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 Meismer, 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: SEPTEMBER 9, 2026

APPROVED: ATTEST:

Judy Eychner

Judy Eychner, Chair

Shelley McElhannon

Shelley McElhannon, City Secretary