



Tax Increment Reinvestment Zone #1 Meeting Agenda
September 9, 2026 at 3:00 PM
City Hall, 701 Main Street, Kerrville, Texas



CALL TO ORDER:

1. **INVOCATION AND PLEDGE OF ALLEGIANCE:**

2. **VISITORS/CITIZENS FORUM:** *Any citizen with business not scheduled on the agenda may speak to the Tax Increment Reinvestment Zone #1 Board. No deliberation or action can be taken on these items, as the Open Meetings Act requires an item be posted on an agenda 3 business days before the meeting. Visitors are asked to limit presentation to three minutes.*

3. **APPROVAL OF MINUTES:**

- 3.A Minutes from the Tax Increment Reinvestment Zone Board #1 (TIRZ #1) meeting held August 12, 2026. (*K Franchina, Deputy City Secretary*)

4. **MONTHLY REPORTS:**

- 4.A Updates on TIRZ #1 Exterior Enhancement and Parking Lot Improvement Grant Programs. (*W Martinez, Economic Development Manager*)

5. **PUBLIC HEARING AND POSSIBLE ACTION:**

- 5.A Approval of the Mold Remediation Grant Program and funding in an amount not to exceed \$100,000 for Fiscal Year 2026-27. (*W Martinez, Economic Development Manager*)

- 5.B Discussion on TIRZ Business Outreach and Available Programs. (*W Martinez, Economic Development Manager*)

- 5.C Discussion Regarding Parking Garage Signage. (*W Martinez, Economic Development Manager*)

6. **EXECUTIVE SESSION:** *Tax Increment Reinvestment Zone #1 (TIRZ #1) 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.*

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

8. **ITEMS FOR FUTURE AGENDAS:** *TIRZ #1 board members 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 this agenda was posted as notice of the meeting on the City Hall bulletin board, and City's website September 02, 2026 at 11:00am, and remained posted continuously for at least 3 business days preceding the scheduled time of the meeting. Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas



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

CAPTION: Minutes from the Tax Increment Reinvestment Zone Board #1 (TIRZ #1) meeting held August 12, 2026. (*K Franchina, Deputy City Secretary*)

AGENDA DATE: September 9, 2026

DATE SUBMITTED: 08/14/2026

SUBMITTED BY:

EXHIBITS:

1. 20260908 Minutes TIRZ1 meeting 8-12-26

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Tax Increment Reinvestment Zone Board #1 meeting minutes August 12, 2026 at 3:00pm.

RECOMMENDED ACTION:

Approve minutes as presented.

TAX INCREMENT REINVESTMENT ZONE #1 MEETING MINUTES

AUGUST 12, 2026 3:00 PM

KERRVILLE, TEXAS

On August 12, 2026 at 3:01 PM, Chair Judy Eychner. called the Kerrville Tax Increment Reinvestment Zone Board #1 meeting to order in City Hall Council Chambers, 701 Main Street.

TIRZ MEMBERS PRESENT:

Chair Judy Eychner
Laura Fore
Clint Orms
Jack Peterson

TIRZ MEMBERS ABSENT:

Andrew Gay
Sue Schulse
Council Liaison Crystal Smith

CITY EXECUTIVE STAFF:

Michael Hornes, Asst City Manager
Kim Meisner, Asst City Manager
Shelley McElhannon, City Secretary
Julie Behrens, Director of Finance

Jacob Bogusch, Finance Compliance
Caroline Garcia, Finance Assistant
Winema Martinez, Economic Development

1. INVOCATION AND PLEDGE OF ALLEGIANCE:

Chair Eychner provided invocation and led Pledge of Allegiance.

2. VISITORS/CITIZENS FORUM: No person(s) spoke.

3. APPROVAL OF MINUTES:

3.A Minutes from the regular Tax Increment Reinvestment Zone #1 meeting held May 13, 2026.

Boardmember Laura Fore made a motion to approve the May 13, 2026 meeting minutes, seconded by Boardmember Jack Peterson. Motion approved 4-0.

4. MONTHLY REPORTS:

4.A Tax Increment Reinvestment Zone #1 Funding Increase, Flood Recovery and Future Projects Discussion.

Michael Hornes introduced the new Economic Development Manager Winema Martinez, who presented information. Winema Martinez, Jacob Bogusch, and Michael Hornes responded to questions.

4.B Financial Report.

Jacob Bogusch provided information and responded to questions.

5. CONSIDERATION AND POSSIBLE ACTION:

5.A Fiscal Year 2027 Proposed Budget Presentation.

Jacob Bogusch presented information, and Jacob Bogusch, Julie Behrens, and Michael Hornes responded to questions.

Boardmember Peterson made a motion to approve the Fiscal Year 2027 proposed budget, seconded by Boardmember Clint Orms. Motion approved 4-0.

5.B Consider amending the Exterior Enhancement Grant.

Michael Hornes and Winema Martinez provided information and responded to questions.

Boardmember Peterson made a motion to recommend to City Council to amend the exterior enhancement grant to: open the Exterior Enhancement Grant funding, increase funding by \$50,000, remove the matching requirement, remove the 90-day start time, change the application deadline to October 30, and revise the completion time to one year upon signature of contract, seconded by Boardmember Fore. Motion approved 4-0.

5.C Consider amending the Parking Lot Enhancement Grant.

Michael Hornes and Winema Martinez provided information and responded to questions.

Boardmember Fore made a motion to recommend to City Council to amend the Parking Lot Enhancement grant to: increase funding by \$50,000, eliminate the matching requirement, remove the 90-day start time, change the application deadline to October 30, and revise the completion time to one year upon signature of contract, seconded by Boardmember Orms. Motion approved 4-0.

6. **EXECUTIVE SESSION:** Executive Session was not called nor convened.

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

8. **ITEMS FOR FUTURE AGENDAS:**

- Michael Hornes - reimbursable remediation expenses program retroactive possible, and creating a third grant program for mold and remediation work related to the flood.
- Laura Fore: Next meeting scheduled September 9, 2026.

ADJOURN. Meeting adjourned at 4:18 p.m.

APPROVED BY TIRZ: _____

APPROVED:

ATTEST:

Judy Eychner, Chair

Shelley McElhannon, City Secretary



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

CAPTION: Updates on TIRZ #1 Exterior Enhancement and Parking Lot Improvement Grant Programs. (*W Martinez, Economic Development Manager*)

AGENDA DATE: September 9, 2026

DATE SUBMITTED: 08/31/2026

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

SUMMARY:

Provide the TIRZ #1 Board with an update on the Exterior Enhancement Grant and Parking Lot Improvement Grant programs. The update will include the current status of each program, funding activity, completed and ongoing projects, and other relevant program developments.

RECOMMENDED ACTION:

Receive staff update and discuss the current status and progress of the Exterior Enhancement Grant and Parking Lot Improvement Grant programs.



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

CAPTION: Approval of the Mold Remediation Grant Program and funding in an amount not to exceed \$100,000 for Fiscal Year 2026-27. (*W Martinez, Economic Development Manager*)

AGENDA DATE: September 9, 2026

DATE SUBMITTED: 08/31/2026

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

The City of Kerrville remains committed to supporting the recovery and retention of businesses within TIRZ #1 and seeks to establish a Mold Remediation Program to assist eligible properties with mold damage resulting from the July 2026 flood.

RECOMMENDED ACTION:

Approval and recommendation of the Mold Remediation Grant Program and funding in an amount not to exceed \$100,000 for Fiscal Year 2026-27



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

CAPTION: Discussion on TIRZ Business Outreach and Available Programs. (*W Martinez, Economic Development Manager*)

AGENDA DATE: September 9, 2026

DATE SUBMITTED: 09/01/2026

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
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Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

SUMMARY:

Discuss opportunities to engage with businesses located within the TIRZ #1 district. The discussion will focus on meeting with business owners to provide information about TIRZ, its purpose and role within the district, and available programs and resources.

RECOMMENDED ACTION:

Discuss and provide direction regarding TIRZ business outreach and engagement efforts.



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

CAPTION: Discussion Regarding Parking Garage Signage. (*W Martinez, Economic Development Manager*)

AGENDA DATE: September 9, 2026

DATE SUBMITTED: 09/01/2026

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

SUMMARY:

Discuss potential signage for the parking garage, including opportunities to improve visibility, identification, and awareness of public parking in the downtown area.

RECOMMENDED ACTION:

Discuss and provide direction regarding potential parking garage signage.