



**Tax Increment Reinvestment Zone #1 Meeting
Agenda
December 11, 2024 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. 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 Tax Increment Reinvestment Zone (TIRZ) meeting held on September 18, 2024. (*K Franchina, Deputy City Secretary*)

4. **MONTHLY REPORTS:**

- 4.A FY2024 Year End Financial Report. (*J Bogusch, Finance Compliance Coordinator*)

5. **CONSIDERATION AND POSSIBLE ACTION:**

- 5.A Downtown Advisory Committee Presentation and Discussion. (*D Paxton, Director of Planning & Development*)

6. **EXECUTIVE SESSION:** *The TIRZ #1 Board 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.*

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

8. **ITEMS FOR FUTURE AGENDAS:** *Items or topics for future agendas.*

ADJOURN.

Please note: the consulting firm, Freese and Nichols, will be participating virtually from a remote location. A quorum of the Tax Increment Reinvestment Zone as well as the presiding officer will be physically present in the meeting. Freese and Nichols will be audible via conference.

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 December 06, 2024 at 4:00pm, and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas

I hereby certify that this agenda was modified with the Freese and Nichols virtual attendance language added, and re-posted on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on December 06, 2024 at 7:15pm, and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC, 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 (TIRZ) meeting held on September 18, 2024. (*K Franchina, Deputy City Secretary*)

AGENDA DATE: December 11, 2024

DATE SUBMITTED: 10/24/2024

SUBMITTED BY:

EXHIBITS:

1. TIRZ Minutes 9-18-2024

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 (TIRZ) meeting held on September 18, 2024.

RECOMMENDED ACTION:

Approve minutes from the regular Tax Increment Reinvestment Zone (TIRZ) meeting held on September 18, 2024.

CITY OF KERRVILLE, TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS REGULAR MEETING, September 18, 2024 3:00PM

On Wednesday, September 18, 2024, the City of Kerrville, Texas TIRZ Board of Directors regular meeting was called to order at 3:00pm by Kenneth Early, Chair, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

Members Present:

Kenneth Early, Chair
Judy Eychner
Fred Gamble
Pat Murray
Bruce Stracke

Members Absent:

Andrew Gay
Katherine Howard

City Executive Staff Present:

Kesha Franchina, Deputy City Secretary
Drew Paxton, Director of Development Services
Trina Sanchez, Assistant Director of Development Services

1. **CALL TO ORDER:** Chair Kenneth Early called the meeting to order at 3:00pm, and led the Invocation.

2. **INVOCATION:** Led by Chair Early.

3. **VISITORS / CITIZENS FORUM:** There were no citizen speakers.

4. **APPROVAL OF MINUTES:**

4.A Minutes from the Tax Increment Reinvestment Zone (TIRZ) meeting held on June 5, 2024.

Fred Gamble noted a correction to the minutes and motioned to approve the meeting minutes as with correction, and Bruce Stracke seconded. The motion passed 5-0.

5. **MONTHLY REPORTS:**

5.A Kerrville 2050 Comp Plan Update.

Drew Paxton presented the K2050 Comp Plan update. There were no questions.

6. INFORMATION AND DISCUSSION:

6.A Proposed engineering/design scope and fee for a roundabout at the intersection of Schreiner Street and Clay Street.

Drew Paxton presented information on the roundabout, and responded to questions.

7. EXECUTIVE SESSION: None.

8. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY. None.

9. ITEMS FOR FUTURE AGENDAS:

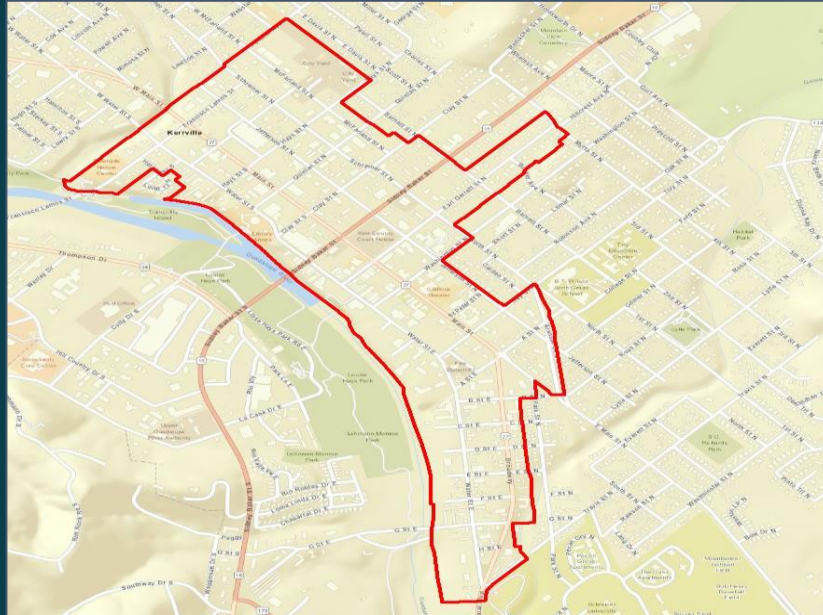
10. ADJOURN. Chair Early adjourned the meeting at 3:16pm.

DATE APPROVED: _____

APPROVED: _____ Kenneth Early, Chairman

ATTEST: _____ Kesha Franchina, Deputy City Secretary

TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1)



FY2024 YEAR END FINANCIAL REPORT

TIRZ BOARD MEETING

DECEMBER 11, 2024



FY2024 TIRZ#1 AT A GLANCE

	FY2024 Budget	FY2024 Year End Estimate
Beginning Fund Balance	\$ 327,985	\$ 327,985
Revenues		
Property Tax	338,411	327,564
Total Tax Revenue	338,411	327,564
Interest Revenue	4,210	35,640
Total Interest and Miscellaneous	4,210	35,640
Total Revenues	342,621	363,205
Expenditures		
Transfer Out - General Capital Projects	-	50,000
Total Transfer Out	-	50,000
Total Expenditures	-	50,000
Net Revenue (Expenditures)	342,621	313,205
Estimated Ending Fund Balance	\$ 670,606	\$ 641,190

Key Highlights:

- FY2024 Beginning Fund Balance: \$327,985
- Revenue Collected:
 - Property Tax: \$327,564
 - Budget: \$338,422
 - Budget shortfall due to refund to taxpayer after settlement of valuation lawsuit with KCAD
 - Interest:
 - \$31K better than budget due to performance of investment portfolio
- Overall Revenue: \$363,205
 - Better than budget: \$21,584 due to performance of interest revenue
- Expenses:
 - Transfer Out to General Capital Projects for Kerrville 2050 Downtown Comprehensive Plan Update: \$50K
- FY2024 Est. Ending Fund Balance: \$641,190

TIRZ #1 FINANCIAL SUMMARY

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Estimated	FY2025 Adopted Budget
Beginning Fund Balance	\$ -	\$ 22,915	\$ 58,605	\$ 110,255	\$ 327,985	\$ 641,190
Revenues						
Property Tax	22,899	35,641	51,112	302,040	327,564	339,470
Total Tax Revenue	22,899	35,641	51,112	302,040	327,564	339,470
Interest Revenue	15	50	538	8,190	35,640	25,574
Total Interest and Miscellaneous	15	50	538	8,190	35,640	25,574
Total Revenues	22,915	35,691	51,650	310,230	363,205	365,044
Expenditures						
Project Contribution	-	-	-	52,500	-	-
Transfer Out - General Capital Projects	-	-	-	40,000	50,000	-
Total Transfer Out	-	-	-	92,500	50,000	-
Total Expenditures	-	-	-	92,500	50,000	-
Net Revenue (Expenditures)	22,915	35,691	51,650	217,730	313,205	365,044
Ending Fund Balance	\$ 22,915	\$ 58,605	\$ 110,255	\$ 327,985	\$ 641,190	\$ 1,006,233

TIRZ #1 HISTORICAL PROJECTS FUNDED

TIRZ #1 Projects 2019 - Present		
Project Name	Fiscal Year	Total Funding
Community Development Block Grant (CDBG) Downtown Revitalization	2023	52,500
ADA Accessibility Clay & Water St. Intersection	2023	40,000
Downtown Comp Plan Update	2024	50,000
Total Active/Completed and Committed:		\$ 142,500

QUESTIONS?



City of Kerrville Downtown Plan

DAC #1
October 23, 2024



Agenda

- 1 Introductions
- 2 Project Overview
- 3 Discussions and Input
- 4 What We've Heard
- 5 2018 Downtown Plan & Analysis
- 6 Next Steps

Project Team



Design & Planning



Market & Economics



Housing

Project Purpose

Adding detail to the vision
and projects identified for
Downtown in the existing
Kerrville 2050 plan.

Deliverables

- 3 DAC Meetings
- Downtown-specific engagement during public meetings
- Analysis Chapter
- Downtown Vision
- Public realm strategies
 - Connectivity
 - Street Typologies
 - Infrastructure Needs
 - Opportunities for infill development, redevelopment, and open spaces
 - High-level branding and activation recommendations
- Implementation/Action Plan

Project Schedule



*Schedule subject to change.

What is the DAC's Role?

- Serves as the primary steering committee for the Downtown plan's development
- Works with the consultant team and city staff to provide guidance and ensure the process and recommendations are keeping in line with the community's needs and vision
- Generates the overall vision and provides feedback on the best ways to engage the community
- Directly involved both in the determination of the process and the proposed recommendations
- Become champions of the Downtown Plan
- Attend 3 DAC meetings and attend community events, if possible
- Encourage fellow residents to get involved in the planning process



Prior Work

- **Kerrville Main Street**
- **Kerrville Main Street Historic Preservation**
- **Kerrville 2050 Comprehensive Plan**
- **Kerrville 2050 Downtown Revitalization Plan Chapter (adopted 2018)**
- **Building Codes and Fire Codes**
- **Tax Increment Reinvestment Zone (TIRZ)**
- **Zoning and Development Standards**



An aerial photograph of a city street intersection, overlaid with a semi-transparent blue filter. The scene shows a multi-lane road with traffic lights, several cars, and buildings. One building is labeled 'DAVIS BUILDING'. In the background, there are trees and a hillside. The text 'Why are you doing this?' is written in large, white, sans-serif font across the center of the image.

Why are you doing
this?

SWOT Discussion

Aspirations

- What future is Kerrville working toward?
- What do you want to achieve through this plan and process?
- Are there any aspirational or peer benchmark places?

SWOT Discussion

Strengths & Opportunities

- Greatest and most unique strengths- what Kerrville does best
- Opportunities for growth and success
- Unique needs Kerrville can fulfill or trends to be leveraged

SWOT Discussion

Weakness & Threats

- What kind of barriers exist in Kerrville?
Physical, economic, regulatory
- What threats might impact Kerrville's success?
- Are there issues with retaining younger residents or drawing them back?

SWOT Discussion

Results

- What is success to you?
- What will make this a successful plan or process?
- What kind of measurable results will demonstrate success?

Housing Study

- Lowering minimum lot sizes, parking requirement reductions, building height increases, lower lot line setbacks, allowing 4-plex, duplex, Accessory Dwelling Units (ADU) and attached housing products.
- Pattern zoning as a way to encourage missing middle housing that compliments existing form and architecture.
- Downtown Housing- Easy walking access to restaurants, work, and shopping
- Provide new urban lofts, apartments, townhomes and condominiums in Downtown Kerrville



Community Feedback

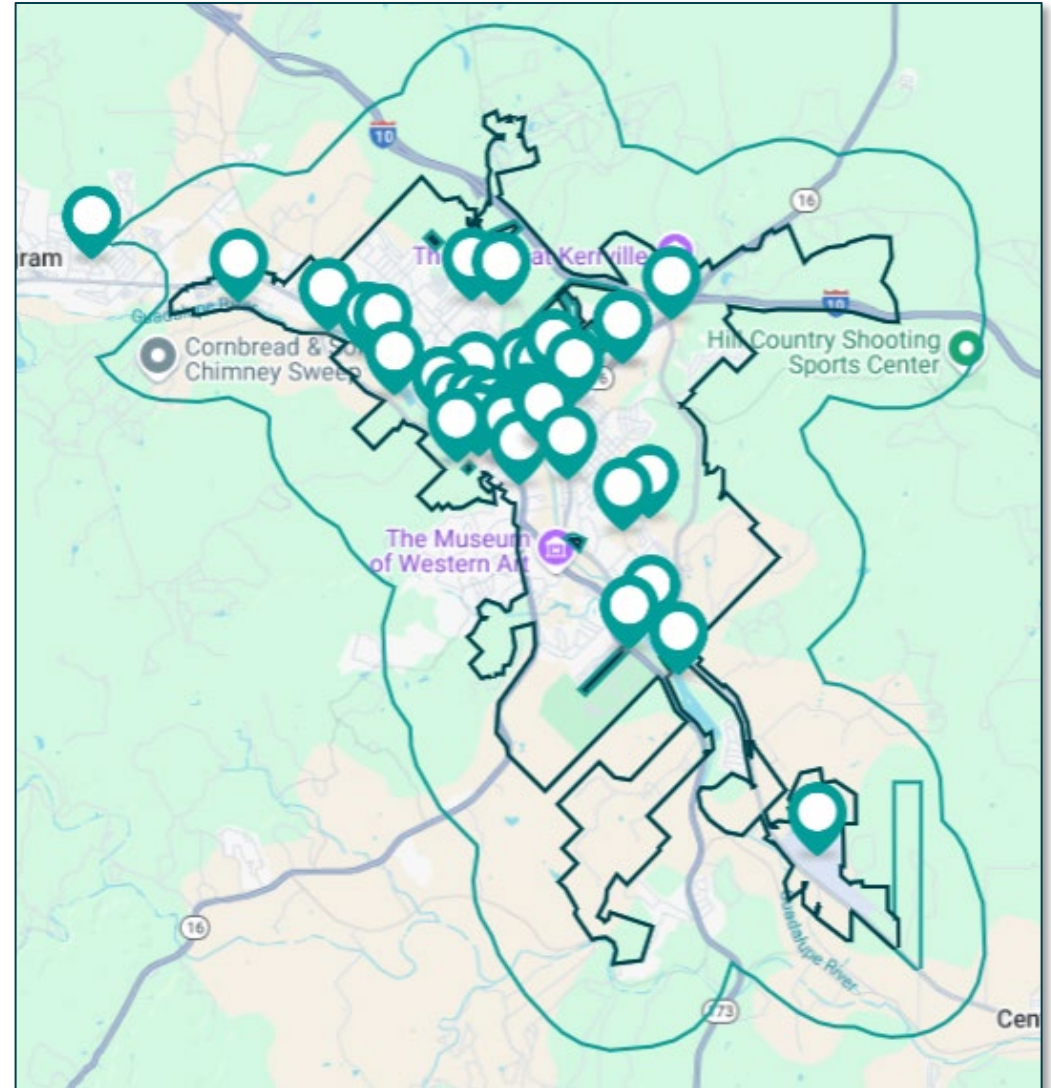
- ☒ **1 CPAC Meeting**
- ☒ **Online Community Survey**
 - Opened: July 8 – August 15 (6 Weeks)
 - ☒ ▪ 427 survey responses
- **Online Interactive Map**
 - Opened: July 8
 - 45 contributions



Interactive Mapping Results

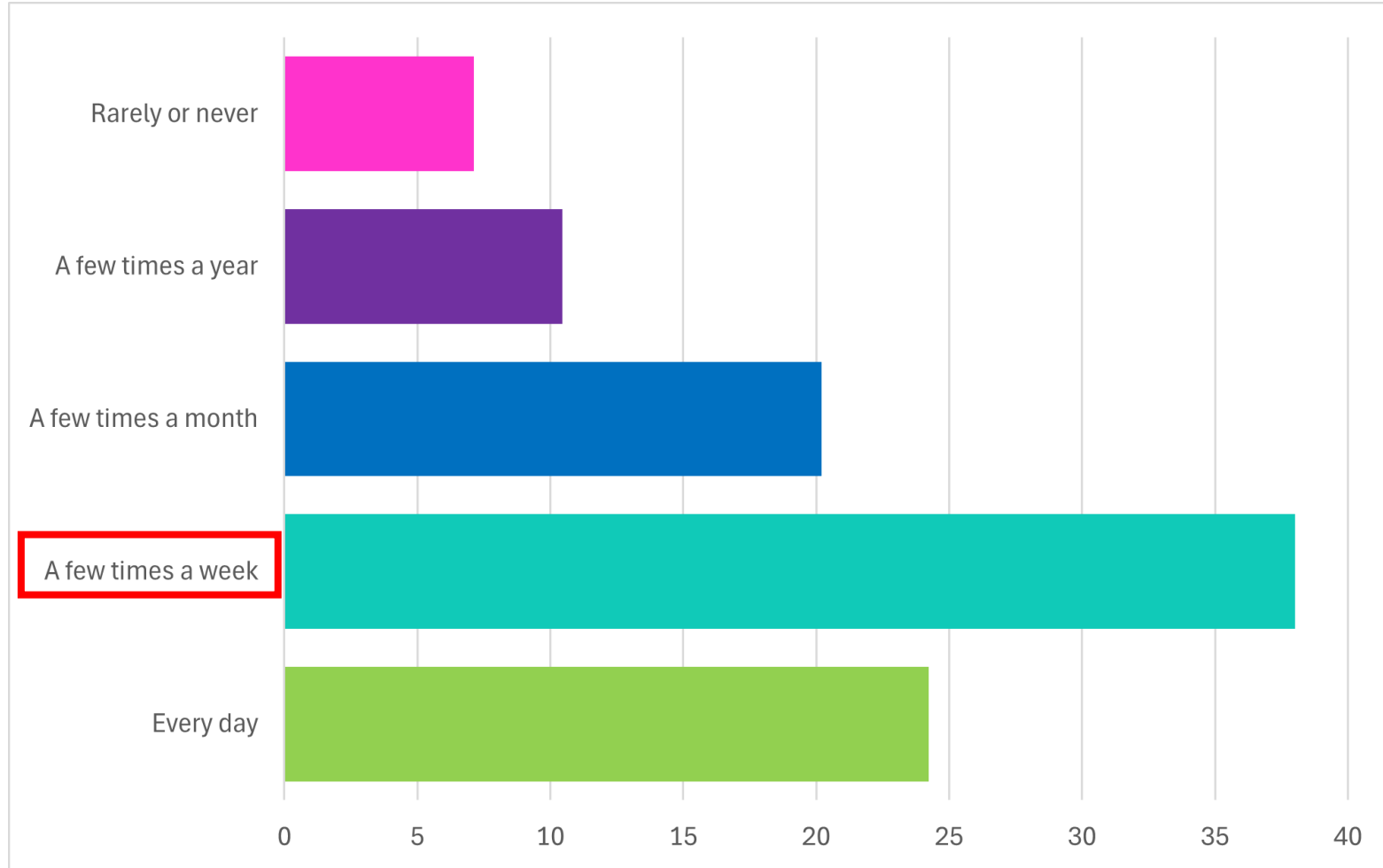
Key Themes

- Small businesses & Retail
- Integration with the river
- Improve Roads and Intersections
- Advance Traffic Safety and Management



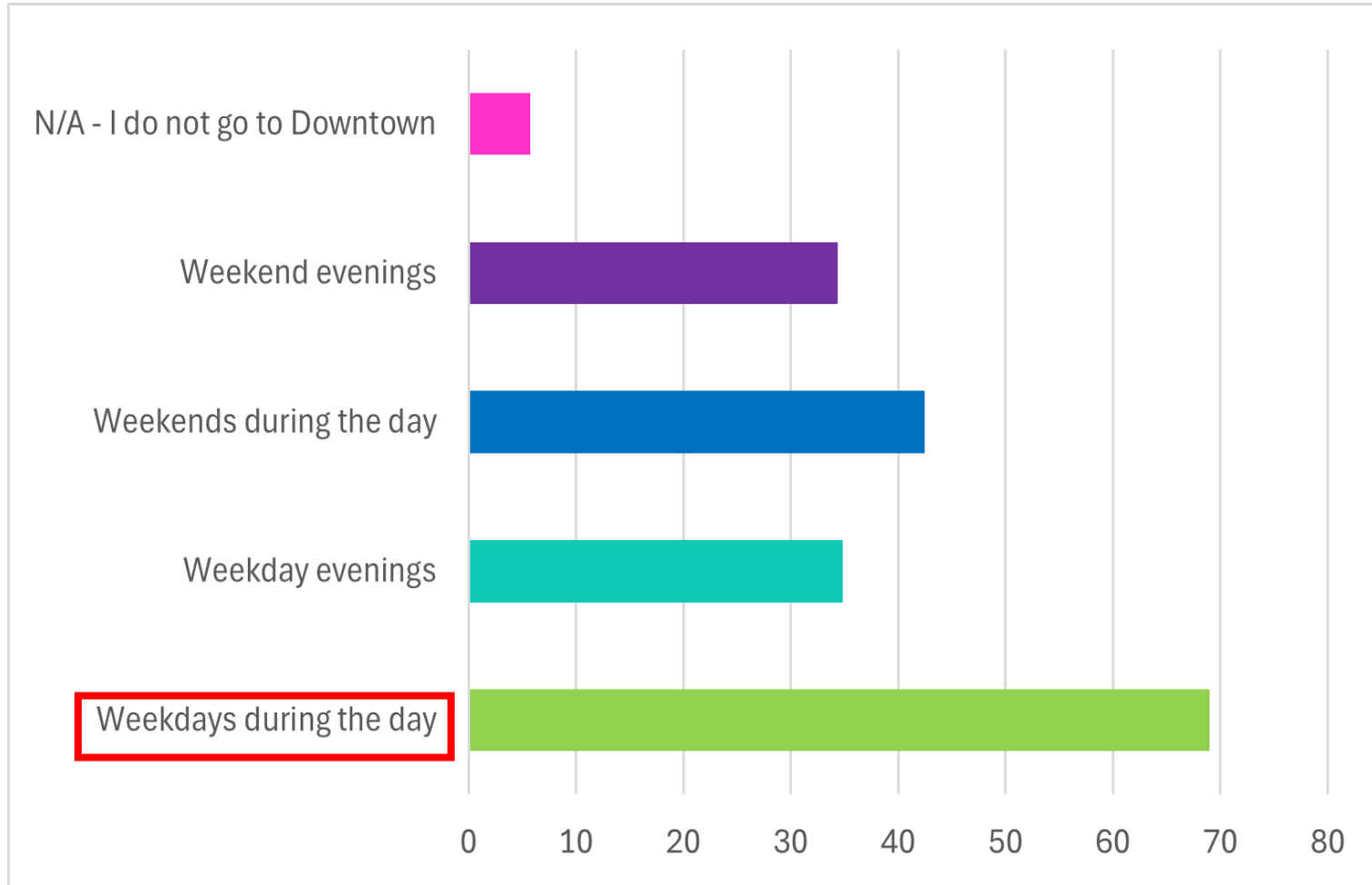
Survey Results

- *How often do you go to Downtown Kerrville?*



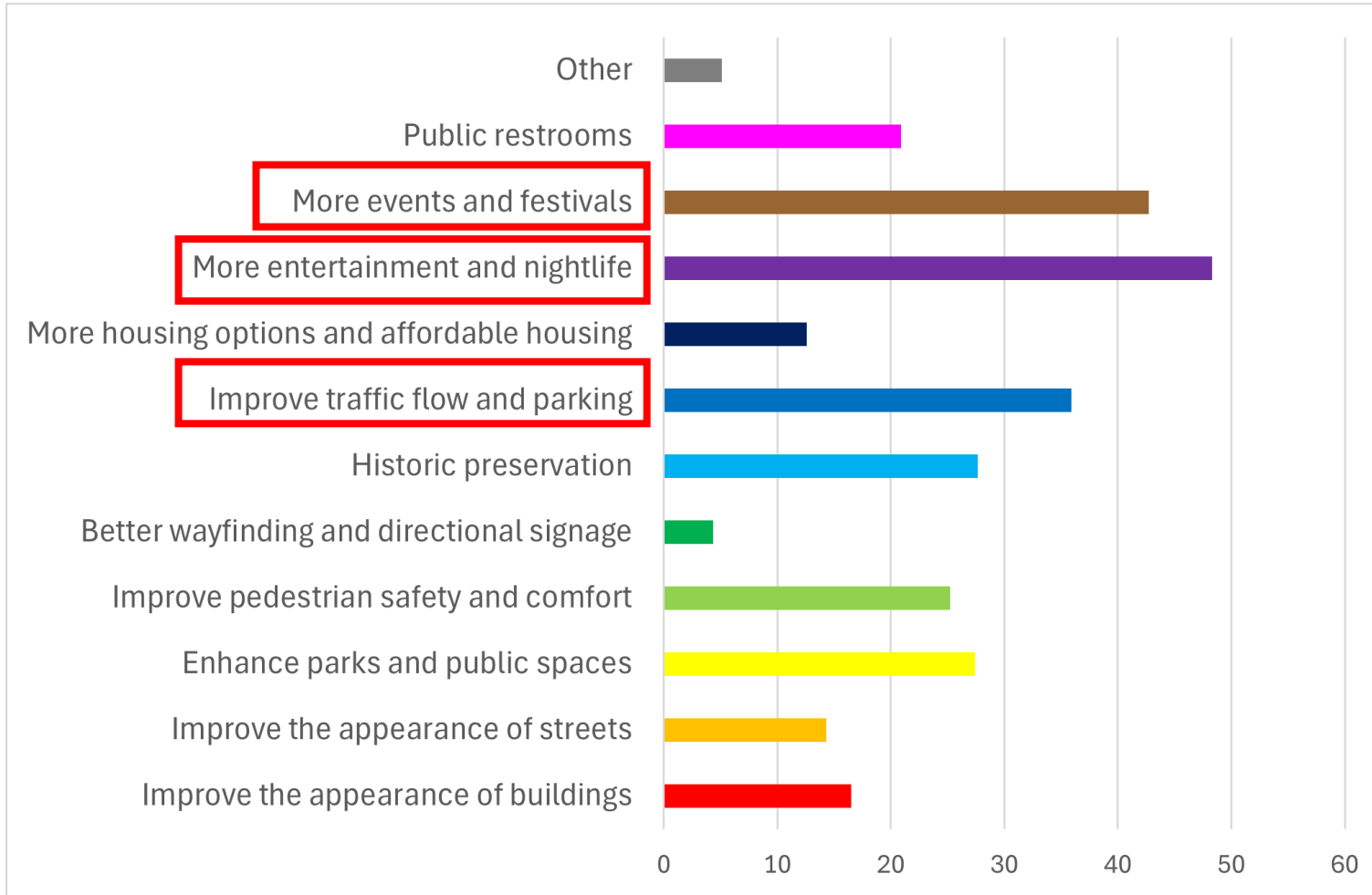
Survey Results

- *When you go to Downtown Kerrville, when are you usually there?*



Survey Results

- *What should be the priorities in Downtown Kerrville?*



Survey Results

- *What we heard*

"We enjoy the restaurants and breweries downtown. Would love to see a greater variety of shops."

"More integration with the river."

Dining
Community
Quaint
Historic
River
Walkability
Revitalization
Shopping
Events
Downtown

"Mixed-use housing & unique businesses for more foot traffic"

"Revitalize downtown into a place where people want to come and gather."

Strengths

- Historic architecture
- Local businesses
- Walkability
- Serves as the community's entertainment hub, hosting a variety of events and festivals year-round.

Priorities

- Entertainment and nightlife
- Events and festivals
- Improve traffic and parking
- Public realm – restrooms, historic preservation, ped comfort, parks and spaces

Improvements

- Wider variety in businesses such as artisan shops, boutiques, and mid-range to high-end restaurants.
- Transportation infrastructure, improving accessibility, parking, bike and pedestrian infrastructure, traffic management, and connectivity with the rest of the City

Activities

- Special events
- Day-to-day activities like local shopping and dining
- Bars and nightlife, live-music
- Cultural festivals
- Family-friendly venues

2018 Downtown Plan

- Branding & Character
- Downtown Venues & Gathering Places
- Investment & Reinvestment
- Market Opportunities
- Reinvestment Challenges and “Truths”
- Land Use
- Relation to the Zoning Ordinance

12 | Downtown Revitalization



#1 Guiding Principles & Sample Action Items

Guiding Principle:

Create a “living room” for the community and a “front door” for visitors— a full-service destination that attracts anchor uses and increased residential and mixed-use development

Action Items:

- Develop a Downtown urban design and streetscape plan.
- Support new anchors Downtown
- Install information kiosks with wayfinding and historical information

#2 Guiding Principles & Sample Action Items

Guiding Principle:

Foster a Downtown that tells the community's history/story/lore by preserving and enhancing historic features and a sense of place, celebrating and connecting Downtown to the Guadalupe River and developing a brand and a unified identity for Downtown.

Action Items:

- Examine the potential for the preservation of the historic mill site.
- Encourage businesses to focus on the river by building back patios with access to the River Trail and the potential boardwalk
- Improve the aesthetics of the Sidney Baker bridge over the river

#3 Guiding Principles & Sample Action Items

Guiding Principle:

Maintain and support small businesses with a local identity.

Action Items:

- Create a public-private advocacy group or partnership of the City and Downtown property owners/tenants.
- Pursue new Downtown businesses, such as a music hall, array of boutiques shops, pubs or dance hall.
- Consider developing an incubator to encourage business start-ups in Downtown.

#4 Guiding Principles & Sample Action Items

Guiding Principle:

Encourage and program downtown public events and create more gathering places that promote and enhance Downtown as an arts, culture and music center.

Action Items:

- Partner with Downtown stakeholders and others to program more events (e.g., art, music, recreation, farmers market, special interests) to attract greater public and visitor traffic.
- Examine changing traffic patterns to identify opportunities for the use of right-of-way for pedestrian-friendly amenities.
- Consider closing Downtown to vehicular traffic, especially on weekends

#5 Guiding Principles & Sample Action Items

Guiding Principle:

Promote a walkable, useable, uniform and pedestrian oriented public space linking Downtown to the surrounding neighborhoods through streetscape elements, access, connections and crossings.

Action Items:

- Improve safety at the pedestrian crossing at Main Street/Sidney Baker
- Consider constructing a pedestrian bridge to connect both sides of the river and to encourage development on the south side
- Look into the possibility of providing alternative transportation services, such as a tram, for transport back and forth across the river and/or a trolley system to serve the Downtown area.

#6 Guiding Principles & Sample Action Items

Guiding Principle:

Promote preservation and reinvestment in single-family and historic components in the areas around and near Downtown.

Action Items:

- Offer incentives, tax rebates, and abatements for specific desired improvements, such as sidewalks or improvements to dilapidated structures.

#7 Guiding Principles & Sample Action Items

Guiding Principle:

Encourage reinvestment in Downtown businesses by identifying and addressing regulatory hurdles and providing incentives to attract development consistent with the community's vision.

Action Items:

- Create a tax increment reinvestment zone (TIRZ) for the Downtown to support revitalization.
- Hire City staff to support Downtown revitalization, along with economic development and housing initiatives.
- Encourage businesses that close at 5 p.m. to stay open longer in an effort to attract after-hours traffic.

#8 Guiding Principles & Sample Action Items

Guiding Principle:

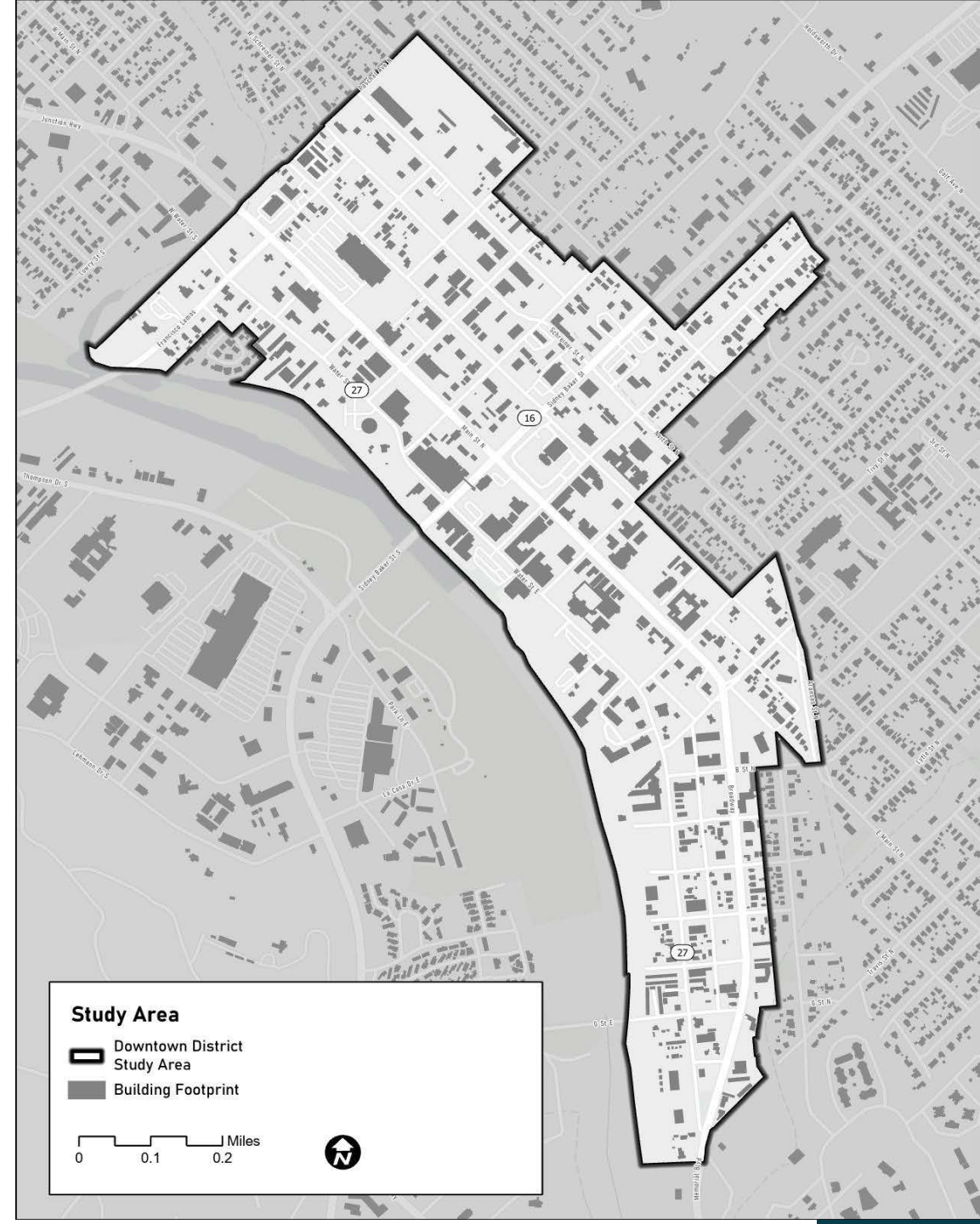
Encourage reinvestment in Downtown in the form of vertical mixed-use development, including residential uses.

Action Items:

- Encourage more vertical development and development that brings residential living to Downtown
- Offer incentives for Downtown housing and business development.
- Assist in the assembly of land for new Downtown investments

Preliminary Analysis

- Study Area (TIRZ Boundary)
- Previous Planning Efforts & Regulatory Framework
- Physical Framework – land use, mobility, parking, destinations, walkability, utilities
- Vacant Land
- Identity Blocks





www.Kerrville2050.com

Or Scan
the QR
Code

