

**ECONOMIC IMPROVEMENT
CORPORATION MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
MARCH 17, 2025 4:00 PM**

On March 17, 2025 at 4:00 PM, President Clarkson called the Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028. President Clarkson led the invocation.

**ECONOMIC IMPROVEMENT
CORPORATION MEMBERS PRESENT:**

Kim Clarkson, President
Celeste Hamman, Vice-President
Gregg Appel, KEDC
Kyle Bond, "GO Team"
T.Beck Gipson
Jeff Harris, Councilmember
Gilberto Paiz

**ECONOMIC IMPROVEMENT
CORPORATION MEMBERS ABSENT:**

None.

EXECUTIVE STAFF PRESENT:

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

VISITORS PRESENT:

Gregory Richards
Maria Campana

CALL TO ORDER:

President Clarkson called the meeting to order at 4:00 p.m.

1. INVOCATION:

President Clarkson led the invocation.

2. VISITORS/CITIZENS FORUM:

There were no citizen speakers.

3. **APPROVAL OF MINUTES:**

3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on February 18, 2025. (K Franchina, Deputy City Secretary)

Gregg Appel made a motion to approve the minutes, seconded by Kyle Bond. The motion passed 7-0.

4. **MONTHLY REPORTS:**

4.A Kerr Economic Development Corporation (KEDC) update. (T Bock, KEDC)

There was no KEDC update.

4.B 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. (D Paxton, Director of Planning and Development)

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

4.C February 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

Trina Rodriguez presented the monthly financial update and responded to questions.

5. **CONSIDERATION AND POSSIBLE ACTION:**

5.A Amendment(s) to Economic Development Grant Agreement between Habitat for Humanity-Kerr County and the EIC for Installation of Public Infrastructure for the Development of the Mariposa Residential Neighborhood. (M Hornes, Assistant City Manager)

Michael Hornes provided information and introduced Mary Campana.

Mary Campana presented the Habitat update and responded to questions.

Greg Richards presented long-term affordability information. He, Mary Campana, Mike Hayes, and Trina Rodriguez responded to questions.

Vice-President Hamman made a motion to direct staff to draft an amendment in agreement to accelerate the re-payment schedule, to subordinate to the restrictions, remove the 80% and cap at 120%, seconded by Gregg Appel. The motion passed 7-0.

5.B Habitat for Humanity-Kerr County's application of restrictive covenants and lien subordination. (M Hornes, Asst. City Manager)

Item 5.A and 5.B we discussed simultaneously.

6. **EXECUTIVE SESSION:**

None.

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

None.

8. ITEMS FOR FUTURE AGENDAS:

President Clarkson requested an item for discussion of a new agreement with KEDC and EIC, with possible consideration of EIC's use of funds to hire counsel.

ADJOURN.

President Clarkson adjourned the meeting at 4:57 p.m.

APPROVED BY THE ECONOMIC IMPROVEMENT
CORPORATION: 4/22/2025

APPROVED:



Kim Clarkson, President

ATTEST:



Kesha Franchina, Deputy City Secretary