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**CALL TO ORDER:**

1. **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.*

3. **APPROVAL OF MINUTES:**

- 3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on October 20, 2025. (K Franchina, Deputy City Secretary)

4. **MONTHLY REPORTS:**

- 4.A November 17, 2025, flood event, status of recovery efforts, and the City's continuing response. (M Hornes, Assistant City Manager)
- 4.B Kerrville Economic Development Corporation (KEDC) update. (T Bock, KEDC President)
- 4.C Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Olympic Pool Renovations, Travis Street Pump Station Upsizing, Granger McDonald Park, Megaacrete, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)
- 4.D October 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

5. **INFORMATION AND DISCUSSION:**

- 5.A Update regarding Restriction Agreement with Megaacrete Real Estate, LLC. (M Hornes, Assistant City Manager)

6. **CONSIDERATION AND POSSIBLE ACTION:**

- 6.A Discussion to reschedule, or cancel, the Economic Improvement Corporation (EIC) Fiscal Year 2026 January and February meetings as they fall on a holiday. (M Hornes, Assistant City Manager)

7. **EXECUTIVE SESSION:** *Economic Improvement Corporation (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.*

8. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.**
9. **ITEMS FOR FUTURE AGENDAS:** *Economic Improvement Corporation (EIC) may suggest items or topics for future agendas.*

**ADJOURN.**

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 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: **11/10/2025 at 4:00 p.m.**, and remained posted continuously for at least 3 business days 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**

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**CAPTION:** Minutes from the regular Economic Improvement Corporation (EIC) meeting held on October 20, 2025. (K Franchina, Deputy City Secretary)

**AGENDA DATE:** November 17, 2025

**DATE SUBMITTED:** 08/26/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. 2025 1020 EIC meeting

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**Expenditure:**  
**Account Number:**  
**Payment to/Vendor name:**

**Amount Budgeted:**  
**Account Balance:**

**Kerrville 2050 Item?**  
No

**Key Priority Area:**

**SUMMARY:**

Minutes from the regular Economic Improvement Corporation (EIC) meeting held on October 20, 2025.

**RECOMMENDED ACTION:**

Approve the regular Economic Improvement Corporation (EIC) minutes as presented.

**ECONOMIC IMPROVEMENT CORPORATION MEETING MINUTES**  
**OCTOBER 20, 2025 4:00 PM** **KERRVILLE, TEXAS**

**EIC BOARD MEMBERS PRESENT:**

Celeste Hamman, President  
Gilberto Paiz, Vice-President  
Kyle Bond, "GO Team"  
Denny Foster  
T. Beck Gipson  
Kent McKinney, Councilmember Place 3

**EIC BOARD MEMBERS ABSENT:**

Ryan Pendergraft

**EXECUTIVE STAFF PRESENT:**

Michael Hornes, Assistant City Manager  
Kim Meismer, Assistant City Manager  
Mike Hayes, City Attorney  
Shelley McElhannon, City Secretary

Julie Behrens, Director of Finance  
Jay Brimhall, Director Parks & Recreation  
Kelly Hagemeyer, Economic Dev Manager  
Trina Rodriguez, Asst Director Finance

**VISITORS PRESENT:**

Todd Bock, President KEDC

Teresa Metcalf, KEDC

**CALL TO ORDER:** President Celeste Hamman called the meeting to order at 4:00 p.m.

1. **INVOCATION:** Denny Foster led the invocation.

2. **VISITORS/CITIZENS FORUM:** No person(s) spoke.

3. **APPROVAL OF MINUTES:**

3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on September 15, 2025.

Councilmember Kent McKinney made a motion to approve, seconded by Beck Gipson. The motion passed 6-0.

4. **MONTHLY REPORTS:**

4.A October 20, 2025, flood event, status of recovery efforts, and City's continuing response.

Michael Hornes presented the flood event recovery status update and responded to questions.

4.B Kerrville Economic Development Corporation (KEDC) update.

Todd Bock presented the KEDC update and responded to questions.

4.C 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 (HHHC), Granger McDonald Park, Megacrete, Habitat for Humanity, Schreiner University CTWD and Edington Gym Upgrades, and James Avery Traffic Signal.

Michael Hornes presented the EIC project status update and responded to questions.

4.D September 2025 Monthly Financial Report.

Trina Rodriguez presented the monthly financial update and responded to questions.

5. **PUBLIC HEARING AND POSSIBLE ACTION:**

5.A Economic Development Grant Agreement between the City of Kerrville, Texas, Economic Improvement Corporation (EIC) and Kerr Economic Development Corporation (KEDC).

Trina Rodriguez presented the development grant agreement and responded to questions. President Hamman opened the public hearing at 5:14 p.m. No person(s) spoke. President Hamman closed the public hearing at 5:14 p.m.

Gilbert Paiz motioned to approve the agreement, seconded by Beck Gipson. The motion passed 6-0.

6. **INFORMATION AND DISCUSSION:**

6.A Discussion of the Economic Improvement Corporation's (EIC) potential role in supporting the Economic and Community Recovery following the July 4 flood.

Michael Hornes opened the discussion on how the EIC can assist in the flood recovery efforts and presented a definition of projects to members, and responded to questions.

7. **EXECUTIVE SESSION:** Executive Session was not called nor convened.

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

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

**ADJOURN.** Meeting adjourned at 5:25 p.m.

**APPROVED EIC:** \_\_\_\_\_

\_\_\_\_\_  
Celeste Hamman, President

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Shelley McElhannon, City Secretary



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

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**CAPTION:** Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Olympic Pool Renovations, Travis Street Pump Station Upsizing, Granger McDonald Park, Megaaccrete, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)

**AGENDA DATE:** November 17, 2025

**DATE SUBMITTED:** 08/26/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. 11-6-2025 EIC Projects update

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**Expenditure:**

**Amount Budgeted:**

**Account Number:**

**Account Balance:**

**Payment to/Vendor name:**

**Kerrville 2050 Item?**

**Key Priority Area:**

Yes

**SUMMARY:**

Monthly EIC projects updates.

**RECOMMENDED ACTION:**

Information only; no action required.

**Monthly EIC Project Status Report**

|    | Project Name  | Description   | Estimated Design Completion | Estimated Construction Completion | Comments  |
|----|---|---|-----------------------------|-----------------------------------|---|
| 1  | 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                         | Summer 2025                       | KPUB portion is complete for underground utility work. Stop signs installed, masonry and wrought iron railing installed. Street lighting installed on Water Street. Decorative lighting to be installed on Clay St. near Downtown Parking Garage.   |
| 2  | Scott Schreiner Golf Course improvements            | Improvements to the existing golf course  | Complete                    | Summer 2025                       | EIC and City Council approvals for funding complete. Design complete. Construction is complete.   |
| 3  | Olympic Pool renovations                            | Renovations to the Olympic pool   | Feb-2025                    | Summer 2026                       | EIC and City Council approvals for funding complete. Design complete. Construction commenced August 2025 with completion anticipated late Summer 2026.  |
| 4  | Cailloux Theater Improvements                       | Repair of HVAC and roof systems   | Complete                    | Fall 2025                         | EIC and City Council approvals for funding complete. Design complete and project awarded by City Council at October 22, 2024 meeting. Construction commenced March of 2025. Theater to close during construction with anticipated completion of August, 2025. Construction is substantially complete, theater open and contractor working off punch list items. |
| 5  | 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. Staff and engineer currently in communication with TCEQ regarding design requirements for the pump station upgrades. Construction completion anticipated for 2026.   |
| 6  | A.C Schreiner House/HHHC                            | Repurposing of house and grounds located at 529 Water Street on BHML Campus   | Complete                    | Fall 2025                         | Design complete. Contract amendment for GMP approved by City Council. Construction commenced October, 2024 with Estimated construction completion in November 2025.   |
| 7  | Granger McDonald Park                               | Creation of a new city park along Nimitz Lake in the landing subdivision  | Early 2025                  | TBD                               | Currently in design phase with Hewitt Engineering. The City of Kerrville submitted a grant application with Texas Parks and Wildlife. Construction schedule will follow based on the outcome of the grant application. GRC has contracted with a grant writer to assist in the City's submission.   |
| 8  | Megacrete   | New autoclave aerated concrete plant  | TBD                         | TBD                               | Megacrete permit application with TCEQ currently under review.  |
| 9  | Habitat for Humanity                                | Infrastructure funding for the new Mariposa subdivision   | Complete                    | TBD                               | Infrastructure construction in progress with completion anticipated in April, 2025.   |
| 10 | Schreiner University CTWD and Edington Gym Upgrades | New Center for Talent and Workforce Development and renovations to the Edington Gym   | Complete                    | Fall 2025                         | Schreiner has hired a director for the CTWD and is currently renovating the Edington Gym Space  |
| 11 | James Avery Traffic signal                          | TBD   | TBD                         | TBD                               | TBD   |