



**Tax Increment Reinvestment Zone #1 Meeting
Agenda January 21, 2026 at 3:00 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 Tax Increment Reinvestment Zone #1 Members. 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 Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on June 11, 2025. (K Franchina, Deputy City Secretary)

3.B Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on August 13, 2025. (K Franchina, Deputy City Secretary)

3.C Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on October 8, 2025. (K Franchina, Deputy City Secretary)

4. **INFORMATION AND DISCUSSION:**

4.A External Enhancement Grant application status update. (K Hagemeyer, Economic Development Manager)

4.B Tax Increment Reinvestment Zone #1 (TIRZ #1) overview and financial update. (J Behrens, Director of Finance)

4.C Tax Increment Reinvestment Zone #1 (TIRZ #1) open forum discussion on future ideas, items, topics, and opportunities. (M Hornes, Assistant City Manager)

5. **EXECUTIVE SESSION:** *The Tax Increment Reinvestment Zone #1 Members may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if items meet the qualifications in Chapter 551 of the Texas Government Code. The Tax Increment Reinvestment Zone #1 Members also reserve the right to meet in executive session on the following issue(s):*

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

7. **ITEMS FOR FUTURE AGENDAS:** *The Tax Increment Reinvestment Zone #1 Members 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: 1/14/2026 at 2:00 pm and remained posted continuously for at least 3 business days preceding the scheduled time of the meeting.
Kesha Franchina, TRMC, Deputy City Secretary, City of Kerrville, Texas



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on June 11, 2025. (K Franchina, Deputy City Secretary)

AGENDA DATE: January 21, 2026

DATE SUBMITTED: 12/11/2025

SUBMITTED BY:

EXHIBITS:

1. TIRZ Minutes 6-11-2025

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on June 11, 2025.

RECOMMENDED ACTION:

Approve minutes as presented.

**TAX INCREMENT REINVESTMENT ZONE #1
MINUTES**

**KERRVILLE, TEXAS
JUNE 11, 2025 3:00 PM**

On June 11, 2025 at 3:03 PM, Chair Judy Eychner called the Kerrville Tax Increment Reinvestment Zone #1 meeting to order in City Hall Council Chambers, 701 Main Street. Fred Gamble provided the invocation.

TIRZ MEMBERS PRESENT:

Judy Eychner, Chair
Andrew Gay
Fred Gamble
Katherine Howard
Brenda Hughes, Councilmember

TIRZ MEMBERS ABSENT:

Laura Fore
Crystal Smith
Bruce Stracke

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Julie Behrens, Director of Finance
Jacob Bogusch, Compliance Coordinator
Kesha Franchina, Deputy City Secretary
Kelly Hagemeyer, Economic Development
Manager

VISITORS PRESENT:

None.

CALL TO ORDER:

Chair Judy Eychner called the meeting to order at 3:03 pm.

1. **INVOCATION:**

Fred Gamble 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 Tax Increment Reinvestment Zone (TIRZ) #1 meeting held on March 12, 2025. (K Franchina, Deputy City Secretary)

Katherine Howard made a motion to approve the minutes as presented, seconded by

Fred Gamble. The motion passed 4-0.

3.B Minutes from the Tax Increment Reinvestment Zone (TIRZ) #1 meeting held on March 26, 2025. (K Franchina, Deputy City Secretary)

Fred Gamble made a motion to approve the minutes as presented, seconded by Katherine Howard. The motion passed 4-0.

4. **MONTHLY REPORTS:**

Chair Eychner introduced Councilmember Brenda Hughes as the liaison to the TIRZ board.

4.A Financial Report as of 05-31-2025. (J Bogusch, Finance Compliance Coordinator)

Jacob Bogusch presented the financial report update and responded to questions.

5. **CONSIDERATION AND POSSIBLE ACTION:**

5.A Requesting funding consideration of \$50,000 for a Facade Improvement Grant for businesses within TIRZ #1. (K Hagemeyer, Economic Development Manager)

Kelly Hagemeyer was introduced as the Economic Development Manager. She presented the funding request. Kelly, Dalton Rice, and Julie Behrens responded to questions. No action was taken.

Citizen speakers were as follows:

Larry Howard

6. **INFORMATION AND DISCUSSION:**

6.A Overview of TIRZ Board procedures. (J Behrens, Director of Finance)

Julie Behrens presented an overview of the TIRZ procedural rules and responded to questions.

There was no Executive Session.

7. **EXECUTIVE SESSION:** *The Tax Increment Reinvestment Zone #1 members may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if items meet the qualifications in Chapter 551 of the Texas Government Code.*

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

9. **ITEMS FOR FUTURE AGENDAS:**

Chair Eychner requested a future workshop to discuss the updated 2050 Comprehensive Plan, procedures, and brainstorming.

ADJOURN.

Chair Eychner adjourned the meeting at 4:00 pm.

APPROVED BY TIRZ #1: _____

APPROVED:

ATTEST:

Judy Eychner, Chair

Keshia Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on August 13, 2025. (K Franchina, Deputy City Secretary)

AGENDA DATE: January 21, 2026

DATE SUBMITTED: 12/11/2025

SUBMITTED BY:

EXHIBITS:

1. TIRZ Minutes 8132025

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on August 13, 2025.

RECOMMENDED ACTION:

Approve minutes as presented.

**TAX INCREMENT REINVESTMENT
ZONE #1 MINUTES
MEETING**

**KERRVILLE, TEXAS
AUGUST 13, 2025 3:00 PM**

On August 13, 2025 at 3:07 PM, Chair Judy Eychner called the Kerrville Tax Increment Reinvestment Zone #1 meeting to order in City Hall Council Chambers, 701 Main Street. Chair Eychner provided the invocation.

COUNCILMEMBERS PRESENT:

Judy Eychner, Chair
Katherine Howard
Andrew Gay
Bruce Stracke
Crystal Smith

COUNCILMEMBERS ABSENT:

Fred Gamble

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Asst City Manager
Kim Meismer, Asst City Manager
Julie Behrens, Director of Finance
Jacob Bogusch, Compliance Coordinator

VISITORS PRESENT: None.

CALL TO ORDER:

Chair Judy Eychner called the meeting to order at 3:07 pm.

1. **INVOCATION:**

Chair Eychner led the invocation.

2. **VISITORS/CITIZENS FORUM:**

None.

3. **APPROVAL OF MINUTES:**

3.A Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on June 11, 2025. (K Franchina, Deputy City Secretary)

Andrew Gay motioned to approved the minutes as presented, seconded by Katherine Howard. The motion passed 5-0.

4. **MONTHLY REPORTS:**

4.A Financial Report as of 08/05/2025

Jacob Bogusch presented the financial report and responded to questions.

4.B Main Street Advisory Board Update (K Hagemeyer)

Kelly Hagemeyer presented the Main Street Advisory update, including KerrTogether and the July 4, 2025 flood relief efforts; and responded to questions.

5. **CONSIDERATION AND POSSIBLE ACTION:**

5.A Facade Grant

Kelley Hagemeyer introduced the Facade Grant Program, requesting \$50,000, and responded to questions.

Bruce Stracke motioned to approve with deadline for the middle of January 2026 and TIRZ would start the program and process, seconded by Andrew Gay. The motion passed 5-0.

5.B Tax Increment Reinvestment Zone (TIRZ) #1 Proposed Budget for Fiscal Year 2026. (J Bogusch, Finance Compliance Coordinator)

Julie Behrens presented the Fiscal Year proposed budget and responded to questions.

Bruce Stracke motioned to approve the budget as presented, seconded by Crystal Smith. The motion passed 5-0.

6. **EXECUTIVE SESSION:** None.

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

8. **ITEMS FOR FUTURE AGENDAS:**

New project ideas and sidewalks.

ADJOURN.

Chair Eychner adjourned the meeting at 3:57 pm.

APPROVED BY COUNCIL: _____

APPROVED:

Judy Eychner, Chair

ATTEST:

Julie Behrens, Director of Finance



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on October 8, 2025. (K Franchina, Deputy City Secretary)

AGENDA DATE: January 21, 2026

DATE SUBMITTED: 12/11/2025

SUBMITTED BY:

EXHIBITS:

1. TIRZ Minutes 10-8-2025

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Minutes from the regular Tax Increment Reinvestment Zone #1 (TIRZ #1) meeting held on October 8, 2025.

RECOMMENDED ACTION:

Approve minutes as presented.

**TAX INCREMENT REINVESTMENT ZONE
#1 MEETING MINUTES**

**KERRVILLE, TEXAS
OCTOBER 8, 2025 3:00 PM**

On October 8, 2025 at 3:00 PM, Chair Judy Eychner called the Kerrville Tax Increment Reinvestment Zone #1 meeting to order in City Hall Council Chambers, 701 Main Street. Chair Judy Eychner provided the invocation.

TIRZ MEMBERS PRESENT:

Judy Eychner, Chair
Laura Fore
Katherine Howard
Fred Gamble
Andrew Gay
Sue Schulse
Crystal Smith

TIRZ MEMBERS ABSENT:

CITY EXECUTIVE STAFF:

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

VISITORS PRESENT: None.

CALL TO ORDER:

Chair Judy Eychner called the meeting to order at 3:01 pm.

1. **INVOCATION:**

Chair Eychner led the invocation.

2. **VISITORS/CITIZENS FORUM:** None.

3. **CONSIDERATION AND POSSIBLE ACTION:**

Chair Eychner asked members to introduce themselves. Each member introduced themselves, including a brief bio.

- 3.A Approval of the Exterior Enhancement Grant Program and funding in an amount not to exceed \$50,000 for Fiscal Year 2025-26. (*K Hagemeyer, Economic Development Manager*)

Kelly Hagemeyer presented the request for the Exterior Enhancement program and responded to questions. Trina Rodriguez, Mike Hayes, and Michael Hornes responded to additional questions.

Katherine Howard made a motion to approve the Exterior Enhancement Grant Program and funding in an amount not to exceed \$50,000 for the Fiscal Year 2025-2026 with the recommended revisions, seconded by Fred Gamble. The motion passed 7-0.

- 4. **EXECUTIVE SESSION:** None.
- 5. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** None.
- 6. **ITEMS FOR FUTURE AGENDAS:**
 - 1. Consideration of changing the day of the week for future meetings
 - 2. Schedule a workshop before the next meeting for new members
 - 3. New ideas for board
 - 4. Discussion of walkability
 - 5. Next meeting, December 2, at 1:00 pm, and workshop at 1:30 pm

ADJOURN.

Chair Eychner adjourned the meeting at 4:09 pm.

APPROVED BY TIRZ: _____

APPROVED:

Judy Eychner, Chair

ATTEST:

Kesha Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: External Enhancement Grant application status update. (K Hagemeyer, Economic Development Manager)

AGENDA DATE: January 21, 2026

DATE SUBMITTED: 12/16/2025

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 TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Tax Increment Reinvestment Zone #1 (TIRZ #1) overview and financial update. (J Behrens, Director of Finance)

AGENDA DATE: January 21, 2026

DATE SUBMITTED: 12/16/2025

SUBMITTED BY:

EXHIBITS:

1. TIRZ #1 Overview

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?

Key Priority Area:

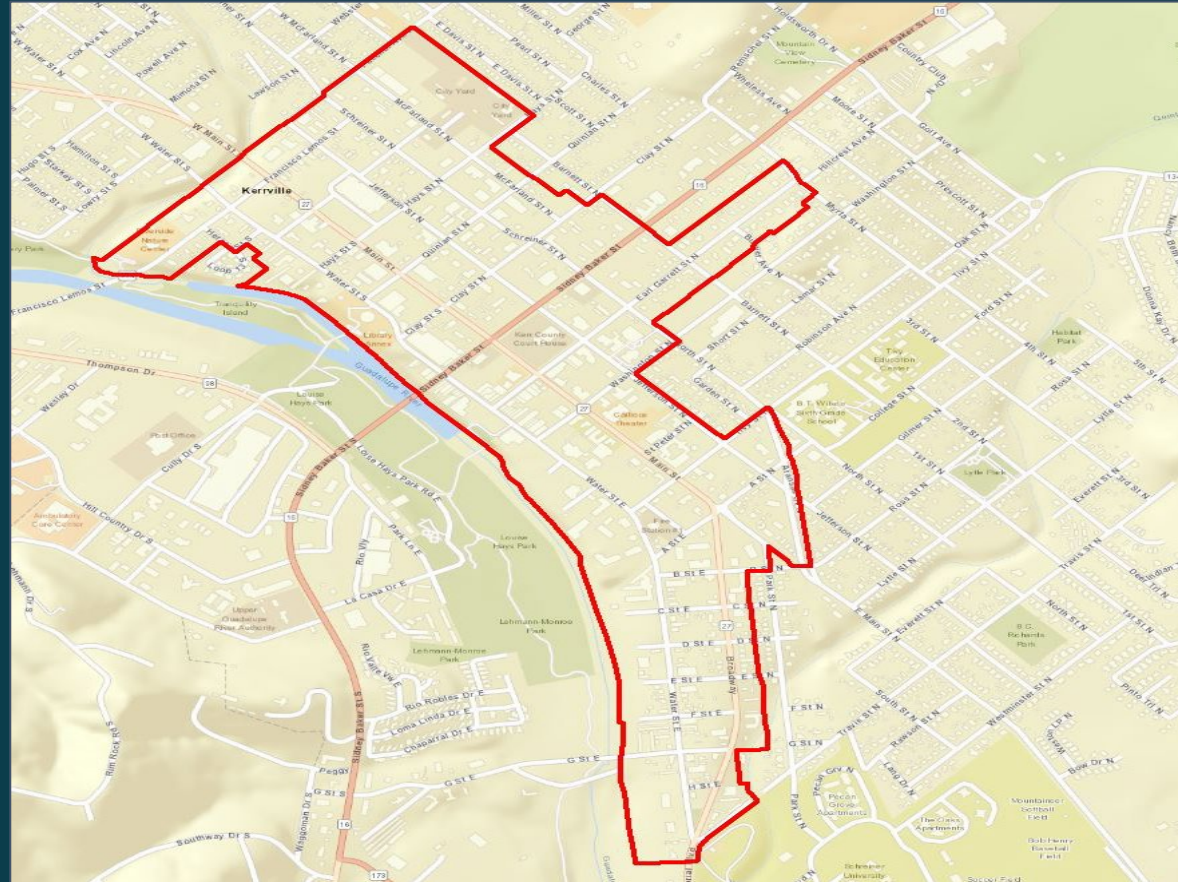
SUMMARY:

Staff to present.

RECOMMENDED ACTION:

Information only; no action required.

TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1)



TIRZ #1 Financing Plan Overview

Goals:

- Fund construction of needed public infrastructure
 - Streets
 - Water & sewer
 - Parks & open spaces
 - Economic Development grants
- Encourage private development that will yield additional tax
- Promote creation of commercial development: retail, office, hotels, residential

TIRZ #1 Financing Plan Overview

Project Costs:

- Improvements to be financed with TIRZ increment
 - Water Facilities & Improvements \$1.8M 10%
 - Sanitary Sewer Facilities & Improvements \$1.8M 10%
 - Storm Water Facilities & Improvements \$1.8M 10%
 - Transit / Parking Improvements \$1.8M 10%
 - Street & Intersection Improvements \$2.6M 15%
 - Open Space, Park & Recreation Facilities Improvements \$3.1M 18%
 - Economic Development Grants \$4.2M 25%
 - Administrative Costs needed to support projects \$300K 2%

- Costs were estimates upon set up of TIRZ in 2018
- Costs may be revised
- Savings in one line may be applied to other lines
- In order for projects to be changed, TIRZ requires modification

TIRZ #1 Budget & Financial Information:

- Budget is determined based on “increment” in the TIRZ (Current Year Value – Base Year Value)
- Taxes are levied on the increment (growth in value)

- Total # Properties in the TIRZ: 590
- Total Value 2018: \$97,488,489
- Total Assessed Value 2025: \$159,171,217

- Increment: \$61,6827
- Tax Rate: \$0.5711
- Expected Collections (at 98% collection rate): \$345K
- Budgeted: \$303K due to flood

TIRZ Projects Funded To-Date

FY2026 Budget

Potential Texas Department of Agriculture Grant Match	150,000
External Enhancement Grant	50,000

FY2024

Downtown Comprehensive Plan	50,000
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FY2023

Clay & Water Street Crosswalk	40,000
CDBG Grant Match - Downtown Intersection	52,500
	<hr/>
	\$ 342,500

TIRZ #1 Board Procedures

- City of Kerrville has established Procedural Rules for all Boards & Commissions
- Procedures established FY2024:
- Outline meeting dates
- Outline charge of the board
- Aid in ensuring solid guidelines for funding requests are in place
- Can be modified, so long as no conflict with other COK procedural rules, policies, charter, or law

TIRZ #1 Procedures

The TIRZ #1 Board shall:

General

- Act in accordance with procedural rules and conduct established for all Boards & Commissions
- Comply with rules established by the TIRZ creation documents, to include City Ordinance #2018-19 and the subsequent City Ordinance #2020-04, amending the board structure of the TIRZ #1
- Comply with all rules outlined within Chapter 311 of the Texas Local Government Code relating to TIRZ
- TIRZ Board will be scheduled to meet the **second Wednesday of the following months at 3pm at City**

Hall:

- December (if needed for board business)
- March (presentation of the annual financial report for prior year)
- June (if needed for board business)
- August (mandatory for budget consideration)

Financial

- Adopt an annual budget to be approved by City Council
- Review cash flow forecast, provided by City staff and make recommendations for items such as:
 - Reserve funds (proposed \$100,000)
- Review and approve annual financial report
- Consider projects that align with TIRZ creation documents, Chapter 311 of TLGC, the Kerrville 2050 Comprehensive Plan, Downtown Master Plan (TBD), and that support the TIRZ area as a whole
- Make funding recommendations to City Council for TIRZ funded projects

TIRZ #1 Procedures

Project Consideration Process

- Projects to be considered by the TIRZ Board
 - Must be located within the TIRZ geographical area
 - Must meet requirements of both Chapter 311 and the TIRZ #1 Project Plan
 - Must be on the Board agenda to be considered for action
 - Must include project cost and timeline
 - Amount must not exceed current fund balance
 - Amount must not require pledge of future revenues
- Projects should be brought to the board by City staff based on:
 - Staff recommendations based on project alignment with TIRZ project plans / master plan
 - Recommendations from members of the TIRZ Board
 - Recommendations from City Council
 - Requests from citizens, business owners, developers, etc. (vetted through City staff for eligibility)
- Projects for consideration should be presented by staff and, where necessary, in conjunction with requestor

Application Process

- Eligible persons / entities should contact Assistant City Manager in charge of Economic Development to discuss potential projects
- Projects eligible for potential TIRZ funding will require application to be submitted to appropriate staff, as directed by Assistant City Manager
- Eligible projects will be presented to TIRZ Board by staff for direction to proceed with actions necessary to:
 - Seek more information
 - Approve funding
- Any project approved by TIRZ must also be approved by City Council

QUESTIONS?



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Tax Increment Reinvestment Zone #1 (TIRZ #1) open forum discussion on future ideas, items, topics, and opportunities. (M Hornes, Assistant City Manager)

AGENDA DATE: January 21, 2026

DATE SUBMITTED: 12/16/2025

SUBMITTED BY:

EXHIBITS:

None

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

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Open forum discussion.

RECOMMENDED ACTION:

Staff guidance on project priorities to be presented to the board.