

**ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
MARCH 16, 2026 4:00 P.M.**

On March 16, 2026 at 4:00 P.M., President Celeste Hamman called the Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028. Ryan Pendergraft led the invocation.

**ECONOMIC IMPROVEMENT
CORPORATION MEMBERS PRESENT:**

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

EXECUTIVE STAFF PRESENT:

Michael Hornes, Assistant City Manager
Kim Meismer, Assistant City Manager
Kesha Franchina, Deputy City Secretary
Kelly Hagemeyer, Economic Development
Manager
Julie Behrens, Director of Finance
Trina Rodriguez, Assistant Director of
Finance

VISITORS PRESENT: There were no citizen speakers.

CALL TO ORDER:

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

1. **INVOCATION:**

Ryan Pendergraft 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 February 23, 2026. (K Franchina, Deputy City Secretary)

Denny Foster made a motion to approve the minutes as presented, seconded by Beck Gipson. The motion passed 5-0.

4. **MONTHLY REPORTS:**

**ECONOMIC IMPROVEMENT
CORPORATION MEMBERS ABSENT:**

None

VISITORS PRESENT:

None

- 4.A Kerrville Economic Development Boards Update (Tax Increment Reinvestment Zone #1 and Cultural & Arts District) as to its Exterior Enhancement Grant Program and grants awarded for City projects. (K Hagemeyer, Economic Development Manager)

Kelly Hagemeyer presented the Economic Development Boards update and responded to questions.

- 4.B Kerrville Economic Improvement Corporation (EIC) project status update for the following projects: Olympic Pool Renovations, Cailloux Theater Improvements, Travis Street Pump Station Upsizing, A.C. Schreiner House/HHHC, Granger McDonald Park, Schreiner University CTWD and Edington Gym Upgrades, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)

Kim Meismer presented the EIC project status update. She, and Jay Brimhall, responded to questions.

- 4.C February 2026 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 Consider additional funding for the Administrative Services Contract with the City of Kerrville to include the funding for the Economic Development Manager. (M Hornes, Assistant City Manager)

Julie Behrens presented the funding request and responded to questions. Separate agreement with details and metrics, measures of success and review and approval from City Attorney in regards of city charter and EIC bylaws.

6. **CONSIDERATION AND POSSIBLE ACTION:**

- 6.A Contract with The Retail Coach for a retail market analysis. (K Hagemeyer, Economic Development Manager)

Kelly Hagemeyer presented a request for funding for the retail market analysis and responded to questions. She noted the request was being tabled.

7. **EXECUTIVE SESSION:**

There was no closed executive session.

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

None.

9. **ITEMS FOR FUTURE AGENDAS:**

Granger flood mitigation three tier clarification.

ADJOURN.

President Hamman adjourned the meeting at 5:10 p.m.

APPROVED BY EIC: 4/20/2024

APPROVED: Celeste Hamman
Celeste Hamman, EIC President

ATTEST: Kesha Franchina
Kesha Franchina, Deputy City Secretary