

**ECONOMIC IMPROVEMENT
CORPORATION MINUTES
MEETING**

**KERRVILLE, TEXAS
FEBRUARY 18, 2025 4:00 PM**

On Tuesday, February 18, 2025 at 4:00 pm, President Kim Clarkson 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:**

Kim Clarkson, President
Celeste Hamman, Vice-President
Gregg Appel
Kyle Bond
T. Beck Gipson

**ECONOMIC IMPROVEMENT
CORPORATION MEMBERS ABSENT:**

Jeff Harris
Gilberto Paiz, arrived at 4:13 pm

STAFF PRESENT:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Assistant City Manager
Kim Meismer, Assistant City Manager
Kesha Franchina, Deputy City Secretary
Kelly Hagemeier, Executive Office Coordinator
Julie Behrens, Director of Finance
Trina Rodriguez, Assistant Director of Finance

CALL TO ORDER:

President Kim Clarkson called the Economic Improvement Corporation meeting to order at 4:00 pm.

1. **INVOCATION:**

Kyle Bond led the invocation.

President Clarkson noted the order of the agenda would be moved around to accommodate speakers and Gregg Appel's need to leave early.

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.*

There were no citizen speakers.

3. **APPROVAL OF MINUTES:**

3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on December 16, 2024. (K Franchina, Deputy City Secretary)

Kyle Bond made a motion to approve the minutes as presented, seconded by Gregg Appel. The motion passed 5-0.

4. **MONTHLY REPORTS:**

4.A Kerrville Economic Improvement Corporation (EIC) project status update, including Downtown Area Streetscape, Scott Schreiner Golf Course improvements, Olympic Pool renovations, Cailloux Theater improvements, Schreiner Edington Gym and CTWD, Granger MacDonald Park, A.C. Schreiner House, Megaacrete, Habitat for Humanity Mariposa and Travis Street Pump Station upsizing. (M Hornes, Assistant City Manager)

Michael Hornes presented Schreiner University speakers and distributed copies of Schreiner University's update.

Schreiner University speakers were as follows:

- Lucien Costley, Provost and Vice President for Academic Affairs, Planning and Finance
- Ben Nguyen, Director of the Center for Talent and Workforce Department

Gil Paiz entered the meeting at 4:13 pm.

President Clarkson moved to item 5.A.

President Clarkson returned to item 4.A. at 6:05 pm.

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

4.B January 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

Trina Rodriguez presented the monthly financial update, noting revisions to the report. She, Michael Hornes, and Julie Behrens responded to questions.

5. **CONSIDERATION AND POSSIBLE ACTION:**

5.A Consider funding an economic development manager as a City employee through an amendment to the Administrative Services Contract between the City of Kerrville, Texas Economic Improvement Corporation and City of Kerrville, Texas. (M Hornes, Assistant City Manager)

Dalton Rice introduced Todd Bock as Interim Executive Director of the Kerrville Economic Development Corporation (KEDC), and presented the funding request. He, Julie Behrens, and Todd Bock responded to questions.

Gregg Appel left the meeting at 5:07pm.

President Clarkson tabled the item for future discussion.

- 5.B Report from James Avery Craftsman as to its employment positions for 2024 pursuant to its Economic Grant Agreement with the Economic Improvement Corporation. (Eligible for Executive Session.) (M Hornes, Assistant City Manager)

Michael Hornes introduced Paul Zipp and Tom Bogue with James Avery. Mr. Zipp presented the employment positions update and responded to questions.

Vice-President Hamman motioned to convene into closed executive session at 5:49pm, under section 551.071, seconded by T. Beck Gipson. The motion passed 5-0.

6. **EXECUTIVE SESSION:** *The Economic Improvement Corporation (EIC) 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 EIC also reserves the right to meet in executive session on the following issue(s):*

- 6.A Report from James Avery Craftsman as to its employment positions for 2024 pursuant to its Economic Grant Agreement with the Economic Improvement Corporation 551.071, 551.087. (M Hornes, Assistant City Manager)

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

President Clarkson reconvened into open session at 6:00 pm.

Vice-President Hamman motioned that all are in agreement that James Avery has met the terms of the contract and thus, the contract has been satisfied and terminated, seconded by T. Beck Gipson. The motion passed 5-0.

8. **ITEMS FOR FUTURE AGENDAS:** *The Economic Improvement Corporation may suggest items or topics for future agendas.*

None.

ADJOURN.

President Clarkson adjourned the meeting at 6:46 pm.

APPROVED BY THE ECONOMIC IMPROVEMENT CORPORATION
ON: 3/19/2025

APPROVE:

Kim Clarkson
Kim Clarkson, President

ATTEST: Kesha Franchina
Kesha Franchina, Deputy City Secretary