

**ECONOMIC IMPROVEMENT CORPORATION  
MINUTES REGULAR MEETING**

**KERRVILLE, TEXAS  
JUNE 16, 2025 4:00 PM**

On June 16, 2025, Vice-President Hamman called the Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028. Beck Gipson led the invocation.

**ECONOMIC IMPROVEMENT CORPORATION  
MEMBERS PRESENT:**

Celeste Hamman, Vice-President  
Denny Foster  
T.Beck Gipson  
Kent McKinney, Councilmember  
Gilberto Paiz  
Ryan Pendergraft

**EXECUTIVE STAFF PRESENT:**

Mike Hayes, City Attorney  
Michael Hornes, Assistant City Manager  
Kim Meismer, Assistant City Manager  
Julie Behrens, Director of Finance  
Jacob Bogusch, Finance Compliance Coordinator  
Kesha Franchina, Deputy City Secretary  
Kelly Hagemeyer, Economic Development Manager  
Trina Rodriguez, Assistant Director of Finance

**CALL TO ORDER:**

Vice-President Celeste Hamman called the meeting to order at 4:00 pm.

1. **INVOCATION:**

Beck Gipson led the invocation.

2. **VISITORS/CITIZENS FORUM:** There were no speakers.

Ryan Pendergraft, Kent McKinney, and Denny Foster introduced themselves as the new members of the Economic Improvement Corporation.

3. **NOMINATE AND ELECT OFFICERS:**

3.A Nominate and elect the Economic Improvement Corporation (EIC) President, Vice-President, Secretary, and Treasurer. (K Franchina, Deputy City Secretary)

Gil Paiz motioned to nominate and elect Celeste Hamman as President of the Economic Improvement Corporation, seconded by Denny Foster. The motion passed 6-0.

Kent McKinney motioned to nominate and elect Beck Gipson as Vice-President of the Economic Improvement Corporation, seconded by President Hamman. The motion passed 6-0.

President Hamman motioned to nominate and elect Kesha Franchina, City Secretary's

**ECONOMIC IMPROVEMENT  
CORPORATION MEMBERS**

**ABSENT:**

Kyle Bond, "GO Team"

**VISITORS PRESENT:**

Office, as Secretary of the EIC, seconded by Denny Foster. The motion passed 6-0. President Hamman motioned to nominate and elect Trina Rodriguez, Finance Department, as Treasurer of the EIC, seconded by Kent McKinney. The motion passed 6-0.

- 3.B Nominate and approve the Economic Improvement Corporation (EIC) representative to the Kerrville Economic Development Corporation (KEDC). (K Franchina, Deputy City Secretary)

Ryan Pendergraft, Gil Paiz, and Beck Gipson expressed interest in the Kerrville Economic Development Corporation representative.

Kent McKinney motioned to nominate Gil Paiz as a replacement to the Vice-President position, seconded by President Hamman. The motion passed 6-0.

Vice-President Paiz motioned to nominate and appoint Beck Gipson as representative to the Kerrville Economic Development Corporation, seconded by Kent McKinney. The motion passed 6-0.

- 3.C Nominate and approve the Economic Improvement Corporation (EIC) representative to the "GO Team". (K Franchina, Deputy City Secretary)

Denny Foster motioned to nominate and appoint Kyle Bond as Economic Improvement Corporation representative to the "GO Team", seconded by Beck Gipson. The motion passed 6-0.

#### 4. **APPROVAL OF MINUTES:**

- 4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on May 19, 2025. (K Franchina, Deputy City Secretary)

Beck Gipson motioned to approve the minutes as presented, seconded by Vice-President Paiz. The motion passed 6-0.

#### 5. **MONTHLY REPORTS:**

- 5.A Kerr Economic Development Corporation (KEDC) update. (T Bock, KEDC)

Todd Bock noted that he will be the new permanent Executive Director for KEDC and will begin in July. He presented the KEDC update and responded to questions. President Hamman noted that Todd will be reaching out to all members for one-on-one interaction.

- 5.B Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Scott Schreiner Golf Course Improvements, Olympic Pool Renovations, Cailloux Theater Improvements, Travis Street Pump Station Upsizing, A.C. Schreiner House, Granger McDonald Park, Megaacrete, Habitat for Humanity, Schreiner University CTWD and Edington Gym Upgrades, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)

Michael Hornes introduced staff to the new EIC board members. He presented the EIC project status update and responded to questions. Discussion ensued regarding the Cailloux Center upgrades; consensus to proceed. The EIC overview of projects was tied into the project update.

5.C Kerrville Economic Improvement Corporation (EIC) overview of projects. (M Hornes, Assistant City Manager)

Michael Hornes tied the EIC overview of projects into the project update.

5.D May 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

Trina Rodriguez presented the monthly financial update and the five-year forecast. Trina and Michael Hornes responded to questions.

6. **CONSIDERATION AND POSSIBLE ACTION:**

6.A Economic Development Incentives. (Todd Bock, Kerr EDC- Interim Executive Director)

Todd Bock reviewed the Economic Development incentives presentation and responded to questions.

6.B Discussion regarding future projects and budget. (M Hornes, Assist. City Manager & K Hagemeyer, Economic Development Manager)

Michael Hornes discussed future projects and budgeted items, and responded to questions.

7. **EXECUTIVE SESSION:** None.

8. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** None.

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

**ADJOURN.**

President Hamman adjourned the meeting at 5:09 p.m.

APPROVED BY THE ECONOMIC IMPROVEMENT CORPORATION: \_\_\_\_\_

7/21/2025

APPROVED:



Celeste Hamman, President

ATTEST:



Kesha Franchina, Deputy City Secretary