

**ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING MINUTES**

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

On July 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. Ryan Pendergraft led the invocation.

EIC MEMBERS PRESENT:

Celeste Hamman, President
Gilberto Paiz, Vice President
Denny Foster
Kent McKinney, Councilmember
Ryan Pendergraft, "GO Team"

EIC MEMBERS ABSENT:

T. Beck Gipson, KEDC
Justin Foster

CITY EXECUTIVE STAFF:

Michael Hornes, Assistant City Manager
William Tatsch, City Attorney
Kim Meismer, Assistant City Manager
Keshia Franchina, Deputy City Secretary
Julie Behrens, Director of Finance
Trina Rodriguez, Assistant Director of Finance

VISITORS PRESENT: Todd Bock, Theresa Metcalf, Judy Eychner

1. **VISITORS/CITIZENS FORUM:** There were no citizen speakers.

2. **APPROVAL OF MINUTES:**

2.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on June 15, 2026.

Ryan Pendergraft motioned to approve the minutes as presented, seconded by Councilmember Kent McKinney. The motion passed 5-0.

3. **MONTHLY REPORTS:**

3.A One-Year Anniversary of the July 4, 2025 flood event, status of recovery efforts, and the City's continuing response

Michael Hornes provided information and responded to questions.

3.B Kerrville Economic Development Corporation (KEDC) update as to its operations and efforts to develop and attract economic development.

Todd Bock provided information and responded to questions.

3.C Kerrville Economic Improvement Corporation (EIC) project status update for the following projects: Olympic Pool Renovations, Travis Street Pump Station

Upsizing, Granger McDonald Park, Schreiner University CTWD and Edington Gym Upgrades.

Michael Hornes provided information and responded to questions.

3.D June 2026 Monthly Financial Report.

Trina Rodriguez provided information and responded to questions.

4. **CONSIDERATION AND POSSIBLE ACTION:**

4.A Kerrville Economic Development Corporation (KEDC) Fiscal Year 2027 Budget Presentation.

Todd Bock provided information. Julie Behrens provided copies of the budget presentation. Todd Bock, and Michael Hornes, responded to questions. Vice-President Gilberto Paiz motioned to approve, seconded by Ryan Pendergraft. The motion passed 5-0.

4.B Fiscal Year 2027 Budget Presentation.

Trina Rodriguez provided information. She, and Michael Hornes, responded to questions.

Ryan Pendergraft motioned to approve, seconded by Denny Foster. The motion passed 5-0.

5. **EXECUTIVE SESSION:**

Councilmember McKinney motioned to enter into Executive Session under 551.072, seconded by Vice-President Paiz. The motion passed 5-0, and at 5:37 PM Open Session recessed into closed Executive Session.

5.A Deliberation Regarding Potential Economic Development Project and EIC-Owned Property Located at 300 Peterson Farm Road (Approximately 87 Acres) 551.072.

At 6:04 PM, Executive Session adjourned and the Economic Improvement Corporation convened into Open Session. No action was taken in Executive Session.

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

7. **ITEMS FOR FUTURE AGENDAS:**

Discuss creation of a Small Business Flood Fund

ADJOURN. President Hamman adjourned the meeting at 6:11 PM.

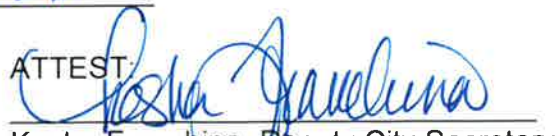
APPROVED BY EIC:

8/17/2026

APPROVED:


Celeste Hamman, EIC President

ATTEST:


Kesha Franchina, Deputy City Secretary