

**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: 1/21/2026

APPROVED: Judy Eychner
Judy Eychner, Chair

ATTEST: Kesha Franchina
Kesha Franchina, Deputy City Secretary