



Economic Improvement Corporation Regular Meeting Agenda
December 15, 2025 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



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 3 business days 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 November 17, 2025. (K Franchina, Deputy City Secretary)

4. **MONTHLY REPORTS:**

- 4.A Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Olympic Pool Renovations, Travis Street Pump Station Upsizing, A.C. Schreiner House/HHHC, Granger McDonald Park, Megaacrete, Schreiner University CTWD and Edington Gym Upgrades. (M Hornes, Assistant City Manager)
- 4.B November 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

5. **INFORMATION AND DISCUSSION:**

- 5.A Information on the James Avery Craftsman, Inc. traffic light installation. (M Hornes, Assistant City Manager)
- 5.B Discussion regarding forming a partnership with the Economic Improvement Corporation (EIC) and the Hill Country Community Foundation to assist in the flood recovery efforts. (M Hornes, Assistant City Manager)
- 5.C Discussion regarding Transformative Grants through the Federal Economic Development Administration. (M Hornes, Assistant City Manager)

6. **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.*

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

8. **ITEMS 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: **12/9/2025, at 4:30 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**

CAPTION: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 17, 2025. (K Franchina, Deputy City Secretary)

AGENDA DATE: December 15, 2025

DATE SUBMITTED: 08/27/2025

SUBMITTED BY:

EXHIBITS:

1. EIC Minutes 11-17-2025

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 November 17, 2025. (K Franchina, Deputy City Secretary)

RECOMMENDED ACTION:

Approve minutes as presented.

**ECONOMIC IMPROVEMENT CORPORATION
MINUTES REGULAR MEETING**

**KERRVILLE, TEXAS
NOVEMBER 17, 2025 4:00 PM**

On November 17, 2025 at 4:00 pm, President Celeste Hamman called the Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028. Kyle Bond led the invocation.

**ECONOMIC IMPROVEMENT CORPORATION
MEMBERS PRESENT:**

Celeste Hamman, President
Gilberto Paiz, Vice-President, arrived at 4:02 pm
Kyle Bond, "GO Team"
Denny Foster
T. Beck Gipson
Kent McKinney, Councilmember Place 3
Ryan Pendergraft

EXECUTIVE STAFF PRESENT:

Mike Hayes, City Attorney
Michael Hornes, Assistant City Manager
Kim Meismer, Assistant City Manager
Julie Behrens, Director of Finance
Jay Brimhall, Director of Parks and Recreation
Kesha Franchina, Deputy City Secretary
Kelly Hagemeyer, Economic Development Manager
Trina Rodriguez, Assistant Director of Finance
Crystal Stutes, Director of Communications

VISITORS PRESENT: Schreiner University Staff

**ECONOMIC IMPROVEMENT
CORPORATION MEMBERS
ABSENT:**

VISITORS PRESENT:

CALL TO ORDER:

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

1. **INVOCATION:**

Kyle Bond led the invocation.

2. **VISITORS/CITIZENS FORUM:**

There were no citizen speakers.

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)

Denny Foster made a motion to approve, seconded by Kyle Bond. The motion passed 6-0.

Gil Paiz entered the meeting at 4:02 pm.

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)

Michael Hornes presented the recovery effort updates and responded to questions.

- 4.B Kerrville Economic Development Corporation (KEDC) update. (T Bock, KEDC President)

Todd Bock presented the KEDC update and responded to questions.

- 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)

Michael Hornes presented the EIC project status update and responded to questions. Lucien Costley, Vice-President Planning & Finance at Schreiner University, presented an update on the projects with Schreiner University and responded to questions. Dr. Melissa Allen, Director of the Center for Talent and Workforce Development (CTWD), presented an update on the CTWD and responded to questions.

- 4.D October 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

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

5. **INFORMATION AND DISCUSSION:**

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

Michael Hornes presented an update on Megaacrete, announcing the termination of the agreement, and responded to questions.

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)

Michael Hornes opened the discussion to reschedule the January and February meetings and responded to questions. Denny Foster made a motion to reschedule the January meeting to the 20th and the February meeting to the 17th, seconded by Kyle Bond. The motion passed 7-0.

7. **EXECUTIVE SESSION:** None.

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

9. **ITEMS FOR FUTURE AGENDAS:**

Community Foundation partnership

ADJOURN.

President Hamman adjourned the meeting at 5:27 pm.

APPROVED BY EIC: _____

APPROVED:

ATTEST:

Celeste Hamman, EIC President

Keshia Franchina, Deputy City Secretary



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

CAPTION: Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Olympic Pool Renovations, Travis Street Pump Station Upsizing, A.C. Schreiner House/HHHC, Granger McDonald Park, Megaacrete, Schreiner University CTWD and Edington Gym Upgrades. (M Hornes, Assistant City Manager)

AGENDA DATE: December 15, 2025

DATE SUBMITTED: 08/27/2025

SUBMITTED BY:

EXHIBITS:

1. 12-8-2025 CIP Project Update

Expenditure:
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:
Staff to present.

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	Winter 2025	Construction commenced October, 2024 with Estimated construction completion in December 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	Complete	Infrastructure construction completed August, 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



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

CAPTION: Information on the James Avery Craftsman, Inc. traffic light installation. (M Hornes, Assistant City Manager)

AGENDA DATE: December 15, 2025

DATE SUBMITTED: 11/18/2025

SUBMITTED BY:

EXHIBITS:

None

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Staff to present.

RECOMMENDED ACTION:

Information only; no action required.



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

CAPTION: Discussion regarding forming a partnership with the Economic Improvement Corporation (EIC) and the Hill Country Community Foundation to assist in the flood recovery efforts. (M Hornes, Assistant City Manager)

AGENDA DATE: December 15, 2025

DATE SUBMITTED: 12/09/2025

SUBMITTED BY:

EXHIBITS:

None

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Account Number:
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Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Staff to present.

RECOMMENDED ACTION:

Information only; no action required.



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

CAPTION: Discussion regarding Transformative Grants through the Federal Economic Development Administration. (M Hornes, Assistant City Manager)

AGENDA DATE: December 15, 2025

DATE SUBMITTED: 12/09/2025

SUBMITTED BY:

EXHIBITS:

None

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Staff to present.

RECOMMENDED ACTION:

Information only; no action required.