



Economic Improvement Corporation
Regular Meeting Agenda
May 18, 2026 at 4:00 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 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 three 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 Economic Improvement Corporation (EIC) meeting held on April 20, 2026. (K Franchina, Deputy City Secretary)

4. **MONTHLY REPORTS:**

- 4.A Kerrville Economic Development Corporation (KEDC) update as to its operations and efforts to develop and attract economic development. (T Bock, KEDC President)
- 4.B Kerrville Economic Improvement Corporation (EIC) project status update for the following projects: Olympic Pool Renovations, Travis Street Pump Station Upsizing, A.C. Schreiner House/HHHC, Granger McDonald Park, Schreiner University CTWD and Edington Gym Upgrades. (M Hornes, Assistant City Manager)
- 4.C April 2026 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

5. **CONSIDERATION AND POSSIBLE ACTION:**

- 5.A Resolution No. 22-2026. A Resolution by the Board of Directors of the City of Kerrville, Texas Economic Improvement Corporation moving forward with the financing of a Wastewater Infrastructure Project in the approximate principal amount of \$500,000 and setting a public hearing on the expenditure of sales tax revenues relating thereto; providing a notice of the specific project to be undertaken; approving and authorizing the publication of a notice of the public hearing relating to these matters; and approving other matters in connection therewith. (M Hornes, Assistant City Manager)

6. **EXECUTIVE SESSION:** *Economic Improvement Corporation (EIC) may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.*

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

8. **ITEMS FOR FUTURE AGENDAS:** *The Economic Improvement Corporation 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: 5/12/2026 at 12:30 p.m. and remained posted continuously for at least 3 business days preceding the scheduled time of the meeting.

Kesha Franchina, TRMC

Kesha Franchina, TRMC, Deputy City Secretary, City of Kerrville, Texas



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

CAPTION: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on April 20, 2026. (K Franchina, Deputy City Secretary)

AGENDA DATE: May 18, 2026

DATE SUBMITTED: 09/10/2025

SUBMITTED BY:

EXHIBITS:

1. EIC Minutes Draft 4-20-2026

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Minutes from the regular Economic Improvement Corporation (EIC) meeting held on April 20, 2026.

RECOMMENDED ACTION:

Approve minutes as presented.

**ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
APRIL 20, 2026 4:00 PM**

On April 20, 2026 at 4:00 PM, President Celeste Hamman called the Kerrville Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street. Kyle Bond led the invocation.

EIC MEMBERS PRESENT:

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

EIC MEMBERS ABSENT:

None.

CITY EXECUTIVE STAFF:

Michael Hornes, Asst City Manager
Kim Meismer, Asst City Manager
William Tatsch, City Attorney
Kesha Franchina, Deputy City Secretary
Jay Brimhall, Director of Parks and Recreation
Kelly Hagemeyer, Economic Development Manager

VISITORS PRESENT: None.

CALL TO ORDER:

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

1. **INVOCATION:**

Kyle Bond provided 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 March 16, 2026.

President Hamman motioned to approve the minutes. The motion passed 7 -0.

4. **MONTHLY REPORTS:**

4.A Kerrville Economic Development Corporation (KEDC) update as to the KerrEDC Financial Review, Business Retention Expansion, operations and efforts to develop and attract economic development and attraction of projects.

Todd Bock presented the KEDC update and responded to questions.

- 4.B Kerrville Economic Development Boards Update including TIRZ #1 Exterior Enhancement grant, and prospective project list; Cultural Arts District Arts Respond grant award, and Cultural District Project grant application.

Kelly Hagemeyer presented updates. There were no questions.

- 4.C Kerrville Economic Improvement Corporation (EIC) project status update for the following projects: Lennar Windridge Subdivision, 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.

Michael Hornes presented the project status update and responded to questions.

- 4.D March 2026 Monthly Financial Report.

Michael Hornes presented the financial report and responded to questions.

5. **INFORMATION AND DISCUSSION:**

- 5.A Consider funding the "last mile" for the Louise Hayes Park rebuild.

Michael Hornes presented information and responded to questions. Jay Brimhall responded to questions. No action was taken.

6. **CONSIDERATION AND POSSIBLE ACTION:**

- 6.A Administrative Services Agreement with City of Kerrville - Economic Development Initiatives.

Michael Hornes presented the Administrative Services Agreement and responded to questions.

Beck Gipson motioned to approve the three-year Administrative Services Agreement, seconded by Ryan Pendergraft. The motion passed 7-0.

- 6.B Consider funding design engineering for the Quinlan Creek Sewer Line.

Michael Hornes presented the Quinlan Creek Sewer Line funding design request and responded to questions. Ryan Pendergraft motioned to approve Engineering Design Funding for Quinlan Creek Sewer Line, seconded by Beck Gipson. The motion passed 7-0.

7. **EXECUTIVE SESSION:**

The Executive Session was not called nor convened.

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

N/A.

9. **ITEMS FOR FUTURE AGENDAS:**

N/A.

ADJOURN.

President Hamman adjourned the meeting at 5:32 pm.

APPROVED BY EIC: _____

APPROVED:

ATTEST:

Celeste Hamman, EIC President

Kesha Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

CAPTION: Kerrville Economic Development Corporation (KEDC) update as to its operations and efforts to develop and attract economic development. (T Bock, KEDC President)

AGENDA DATE: May 18, 2026

DATE SUBMITTED: 09/10/2025

SUBMITTED BY:

EXHIBITS:

None

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

**Amount Budgeted:
Account Balance:**

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Update from the Kerrville Economic Development Corporation (KEDC).

RECOMMENDED ACTION:

Information only; no action required.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

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

AGENDA DATE: May 18, 2026

DATE SUBMITTED: 09/10/2025

SUBMITTED BY:

EXHIBITS:

1. 5-11-2026 EIC Project Update

Expenditure:

Account Number:

Payment to/Vendor name:

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

C – Community/Neighborhood, D – Downtown Revitalization, E – Economic Development, F – Public Facilities/Services, H – Housing, L – Land Use, M – Mobility/Transportation, P – Parks/Open Space/River Corridor, W – Water/Wastewater/Drainage

SUMMARY:

Staff to present.

RECOMMENDED ACTION:

Information only; no action required.

Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Downtown Area Streetscape	Relocate overhead utility lines to underground; improved beautification of the garage with limestone influences, LED light upgrades and wrought iron railing.	N/A	Complete	KPUB portion is complete for underground utility work. Stop signs installed, masonry and wrought iron railing installed. Street lighting installed on Water Street. Decorative installed on Clay St. near Downtown Parking Garage March 2026.
2	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	Complete	Complete	EIC and City Council approvals for funding complete. Design complete. Construction is complete.
3	Olympic Pool renovations	Renovations to the Olympic pool	Feb-2025	Summer 2026	EIC and City Council approvals for funding complete. Design complete. Construction commenced August 2025 with completion anticipated late Summer/Early Fall 2026.
4	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	Complete	EIC and City Council approvals for funding complete. Design complete and project awarded by City Council at October 22, 2024 meeting. Construction commenced March of 2025. Theater to close during construction with anticipated completion of August, 2025. Construction is substantially complete, theater open and contractor working off final punch list items.
5	Travis Street Pump Station Upsizing	Increase distribution capacity of the Travis St pump station to meet TCEQ requirements for future developments.	TBD	TBD	Project approved by City Council March 26, 2024. Staff and engineer currently in communication with TCEQ regarding design requirements for the pump station upgrades. Construction commencement anticipated for 2026.
6	A.C Schreiner House/HHHC	Repurposing of house and grounds located at 529 Water Street on BHML Campus	Complete	Spring 2026	Construction is substantially complete with contractor working off punch list items.
7	Granger McDonald Park	Creation of a new city park along Nimitz Lake in the landing subdivision	Spring 2026	TBD	Currently in design phase with Hewitt Engineering. Project estimate of construction costs currently exceed budgeted amount, without a present solution for the cost overruns.
8	Habitat for Humanity	Infrastructure funding for the new Mariposa subdivision	Complete	Complete	Infrastructure construction completed August, 2025.
9	Schreiner University CTWD and Edington Gym Upgrades	New Center for Talent and Workforce Development and renovations to the Edington Gym	Complete	Fall 2026	Schreiner has hired a director for the CTWD and is currently renovating the Edington Gym Space
10	James Avery Traffic signal	TBD	TBD	Complete	Signal installed and James Avery is awaiting donation agreement from TxDOT.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

CAPTION: April 2026 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

AGENDA DATE: May 18, 2026

DATE SUBMITTED: 09/10/2025

SUBMITTED BY:

EXHIBITS:

1. April 2026 financial presentation

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Review of the April 2026 Monthly Financial Report.

RECOMMENDED ACTION:

Information only; no action required.

Financial update for the month ended April 30, 2026

**Economic Improvement Corporation Meeting
May 18, 2026**



Sales Tax Revenue Bond Series 2023

Statement of Activities

Month Ended April 30, 2026

Cash Analysis as of April 30, 2026					
Type	Purchase	Maturity	Yield	Placement	Amount
Pool			3.79%	EIC TexPool - 2023 Revenue Bonds	\$ 8,088,172
Commercial Paper	3/26/2026	12/18/2026	4.07%	Credit Ag CP - 22533UMJ9	\$ 975,005
				2023 Revenue Bonds and Investments	\$ 9,063,177

Interest Revenue = \$32,072

Project Expenses = \$1,362,957

	Budget	FY2024 Total	FY2025 Total	Feb 2026	Mar 2026	Apr 2026	Total thru FY2026
Revenues:							
Bond Proceeds	20,000,000	20,000,000	-				20,000,000
Pool Interest Income	293,000	870,506	759,735	28,562	30,326	29,135	1,865,194
ST Investment Income	-	-	64,783	3,227	6,164	2,937	90,017
Projects:							
Scott Schreiner Golf Course Improvements	3,650,000	309,195	2,553,222	32,559	22,793	2,150	3,441,082
Olympic Pool Improvements	7,750,000	75,668	708,515	345,750	21,364	1,358,707	3,655,300
Cailloux Theater Roof & HVAC	3,250,000	25,407	2,766,362	347	4,200	2,100	2,877,171
Existing Parks Improvements	800,000	374,658	374,658	-	-	-	749,315
Granger McDonald Park Improvements	2,200,000	-	108,579	-	-	-	167,667
Heart of the Hills Heritage Center	2,000,000	-	1,000,000	-	-	-	2,000,000
Investments:	-	-	915,857	-	(29,370)	-	886,487
Arbitrage Payable:	-	302,084	258,274	-	-	-	560,359
Interest Receivable:	-	-	64,783	3,227	6,164	2,937	90,018
Net Cash Balance		19,783,494	(7,925,732)	(350,094)	11,339	(1,333,823)	7,527,813

Bond Proceeds less Project Expenses = 7,109,466

Interest Earnings less Arbitrage = 1,394,852

Economic Improvement Corporation

Statement of Activities

Month Ended April 30, 2026

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Revenues					
Sales and Use Tax	\$ 5,129,924	\$ 372,517	\$ 3,034,281	\$ 2,940,554	\$ 93,727
Interest Income	234,400	26,419	188,936	138,873	50,064
Investment Maturity	2,000,000	-	2,000,000	2,000,000	-
Miscellaneous	-	-	1,119	-	1,119
Total Revenues	7,364,324	398,935	5,224,336	5,079,427	144,910
Expenditures					
Administrative					
Supplies and Miscellaneous	5,150	-	1,260	1,260	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	221,728	18,477	129,341	129,341	-
Kerr Economic Development Corp.	375,000	-	187,500	187,500	-
Total Administrative	621,878	18,477	318,101	318,101	-
Debt Service					
Debt Service - Series 2015 (KSC)	605,250	50,438	353,063	353,063	-
Debt Service - Series 2019 Ref (River Trail)	252,650	21,054	147,379	147,379	-
Debt Service - Series 2020 Ref (River Trail)	232,275	19,356	135,494	135,494	-
Debt Service - Series 2023 (Quality of Life)	1,469,800	122,483	857,383	857,383	-
Total Debt Service	2,559,975	213,331	1,493,319	1,493,319	-
Investment Purchase	2,000,000	-	1,942,953	1,942,953	-
Projects					
Travis Street Pump Station Upgrades	661,284	13,699	61,378	61,378	-
Schreiner University Talent & Workforce Dvlpmnt	102,804	-	-	-	-
Schreiner University Athletic Facilities	272,196	-	-	-	-
Lennar Windridge Development	2,000,000	2,000,000	2,000,000	2,000,000	-
James Avery Craftsman Traffic Signal*	140,000	-	-	-	-
Total Projects	3,176,284	2,013,699	2,061,378	2,061,378	-
Total Expenditures	8,358,137	2,245,507	5,815,752	5,815,752	-
Change in Net Position	\$ (993,813)	\$ (1,846,572)	\$ (591,415)		

Revenues:

Sales Tax - \$372,517

- **Up 7.63% from last April**

Interest Income - \$26,419

- **Better than estimate by \$50K**

Expenses:

\$18K - COK contract payment

\$213K - monthly debt service

Projects

- **\$13,699 Travis St Pump Station**
- **\$2M Lennar Windridge Infrastructure**



Economic Improvement Corporation

Cash Flow Forecast

As of April 30, 2026

	FY2025 Actual	FY2026 Projections	
	Oct 2025 to Apr 2026	May 2026 to Jun 2026	Jul 2026 to Sep 2026
Beginning Cash Balance	\$ 5,574,920	\$ 4,907,408	\$ 4,812,885
Revenue			
Sales Tax	3,034,281	879,198	1,310,172
Interest Income	188,936	50,000	75,000
Investment Maturity	2,000,000	-	1,000,000
Miscellaneous	1,119	-	-
Total Revenue	5,224,336	929,198	2,385,172
Expenditures			
Administrative			
Supplies and Miscellaneous	1,260	-	3,550
Legal Services	-	2,500	2,500
Training	-	2,500	2,500
Professional Services	129,341	46,955	70,432
Kerr Economic Development Corp.	187,500	93,750	93,750
Total Administrative	318,101	145,705	172,732
Debt Service	1,493,319	426,662	639,994
Investment Purchase	1,942,953	-	1,000,000
Projects			
Travis Street Pump Station Upgrades	61,378	299,953	299,953
Schreiner University Talent & Workforce Dvlpmnt	-	-	102,804
Schreiner University Athletic Facilities	-	-	272,196
Lennar Windridge Development	2,000,000	-	-
James Avery Craftsman Traffic Signal	-	140,000	-
Total Projects	2,061,378	439,953	674,953
Total Expenditures	5,815,752	1,012,320	2,487,679
Interest Receivable	76,098	11,400	17,100
Ending Cash Balance	\$ 4,907,408	\$ 4,812,885	\$ 4,693,279

April ending cash balance = \$4.9M



Financial Analysis

Sales Tax Revenue Analysis - FY2026					
Month	Actual FY2025	Actual FY2026	Budget Estimate FY2026	FY2025 vs. FY2026	Budget vs. Actual
October	\$ 380,948	\$ 423,117	\$ 436,539	11.07%	-3.07%
November	404,389	428,326	\$ 402,727	5.92%	6.36%
December	405,904	428,681	\$ 396,183	5.61%	8.20%
January	400,372	415,451	\$ 417,816	3.77%	-0.57%
February	602,302	557,905	\$ 533,198	-7.37%	4.63%
March	367,116	408,284	\$ 379,355	11.21%	7.63%
April	346,108	372,517	\$ 374,736	7.63%	-0.59%
May	425,940	451,470	\$ 446,926	5.99%	1.02%

Sales Tax – Rolling 12 month average = 5%

Cash Analysis as of April 30, 2026					
Type	Purchase	Maturity	Yield	Placement	Amount
Pool			3.79%	EIC TexPool - Cash	\$ 4,907,408
Agency/Security	4/18/2024	7/7/2026	3.89%	MUFG Bank CP - 62479MG72	\$ 992,845
Agency/Security	3/26/2026	12/18/2026	4.05%	MUFG Bank CP - 62479MMJ9	\$ 975,066
				Operating Cash and Investments	\$ 6,875,319

Texpool Yield = 3.79%

Project Analysis as of April 30, 2026			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Travis Street Pump Station Upgrades	750,000	150,094	599,906
Schreiner University Talent & Workforce Dvlpmnt	822,430	411,214	411,216
Schreiner University Athletic Facilities	2,177,570	1,360,982	816,588
Lennar Windridge Development	5,000,000	2,000,000	3,000,000
James Avery Craftsman Traffic Signal	140,000	-	140,000
Operational Project Commitments:	\$ 8,890,000	\$ 3,922,290	\$ 4,967,710



Upcoming

FY2027 Budget Preparation

- project sales tax revenue
- project interest revenue
- assess project timelines

Present EIC Budget in July 2026

Questions?





**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

CAPTION: Resolution No. 22-2026. A Resolution by the Board of Directors of the City of Kerrville, Texas Economic Improvement Corporation moving forward with the financing of a Wastewater Infrastructure Project in the approximate principal amount of \$500,000 and setting a public hearing on the expenditure of sales tax revenues relating thereto; providing a notice of the specific project to be undertaken; approving and authorizing the publication of a notice of the public hearing relating to these matters; and approving other matters in connection therewith. (M Hornes, Assistant City Manager)

AGENDA DATE: May 18, 2026

DATE SUBMITTED: 05/07/2026

SUBMITTED BY:

EXHIBITS:

1. Reso 22-2026 EIC Wastewater Infrastructure Project

Expenditure: 500,000
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Staff to present Resolution No. 22-2026 Financing of a Wastewater Infrastructure Project in the approximate principal amount of \$500,000 and setting a public hearing on the expenditure of sales tax revenues.

RECOMMENDED ACTION:

Approve as presented and schedule public hearing.

**CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
RESOLUTION NO. 22-2026**

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION MOVING FORWARD WITH THE FINANCING OF A WASTEWATER INFRASTRUCTURE PROJECT IN THE APPROXIMATE PRINCIPAL AMOUNT OF \$500,000.00 AND SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING THERETO; PROVIDING A NOTICE OF THE SPECIFIC PROJECT TO BE UNDERTAKEN; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF THE PUBLIC HEARING RELATING TO THESE MATTERS; AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City of Kerrville, Texas (the "City") was authorized and has acted pursuant to the provisions of Section 4B, as amended, Texas Revised Civil Statutes Annotated Article 5190.6, now codified in Chapter 505, Texas Local Government Code, as amended, which includes the general provisions related thereto in Chapter 501, Texas Local Government Code, as amended (together, the "Act"), to create a nonprofit economic development corporation, known as the City of Kerrville, Texas Economic Development Corporation (the "Corporation"); and

WHEREAS, the City Council of the City (the "Council"), authorized the calling of an election to be held on May 6, 1995 the (the "Election") concerning authorization to levy a one-half (1/2) of a percent (1%) additional sales and use tax (the "Sales Tax") for the Corporation to undertake projects within the City in accordance with the provisions of the Act; and

WHEREAS, the majority of the residents of the City approved the levy of the Sales Tax at the Election; and

WHEREAS, the Council, pursuant to a resolution adopted on July 11, 1995 (the "Creation Resolution"), approved the creation of the Corporation in accordance with the provisions of the Act; and

WHEREAS, The Council approved the Corporation's Articles of Incorporation on July 11, 1995 (the Articles), establishing the organization and corporate existence of the corporation, which specify the Corporation is organized to act on behalf of the City, may issue bonds on behalf of the City, and expend the proceeds of any sales and use tax levied for the benefit of the Corporation, for the promotion and development of commercial, industrial, and manufacturing enterprises to promote and encourage employment and to promote public welfare; and

WHEREAS, on May 11, 1999, the Council approved the Corporation's Articles of Amendment to specify that the Corporation's Board of Directors (the "Board") can serve on staggered two-year terms; and

WHEREAS, in the Creation Resolution, the Council authorized the Corporation to act on its behalf for the benefit and accomplishment of the public purposes, being economic development and other purposes as further described in the Act and the Articles, for which the Corporation is organized; and

WHEREAS, the Board of the Corporation has been budgeting and otherwise using the Sales Tax for authorized purposes with the approval of the Council; and

WHEREAS, the Board intends to participate in "projects," as defined in the Act, including (i) expenditures that are found by the EIC to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to, streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements as provided by Section 501.103 of the Act, but not limited to, the Quinlan Creek Interceptor Wastewater Line replacement, (ii) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements, and (iii) the payment of professional services related to the acquisition and financing of the aforementioned projects (the "Project"); and

WHEREAS, certain provision of the Act, including Section 501.073(a) of the Act, require the Council's approval of all programs and expenditures of the Corporation; and

WHEREAS, Section 505.159 of the Act provides that the Corporation shall hold at least one public hearing on the proposed Project before spending money to undertake the Project; and

WHEREAS, Section 505.160 of the Act provides that before the Corporation may undertake any projects, the Corporation must publish notice of the specific project or type of general project that the Corporation intends to undertake; and

WHEREAS, the Board hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION THAT:

SECTION ONE. A public hearing on the expenditure of Corporation funds for the purposes of financing the "costs" associated with certain "projects," as defined in the Act, including (i) expenditures that are found by the EIC to be required or suitable for infrastructure necessary to promote or develop new or expanded business

enterprises, limited to, streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements as provided by Section 501.103 of the Act but not limited to, the Quinlan Creek Interceptor Wastewater Line replacement, (ii) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements, and (iii) the payment of professional services related to the acquisition and financing of the aforementioned project, in the approximate amount of \$500,000.00, which project is in accordance with Section 501.103, shall be and is hereby directed to be held at 6:00 P.M. on June 18, 2026, at City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028.

SECTION TWO. The Secretary of the Board, or the City Secretary, is hereby authorized and directed to cause notice of such public hearing, substantially in the form and content of Exhibit A attached hereto and incorporated herein by reference as a part of this Resolution for all purposes (the "Notice"), to be posted on the City's website and published in one or more newspapers having a general circulation in the City with the publication of such notice to appear in such newspaper prior to the date of the public hearing. The City Manager, Finance Director, and City Secretary of the City, and Secretary of the Board (or any persons serving on an interim basis or in an acting capacity) are each individually authorized to make changes to the Notice as necessary prior to its publication and posting.

SECTION THREE. The Notice and public hearing shall also satisfy the requirements of the Act by providing notice of the specific project or types of general projects that the Corporation intends to undertake.

SECTION FOUR. The Corporation authorizes the President and Secretary of the Board, the City Secretary, or their designees, to take any and all other actions necessary to comply with the provisions of the Act, including the expenditure of any and all professional fees and expenses related thereto.

SECTION FIVE. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Corporation.

SECTION SIX. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION SEVEN. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION EIGHT. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and

circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION NINE. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION TEN. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED ON THIS THE 18th day of May A.D., 2026.

Celeste Hamman, President

APPROVED AS TO FORM:

ATTEST:



William L. Tatsch, Attorney for the EIC

Kesha Franchina, Secretary

(Corporation Seal)

EXHIBIT A

**NOTICE OF PUBLIC HEARING AND INTENT TO UNDERTAKE PROJECT
BY
CITY OF KERVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION**

NOTICE IS HEREBY GIVEN that the City of Kerrville, Texas Economic Improvement Corporation (the “Corporation”) created by the City of Kerrville, Texas (the “City”) intends to participate in “projects,” as defined in the Development Corporation Act of 1979, as amended, Texas Revised Civil Statutes Annotated Article 5190.6, now codified as Chapter 505, as amended, Texas Local Government Code, including (i) expenditures that are found by the EIC to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to, streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements, but not limited to, the Quinlan Creek Interceptor Wastewater Line replacement; (ii) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes related to the aforementioned capital improvements, and (iii) the payment of professional services related to the construction and financing of the aforementioned project, which project is in accordance with subsection 501.103, Texas Local Government Code, as amended. It is estimated the total expenditure of those projects will be \$500,000.00. A public hearing on the expenditure for funds for this project will be held by the Board of Directors of the City of Kerrville, Texas Economic Improvement Corporation during a meeting to be held at 6:00 P.M. on June 18, 2026, at City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028.

Kesha Franchina, Secretary to the
Board
City of Kerrville, Economic
Improvement Corporation