

**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
Keshia 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: 12/15/2025

APPROVED: Celeste Hamman
Celeste Hamman, EIC President

ATTEST: [Signature]
Kesha Franchina, Deputy City Secretary