

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – DECEMBER 11, 2023

On Monday, December 11, 2023, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) was called to order by President Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

Kim Clarkson – President
John Anderson - KEDC
Gregg Appel
Kyle Bond - “GO Team”
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT:

Gary Cochrane - Vice-President

CHIEF EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Deputy City Manager
Kim Meismer, Assistant City Manager
Shelley McElhannon, City Secretary
Trina Rodriguez, Assistant Director of Finance

VISITORS PRESENT: A list of the citizen speakers present during the meeting is on file in the City Secretary’s Office for the required retention period.

Gil Salinas, Kerrville Economic Development Corporation (KEDC) Executive Director
Katie Milton Jordan, KEDC
Anne Berger-Entrekin, Hilltop Securities Consultant/Financial Advisor
Mary Campana, Habitat for Humanity

CALL TO ORDER: President Kim Clarkson called the meeting to order at 4:00 p.m.

INVOCATION: Councilmember Kyle Bond led the invocation.

1 VISITORS / CITIZENS FORUM: No one spoke.

2 APPROVAL OF MINUTES:

2.A Minutes from the regular EIC meeting held November 13, 2023.

Gregg Appel motioned to approve the minutes, Kyle Bond seconded. The motion passed 6-0.

3 MONTHLY REPORTS:

3.A Kerr Economic Development Corporation (KEDC) update.

Gil Salinas and Katie Milton Jordan presented update, and responded to questions.

3.B Kerrville Economic Improvement Corporation project status update including the following:

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape

- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing
- Sales Tax Bond Project Update

Michael Hornes presented the EIC Project Status updates and Anne Berger-Entrekin presented information on the Sales Tax Bond Project.

3.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report.

4 CONSIDERATION AND POSSIBLE ACTION:

4.A Funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa residential subdivision.

Michael Hornes presented information and Michael Hornes and Trina Rodriguez responded to questions. Applicant Mary Campana responded to questions by the EIC members.

The following person(s) spoke:

- Shelby Presley
- Darcy Presley
- Brad Barnett
- Chuck Kempf
- Peter Lewis
- Brent Hunter
- Mary Campana
- Tabor McMillan
- Bruce Stracke
- John Carlson

Mary Campana clarified issues posed by public comments and EIC members.

Greg Appel made a motion to convene Executive Session under 551.087 (deliberation regarding economic development negotiations), seconded by John Anderson; and Celeste Hamman modified the motion to include 551.071 (consultation with attorney) and 551.072 (deliberation regarding real property), seconded by Kyle Bond. The motion passed 6-0. At 5:19 p.m., the open meeting recessed and convened into closed Executive Session.

Executive Session was shifted forward before item 4B.

5 EXECUTIVE SESSION:

5.A Economic Development projects: (551.071, 551.072, 551.087)

- Megaacrete Real Estate, LLC (f/k/a Litecrete, Inc.)
- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Lennar Homes of Texas Land and Construction, LTD (Windridge residential development)

At 6:35 p.m. the closed Executive Session adjourned and the open meeting reconvened. No action was taken during Executive Session.

6 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

Regarding item 4A: Kyle Bond motioned to call a public hearing for the funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa subdivision, seconded by Joe Herring. The motion passed 6-0.

4.B Purchase Sale Agreement between the City of Kerrville, Economic Improvement Corporation and Megaacrete Real Estate, LLC (Project Mount Saddle), which agreement provides for the EIC to convey property it owns along the 300 block of Peterson Farm Road, consisting of approximately 86.71 acres.

Michael Hornes presented information and responded to questions.

John Anderson motioned to finalize the Economic Development Project Application to the Kerrville EIC from Litecrete, Inc. (Project Mount Saddle), for the EIC to convey property it owns along the 300 block of Peterson Farm Road, seconded by Kyle Bond. The motion passed 6-0.

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

8 **ADJOURN.** President Clarkson adjourned the meeting at 6:44 p.m.

MINUTES APPROVED: _____.

Kim Clarkson, EIC President

Attest: Shelley McElhannon, City Secretary