

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING – June 17, 2024**

On Monday, June 17, 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
Gregg Appel – Vice-President
Beck Gipson
Celeste Hamman
Jeff Harris, Councilmember Place 2
Gilberto Paiz

MEMBERS ABSENT:

Kyle Bond - "GO Team"

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
Ashlea Boyle, Director of Parks and 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:** President Clarkson led the invocation.

President Clarkson introduced Councilmember Jeff Harris and Gilberto "Gil" Paiz to the Economic Improvement Corporation. (Councilmember Harris replacing Mayor Herring Jr. and Gil Paiz replacing John Anderson).

President Clarkson noted clarification on calling of public hearings on items for the Economic Improvement Corporation. Michael Hornes explained the process of calling public hearings.

- 3 **VISITORS / CITIZENS FORUM:** No citizen speakers.

4 APPROVAL OF MINUTES:

- 4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on May 20, 2024.

Celeste Hamman motioned to approve the minutes as presented, and Beck Gipson 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 responded to questions. Councilmember Harris requested a copy of the Childcare document.

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

Michael Hornes presented the EIC project status update. He, and Mike Hayes, responded to questions. Discussion ensued regarding the possibility of hiring a Right-of-Way Agent to assist with the Downtown River Trail Extension, consideration of TXDOT Grant Program, and unspent allocated EIC funds moving back to EIC funds from General Funds. Vice-President Appel requested information on the items above be presented during a future meeting.

5.C Monthly Financial Report.

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

6 NOMINATE AND ELECT OFFICERS:

6.A Nominate and elect President, Vice-President, Secretary, and Treasurer.

Celeste Hamman motioned to nominate and elect Kim Clarkson as President, and Vice-President Appel seconded. The motion passed 6-0.

Beck Gipson motioned to nominate and elect Celeste Hamman as Vice-President, and President Clarkson seconded. The motion passed 6-0.

President Clarkson motioned to nominate and elect the City Secretary's Office as Secretary and the Finance Department as Treasurer, and Vice-President Hamman seconded. The motion passed 6-0.

6.B Nominate and approve the Economic Improvement Corporation (EIC) representative to the Kerrville Economic Development Corporation (KEDC).

President Clarkson motioned to nominate and approve Gregg Appel as the KEDC Representative, and Vice-President Hamman seconded. The motion passed 6-0.

6.C Nominate and approve the Economic Improvement Corporation (EIC) representative to the "GO Team".

President Clarkson motioned to nominate and approve Kyle Bond as the "Go Team" Representative, and Greg Appel seconded. The motion passed 6-0.

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Economic Development Grant Funding Application from the City of Kerrville, Texas, to the Economic Improvement Corporation for Parks improvements for an amount not to exceed \$800,000.

Ashlea Boyle presented the funding application. She, Michael Hornes, and Mike Hayes responded to questions.

Vice-President Hamman motioned to call a public hearing to consider the funding application for Parks Improvements in an amount not to exceed \$800,000, and Gregg Appel seconded. The motion passed 6-0.

7.B Economic Development Grant Funding Application from the City of Kerrville, Texas, to the Economic Improvement Corporation for Granger MacDonald Park in an amount not to exceed \$2,200,000.

Michael Hornes presented the funding application, and responded to questions.

Vice-President Hamman motioned to call a public hearing to consider the finding application for Granger MacDonald Park in an Amount not to exceed \$2,200,000, Gregg Appel seconded. The motion passed 6-0.

8 PUBLIC HEARING AND POSSIBLE ACTION:

8.A Funding application to the City of Kerrville, Texas Economic Improvement Corporation for Heart of the Hills Heritage Center, in an amount not to exceed \$2,000,000.

Michael Hornes presented the funding application, and responded to questions.

Citizen Speakers were as follows:

- Judy Eychner
- John Anderson
- Allison Bueche
- Charlie McIlvain

President Clarkson opened the Public Hearing at 5:26 pm.

Speakers were as follows:

- Mayor Joe Herring Jr.

President Clarkson closed the Public hearing at 5:27 pm

Gregg Appel motioned to approve the funding application for the Heart of the Hills Heritage Center, in an amount not to exceed \$140,000, and Vice-President Hamman seconded. The motion passed 6-0.

8.B Funding application to the City of Kerrville, Texas Economic Improvement Corporation from James Avery Craftsman, Inc. for grant funding for the installation of a traffic signal on Highway 27, in an amount not to exceed \$140,000.

Michael Hornes presented the funding request. He, and Mike Van Hooven, with James Avery Craftsman, responded to questions.

President Clarkson opened the Public Hearing at 5:31 pm. There were no citizen speakers. President Clarkson closed the Public Hearing at 5:31 pm.

Beck Gipson motioned to approve the funding application in an amount not to exceed \$140,000, and Gregg Appel seconded. The motion passed 6-0.

President Clarkson did not break into closed executive session.

9 EXECUTIVE SESSION:

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

- Economic Development Grant Funding Application from the City of Kerrville, Texas, to the Economic Improvement Corporation for Parks improvements for an amount not to exceed \$800,000.
- Economic Development Grant Funding Application from the City of Kerrville, Texas, to the Economic Improvement Corporation for Granger McDonald Park in an amount not to exceed \$2,200,000. (Hornes)
- Funding application to the City of Kerrville, Texas Economic Improvement Corporation for Heart of the Hills Heritage Center, in an amount not to exceed \$2,000,000.
- Funding application to the City of Kerrville, Texas Economic Improvement Corporation from James Avery Craftsman, Inc. for grant funding for the installation of a traffic signal on Highway 27, in an amount not to exceed \$140,000.

10 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: None

11 ITEMS FOR FUTURE AGENDAS:

- GO Team recommendations

12 ADJOURN. President Clarkson adjourned the meeting at 5:34 pm.

EIC Minutes 6/17/2024:

MINUTES APPROVED

7/15/2024

Kim Clarkson
Kim Clarkson, EIC President

Kesha Franchina
Attest. Kesha Franchina, Deputy City Secretary