

**ECONOMIC IMPROVEMENT  
CORPORATION MINUTES  
REGULAR MEETING**

**KERRVILLE, TEXAS  
NOVEMBER 18, 2024 4:00 PM**

On November 18, 2024, at 4:00 PM, President Clarkson called the Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028. Gregg Appel led the invocation.

**ECONOMIC IMPROVEMENT  
CORPORATION MEMBERS PRESENT:**  
Kim Clarkson, President  
Celeste Hamman, Vice-President  
Gregg Appel  
Gilberto Paiz  
Kyle Bond  
Jeff Harris  
T. Beck Gipson

**ECONOMIC IMPROVEMENT  
CORPORATION MEMBERS ABSENT:**  
None

**VISITORS PRESENT:** A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

None.

**CALL TO ORDER:**

President Clarkson called the meeting to order at 4:00 p.m.

**1. INVOCATION:**

Gregg Appel led the invocation.

**2. 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.*

There were no citizen speakers.

**3. APPROVAL OF MINUTES:**

3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on September 16, 2024. (K Franchina, Deputy City Secretary)

Beck Gipson motioned to approve the minutes, and Gregg Appel seconded. The motion passed 7-0.

4. **MONTHLY REPORTS:**

4.A Kerr Economic Development Corporation (KEDC) update. (K Milton-Jordan, KEDC)

Katie Milton Jordan presented the KEDC update, and responded to questions.

4.B Kerrville Economic Improvement Corporation (EIC) project status update, including Downtown Area Streetscape, Scott Schreiner Golf Course improvements, Olympic Pool renovations, Cailloux Theater improvements, and Travis Street Pump Station upsizing. (M Hornes, Assistant City Manager)

Michael Hornes presented the EIC project status update, including the Lennar Project update, and responded to questions.

4.C Monthly Financial Report (T Rodriguez, Assistant Finance Director)

Trina Rodriguez presented the monthly financial update. She, Julie Behrens, and Michael Hornes responded to questions.

Vice-President Hamman requested an updated Five-Year Forecast.

5. **INFORMATION AND DISCUSSION:**

5.A Lennar Project update. (M Hornes, Assistant City Manager)

Michael Hornes presented the Lennar Project update, and responded to questions during the EIC Project Status update, item 4.B.

President Clarkson moved to item 5.B.

5.B Discussion regarding City Council priorities related to economic development. (D Rice, City Manager)

Dalton Rice discussed City Council priorities, Business Retention Expansion (BRE), the need for an Economic Development Manager position to help with local economic development, requested EIC to consider funding a portion of the position's salary, and responded to questions.

President Clarkson adjourned into a five-minute recess at 5:17 p.m. President Clarkson adjourned from recess and reconvened into open session at 5:22 p.m.

Katy Milton Jordan was asked her thoughts on BRE and the ED Manager position.

Citizen speakers were as follows:

Bill Blackburn

EIC requested Dalton Rice to return to the next meeting with more information regarding the Economic Development Manager position.

6. **CONSIDERATION AND POSSIBLE ACTION:**

6.A GO Team review. (M Hornes, Assistant City Manager)

President Clarkson introduced the GO Team review of the revised guidelines and purpose. She, and Michael Hornes, responded to questions.

Gregg Appel made a motion to approve the GO Team revisions, and Kyle Bond seconded. The motion passed 7-0.

6.B Discussion to reschedule the Economic Improvement Corporation (EIC) FY2025 January and February meetings as they fall on a holiday. (M Hornes, Assistant City Manager)

Michael Hornes presented the EIC FY2025 calendar and discussed re-scheduling the January and February meeting date; and responded to questions.

President Clarkson requested to push the discussion to the December meeting.

7. **EXECUTIVE SESSION:** *EIC may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.*

The Economic Improvement Corporation (EIC) did not break into closed Executive Session.

8. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.**

None.

9. **ITEMS FOR FUTURE AGENDAS:** *EIC may suggest items or topics for future agendas.*

None.

**ADJOURN.**

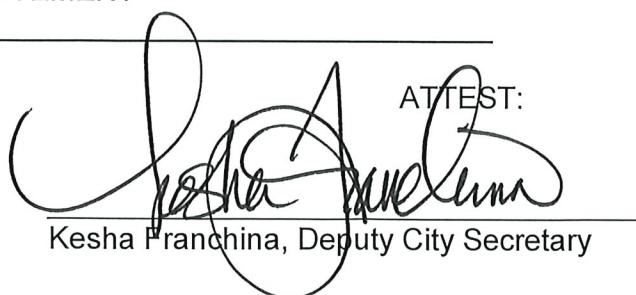
President Clarkson adjourned the meeting at 6:03 p.m.

APPROVED BY THE ECONOMIC IMPROVEMENT  
CORPORATION: 12/10/2024

APPROVED:

  
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Kim Clarkson, President

ATTEST:

  
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Kesha Franchina, Deputy City Secretary