



**Tax Increment Reinvestment Zone #1
Regular Meeting Agenda
March 12, 2025, 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 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.*

3. **APPROVAL OF MINUTES:**

- 3.A Minutes from the Tax Increment Reinvestment Zone #1 (TIRZ) meeting held on December 11, 2024. (K Franchina, Deputy City Secretary)

4. **MONTHLY REPORTS:**

- 4.A Financial Report as of 03-02-2025. (J. Behrens, Director of Finance)
- 4.B Review Draft the Downtown Plan for the Kerrville 2050 Plan Update. (D Paxton, Director of Planning and Development)

5. **CONSIDERATION AND POSSIBLE ACTION:**

- 5.A Application approval for a CDBG Block Grant funding sidewalk improvements. (D Paxton, Director of Planning and Development)

6. **EXECUTIVE SESSION:** *City Council 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. City Council also reserves the right to meet in executive session on the following issues:*

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

8. **ITEMS FOR FUTURE AGENDAS:** *Council may suggest items or topics for future agendas.*

ADJOURN.

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: 3/6/2025 at 4:30 pm. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina, TRMC

Kesha Franchina, TRMC, Deputy City Secretary



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Minutes from the Tax Increment Reinvestment Zone #1 (TIRZ) meeting held on December 11, 2024. (K Franchina, Deputy City Secretary)

AGENDA DATE: March 12, 2025

DATE SUBMITTED: 03/06/2025

SUBMITTED BY:

EXHIBITS:

1. TIRZ #1 Meeting Minutes 12112024

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

Minutes from the Tax Increment Reinvestment Zone #1 (TIRZ) meeting held on December 11, 2024.

RECOMMENDED ACTION:

Approve minutes as presented.

**TAX INCREMENT REINVESTMENT ZONE #1
MEETING MINUTES**

**KERRVILLE, TEXAS
DECEMBER 11, 2024 3:00 PM**

On December 11, 2024 at 3:00 pm, Chair Judy Eychner. called the Kerrville Tax Increment Reinvestment Zone #1 meeting to order in City Hall Council Chambers, 701 Main Street.

TIRZ MEMBERS PRESENT:

Judy Eychner, Chair
Fred Gamble
Andrew Gay
Dr. William Rector, MSAB
Bruce Stracke
Howard Taylor, MSAB

TIRZ MEMBERS ABSENT:

Katherine Howard
Crystal Smith

CITY EXECUTIVE STAFF:

Michael Hornes, Asst City Manager
Drew Paxton, Director of Planning and Development
Julie Behrens, Director of Finance
Jacob Bogusch, Finance Compliance Coordinator
Trina Rodriguez, Assistant Director of Finance

CALL TO ORDER: Chair Eychner called the meeting to order at 3:00 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 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.*

There were no citizen speakers.

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*)

Fred Gamble motioned to approve the minutes, seconded by Bruce Stracke. The motion passed 6-0.

4. **MONTHLY REPORTS:**

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

Jacob Bogusch presented the Finance Report. He, and Trina Rodriquez, responded to questions.

5. **CONSIDERATION AND POSSIBLE ACTION:**

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

Drew Paxton presented the DAC presentation. Discussion ensued with staff, board members, and audience members.

Drew and Michael Hornes responded to questions.

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.*

The TIRZ board did not break into closed executive session.

7. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** None.

8. **ITEMS FOR FUTURE AGENDAS:** None.

ADJOURN. Chair Eychner adjourned the meeting at 4:52 pm.

APPROVED BY TIRZ: _____

APPROVED:

Judy Eychner, Chair

ATTEST:

Kesha Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Financial Report as of 03-02-2025. (J. Behrens, Director of Finance)

AGENDA DATE: March 12, 2025

DATE SUBMITTED: 02/27/2025

SUBMITTED BY:

EXHIBITS:

1. TIRZ #1 Financial Report as of 03-02-2025

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

Financial Report as of 03-02-2025

RECOMMENDED ACTION:

NA

TAX INCREMENT REINVESTMENT ZONE #1 (DOWNTOWN TIRZ)



FINANCIAL UPDATE 03/12/2025



TIRZ #1 FY2025 FUND AT A GLANCE

	FY2025 Original Budget	FY2025 Activity Through 03-02-2025	FY2025 Year End Estimate
Beginning Fund Balance	\$ 641,190	\$ 641,190	\$ 641,190
Revenues			
Property Tax	339,470	256,523	339,470
Total Tax Revenue	339,470	256,523	339,470
Interest Revenue	25,574	9,445	25,574
Total Interest and Miscellaneous	25,574	9,445	25,574
Total Revenues	365,044	265,968	365,044
Expenditures			
Project Contribution	-	-	-
Transfer Out - General Capital Projects	-	-	-
Total Transfer Out	-	-	-
Total Expenditures	-	-	-
Net Revenue (Expenditures)	365,044	265,968	365,044
Ending Fund Balance	\$ 1,006,234	\$ 907,158	\$ 1,006,234

FY2025 YEAR-TO-DATE REVENUES & EXPENSES

FY2025 Collections Through 03-02-2025:		798,760
Base Year Actual Collections:		<u>542,237</u>
Increment Through 03-02-2025:		\$256,523
Outstanding Amount:	90,892	
Outstanding Amount from ½ pays:	<u>35,205</u>	
Outstanding Delinquent:		\$55,687
FY2025 Estimated Property Tax Revenue:		339,471
Refunds to Taxpayers:	<u>—</u>	
FY2025 Total Estimated Property Tax Revenue:		\$339,471
FY2025 Budgeted Revenue:		<u>339,471</u>
Variance from Budget:	-	
<u>Expenses</u>		
Total Expenses thru 03-02-2025:		<u>—</u>
Prior Year Fund Balance:		641,190
FY2025 Interest Revenue to date:	<u>9,445</u>	
FY2025 Updated Fund Balance as of 03-02-2025:		\$907,158

Questions?



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Review Draft the Downtown Plan for the Kerrville 2050 Plan Update. (D Paxton, Director of Planning and Development)

AGENDA DATE: March 12, 2025

DATE SUBMITTED: 03/05/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

SUMMARY:

City Staff will provide an introduction to the draft Downtown Chapter for the Kerrville 2050 Plan Update. A copy of the plan can be viewed in the City Secretary's Office.

RECOMMENDED ACTION:

n/a



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT
ZONE #1
CITY OF KERRVILLE, TEXAS**

CAPTION: Application approval for a CDBG Block Grant funding sidewalk improvements. (D Paxton, Director of Planning and Development)

AGENDA DATE: March 12, 2025

DATE SUBMITTED: 03/04/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

I am writing to propose that the TIRZ Board allocate \$100,000 in matching funds to support the City of Kerrville's application for the Texas Department of Agriculture's (TDA) Downtown Revitalization Program (DRP) grant. This grant offers up to \$1,000,000 for infrastructure improvements aimed at promoting pedestrian-centered economic activity in designated downtown districts.

Alignment with Kerrville 2050 Comprehensive Plan

The proposed projects align with the Kerrville 2050 Comprehensive Plan, particularly in the following areas:

- **Downtown Revitalization:** The plan emphasizes making downtown more pedestrian-friendly by improving walkways, adding accessibility ramps, and beautifying the area with landscaping and street trees.
- **Mobility/Transportation:** Investments in sidewalks, pedestrian safety improvements, and other multi-modal transportation enhancements are key priorities identified in the plan.

Proposed Projects and Benefits

The targeted projects include the creation or rehabilitation of sidewalks, installation of security lighting, and beautification of the city-owned downtown parking garage. These enhancements are expected to yield several benefits:

- **Improved Pedestrian Mobility:** Upgraded sidewalks will provide safer and more accessible pathways, encouraging walking and reducing reliance on vehicles. This is particularly beneficial for low- to moderate-income residents who may depend more on pedestrian routes.
- **Enhanced Public Safety:** Installing security lighting has been shown to deter criminal activity and increase safety.
- **Economic Revitalization:** Improved infrastructure and aesthetics can attract more visitors and businesses to the downtown area, stimulating economic growth. Well-lit and accessible areas encourage evening activities, benefiting local commerce.
- **Increased Property Values:** Enhancements to public infrastructure often lead to higher property values, benefiting property owners and increasing tax revenues for the city.

Application Process

The DRP grant application involves a two-stage process:

- **Community Application (Phase 1):** Submission of an initial application containing basic information to determine eligibility. The deadline for this phase is April 3, 2025.
- **Project Application (Phase 2):** Upon successful completion of Phase 1, a detailed project application must be submitted by August 2025.

To proceed, the City Council must adopt a resolution committing to the grant application, and the application must be submitted through TDA's online system, TDA-GO.

Conclusion

Allocating \$100,000 in matching funds will significantly strengthen our grant application and demonstrate the city's commitment to downtown revitalization. These projects align with our goals of improving public safety, enhancing pedestrian mobility, and stimulating economic activity.

Thank you for considering this proposal. Your support is crucial to securing the funding needed to enhance our downtown area for all residents and visitors.

RECOMMENDED ACTION:

A motion for the TIRZ Board to allocate \$100,000 in matching funds to support the City of Kerrville's application for the Texas Department of Agriculture's (TDA) Downtown Revitalization Program (DRP) grant for infrastructure improvements aimed at promoting pedestrian-centered economic activity in designated downtown districts.