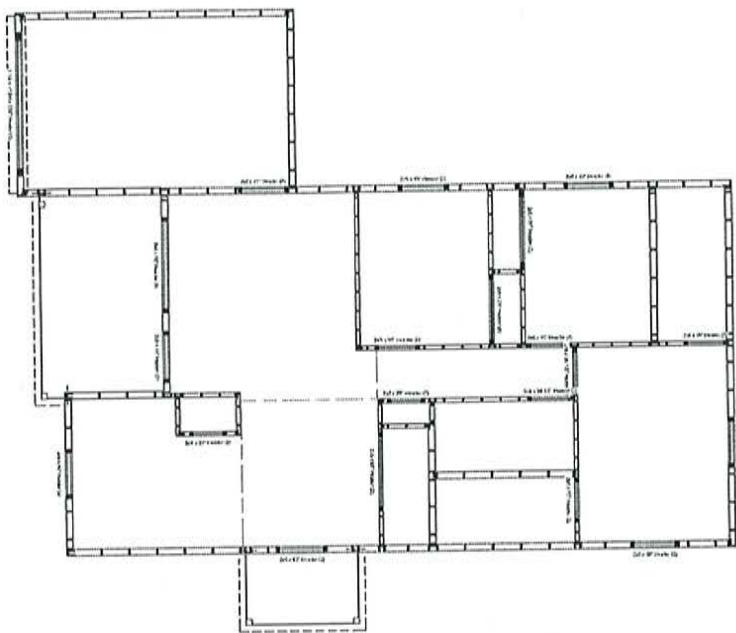
West Elevation
Scale 1/4" = 1'



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:

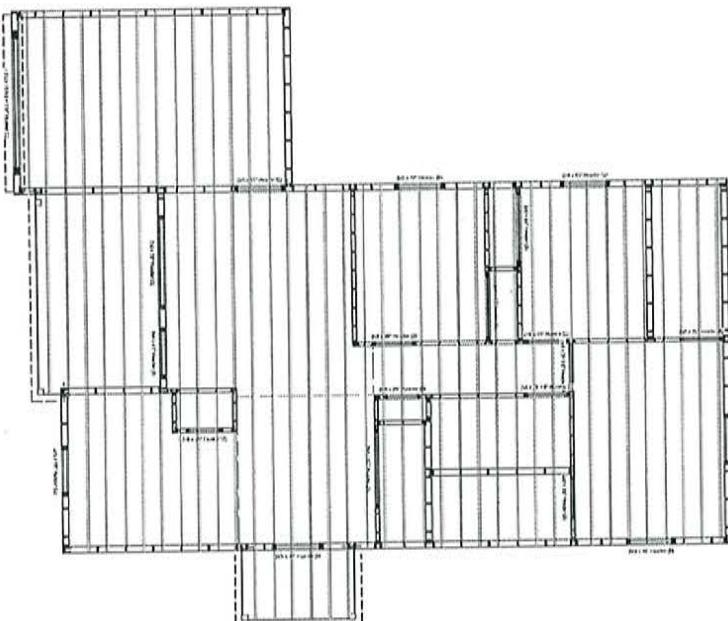
PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL
TO JOISTS.

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

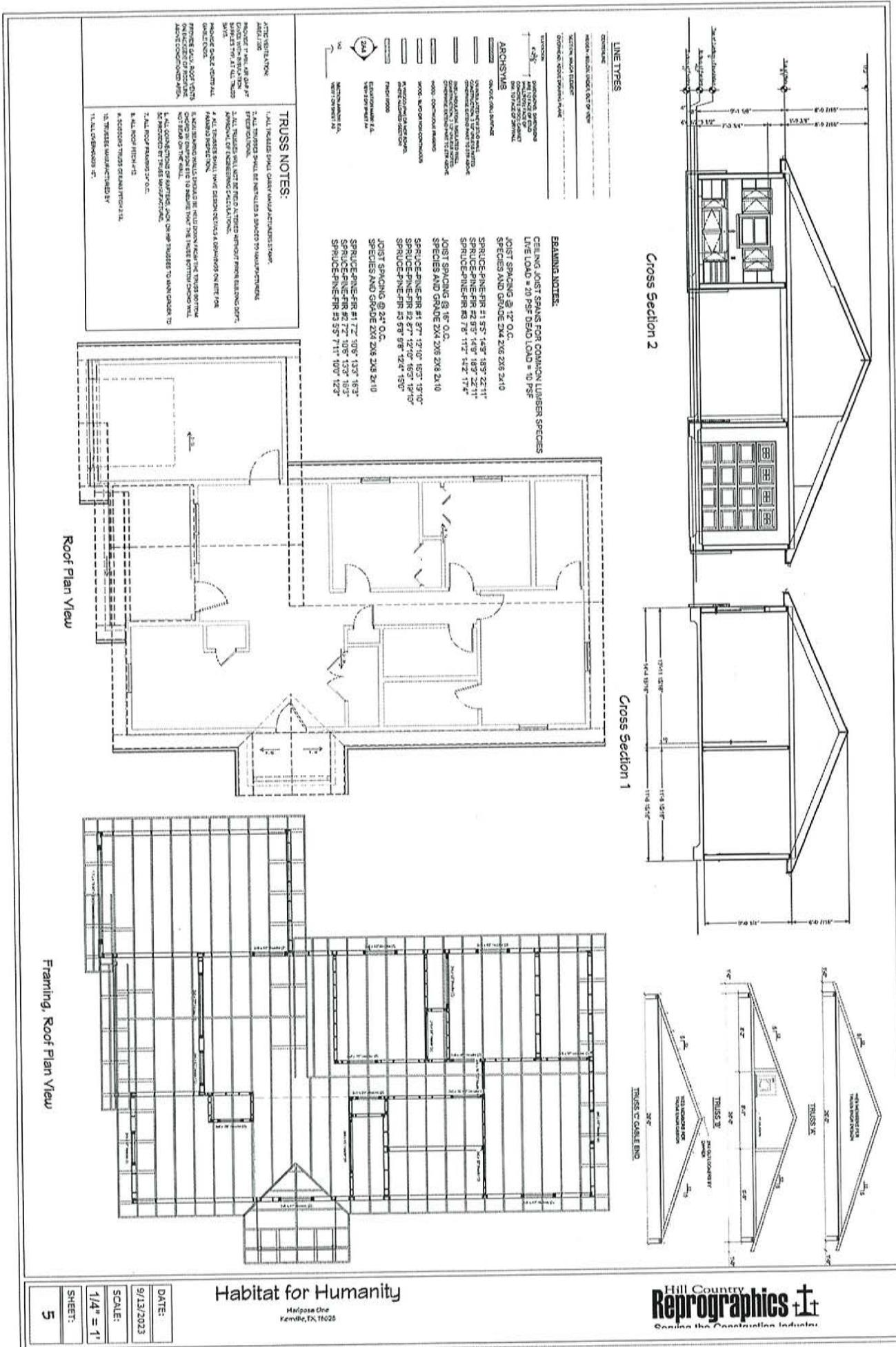
2X6 BOX 40" 2

2X8 BOX 50" 2

2X10 BOX 62" 2

2X12 BOX 71" 2

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



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.

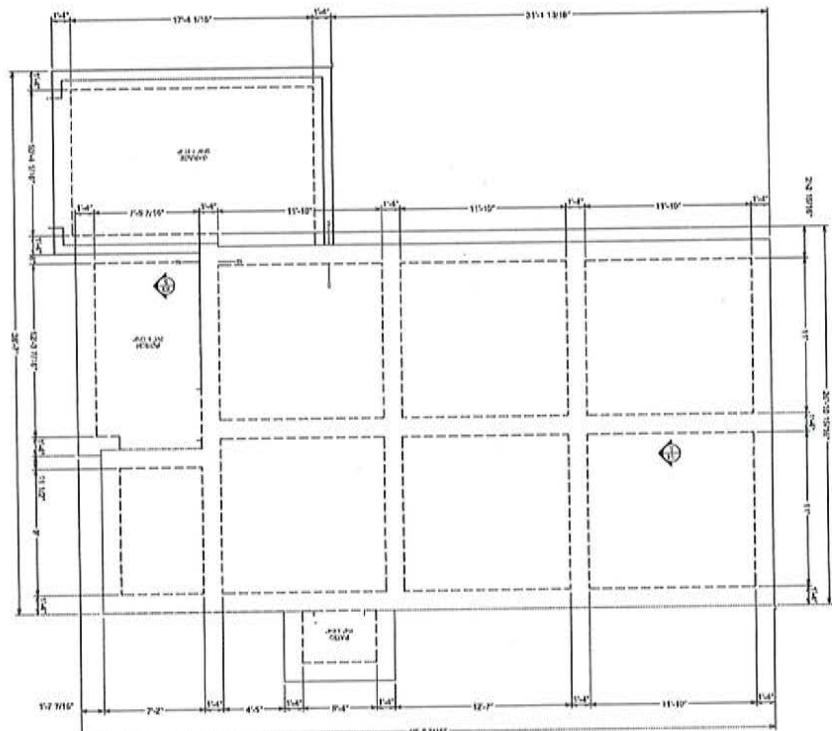
INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- 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
Demolition Items					
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
Total Demolition					\$985.00
Paving Items					
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
Total Paving					\$499,627.00
Sanitary Sewer Items					
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
Total Sanitary Sewer					\$369,435.00

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
					Total Water \$269,875.75
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
					Total Dry Utilities \$443,571.00

Grading Material					
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>					
Total Grading Material \$157,204.80					
Miscellaneous Items					
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
Total Miscellaneous \$610,820.00					
TOTAL PEOPCC \$2,351,518.55					

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.

