



Economic Improvement Corporation Regular Meeting Agenda  
July 21, 2025 at 4:00 PM  
City Hall, 701 Main Street, Kerrville, Texas



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**CALL TO ORDER:**

1. **INVOCATION:**

2. **VISITORS/CITIZENS FORUM:** *Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.*

3. **APPROVAL OF MINUTES:**

3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on June 16, 2025. (K Franchina, Deputy City Secretary)

4. **MONTHLY REPORTS:**

4.A July 21, 2025 flood event, status of recovery efforts, and City's continuing response. (M Hornes, Assistant City Manager)

4.B Kerrville Economic Development Corporation (KEDC) update. (T Bock, KEDC President)

4.C Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Scott Schreiner Golf Course Improvements, Olympic Pool Renovations, Cailloux Theater Improvements, Travis Street Pump Station Upsizing, A.C. Schreiner House/HHHC, Granger McDonald Park, Megaacrete, Habitat for Humanity, Schreiner University CTWD and Edington Gym Upgrades, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)

4.D June 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

5. **CONSIDERATION AND POSSIBLE ACTION:**

5.A Fiscal Year 2026 Budget Presentation. (J Behrens, Director of Finance, T Rodriguez, Assistant Director of Finance)

6. **EXECUTIVE SESSION:** *Economic Improvement Corporation (EIC) may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.*

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

8. **ITEMS FOR FUTURE AGENDAS:** *Economic Improvement Corporation 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 that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 7/16/2025 at 4:00 pm and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

**Kesha Franchina**

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:** Minutes from the regular Economic Improvement Corporation (EIC) meeting held on June 16, 2025. (K Franchina, Deputy City Secretary)

**AGENDA DATE:** July 21, 2025

**DATE SUBMITTED:** 09/17/2024

**SUBMITTED BY:**

**EXHIBITS:**

1. EIC Minutes 6-16-2025

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**Expenditure:**  
**Account Number:**  
**Payment to/Vendor name:**

**Amount Budgeted:**  
**Account Balance:**

**Kerrville 2050 Item?**  
No

**Key Priority Area:**

**SUMMARY:**

Minutes from the regular Economic Improvement Corporation (EIC) meeting held on June 16, 2025.

**RECOMMENDED ACTION:**

Approve minutes as presented.

**ECONOMIC IMPROVEMENT CORPORATION  
MINUTES REGULAR MEETING**

**KERRVILLE, TEXAS  
JUNE 16, 2025 4:00 PM**

On June 16, 2025, Vice-President Hamman called the Economic Improvement Corporation meeting to order in City Hall Council Chambers, 701 Main Street, Kerrville, Texas 78028. Beck Gipson led the invocation.

**ECONOMIC IMPROVEMENT CORPORATION  
MEMBERS PRESENT:**

Celeste Hamman, Vice-President  
Denny Foster  
T.Beck Gipson  
Kent McKinney, Councilmember  
Gilberto Paiz  
Ryan Pendergraft

**EXECUTIVE STAFF PRESENT:**

Mike Hayes, City Attorney  
Michael Hornes, Assistant City Manager  
Kim Meismer, Assistant City Manager  
Julie Behrens, Director of Finance  
Jacob Bogusch, Finance Compliance Coordinator  
Kesha Franchina, Deputy City Secretary  
Kelly Hagemeyer, Economic Development Manager  
Trina Rodriguez, Assistant Director of Finance

**CALL TO ORDER:**

Vice-President Celeste Hamman called the meeting to order at 4:00 pm.

1. **INVOCATION:**

Beck Gipson led the invocation.

2. **VISITORS/CITIZENS FORUM:** There were no speakers.

Ryan Pendergraft, Kent McKinney, and Denny Foster introduced themselves as the new members of the Economic Improvement Corporation.

3. **NOMINATE AND ELECT OFFICERS:**

3.A Nominate and elect the Economic Improvement Corporation (EIC) President, Vice-President, Secretary, and Treasurer. (K Franchina, Deputy City Secretary)

Gil Paiz motioned to nominate and elect Celeste Hamman as President of the Economic Improvement Corporation, seconded by Denny Foster. The motion passed 6-0.

Kent McKinney motioned to nominate and elect Beck Gipson as Vice-President of the Economic Improvement Corporation, seconded by President Hamman. The motion passed 6-0.

President Hamman motioned to nominate and elect Kesha Franchina, City Secretary's

**ECONOMIC IMPROVEMENT  
CORPORATION MEMBERS**

**ABSENT:**

Kyle Bond, "GO Team"

**VISITORS PRESENT:**

Office, as Secretary of the EIC, seconded by Denny Foster. The motion passed 6-0. President Hamman motioned to nominate and elect Trina Rodriguez, Finance Department, as Treasurer of the EIC, seconded by Kent McKinney. The motion passed 6-0.

- 3.B Nominate and approve the Economic Improvement Corporation (EIC) representative to the Kerrville Economic Development Corporation (KEDC). (K Franchina, Deputy City Secretary)

Ryan Pendergraft, Gil Paiz, and Beck Gipson expressed interest in the Kerrville Economic Development Corporation representative.

Kent McKinney motioned to nominate Gil Paiz as a replacement to the Vice-President position, seconded by President Hamman. The motion passed 6-0.

Vice-President Paiz motioned to nominate and appoint Beck Gipson as representative to the Kerrville Economic Development Corporation, seconded by Kent McKinney. The motion passed 6-0.

- 3.C Nominate and approve the Economic Improvement Corporation (EIC) representative to the "GO Team". (K Franchina, Deputy City Secretary)

Denny Foster motioned to nominate and appoint Kyle Bond as Economic Improvement Corporation representative to the "GO Team", seconded by Beck Gipson. The motion passed 6-0.

#### 4. **APPROVAL OF MINUTES:**

- 4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on May 19, 2025. (K Franchina, Deputy City Secretary)

Beck Gipson motioned to approve the minutes as presented, seconded by Vice-President Paiz. The motion passed 6-0.

#### 5. **MONTHLY REPORTS:**

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

Todd Bock noted that he will be the new permanent Executive Director for KEDC and will begin in July. He presented the KEDC update and responded to questions. President Hamman noted that Todd will be reaching out to all members for one-on-one interaction.

- 5.B Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Scott Schreiner Golf Course Improvements, Olympic Pool Renovations, Cailloux Theater Improvements, Travis Street Pump Station Upsizing, A.C. Schreiner House, Granger McDonald Park, Megaaccrete, Habitat for Humanity, Schreiner University CTWD and Edington Gym Upgrades, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)

Michael Hornes introduced staff to the new EIC board members. He presented the EIC project status update and responded to questions. Discussion ensued regarding the Cailloux Center upgrades; consensus to proceed. The EIC overview of projects was tied into the project update.

5.C Kerrville Economic Improvement Corporation (EIC) overview of projects. (M Hornes, Assistant City Manager)

Michael Hornes tied the EIC overview of projects into the project update.

5.D May 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

Trina Rodriguez presented the monthly financial update and the five-year forecast. Trina and Michael Hornes responded to questions.

6. **CONSIDERATION AND POSSIBLE ACTION:**

6.A Economic Development Incentives. (Todd Bock, Kerr EDC- Interim Executive Director)

Todd Bock reviewed the Economic Development incentives presentation and responded to questions.

6.B Discussion regarding future projects and budget. (M Hornes, Assist. City Manager & K Hagemeyer, Economic Development Manager)

Michael Hornes discussed future projects and budgeted items, and responded to questions.

7. **EXECUTIVE SESSION:** None.

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

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

**ADJOURN.**

President Hamman adjourned the meeting at 5:09 p.m.

APPROVED BY THE ECONOMIC IMPROVEMENT CORPORATION: \_\_\_\_\_

APPROVED:

ATTEST:

\_\_\_\_\_  
Celeste Hamman, President

\_\_\_\_\_  
Kesha Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:** Kerrville Economic Improvement Corporation (EIC) project status update including Downtown Area Streetscape, Scott Schreiner Golf Course Improvements, Olympic Pool Renovations, Cailloux Theater Improvements, Travis Street Pump Station Upsizing, A.C. Schreiner House/HHHC, Granger McDonald Park, Megaacrete, Habitat for Humanity, Schreiner University CTWD and Edington Gym Upgrades, and James Avery Traffic Signal. (M Hornes, Assistant City Manager)

**AGENDA DATE:** July 21, 2025

**DATE SUBMITTED:** 07/14/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. 7-16-2025 EIC projects update

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**Expenditure:**  
**Account Number:**  
**Payment to/Vendor name:**

**Amount Budgeted:**  
**Account Balance:**

**Kerrville 2050 Item?**

**Key Priority Area:**

**SUMMARY:**

**RECOMMENDED ACTION:**

**Monthly EIC Project Status Report**

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Downtown Area Streetscape	Relocate overhead utility lines to underground; improved beautification of the garage with limestone influences, LED light upgrades and wrought iron railing.	N/A	Summer 2025	KPUB portion is complete for underground utility work. Stop signs installed, masonry and wrought iron railing installed. Street lighting installed on Water Street. Decorative lighting to be installed on Clay St. near Downtown Parking Garage.
2	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	Complete	Summer 2025	EIC and City Council approvals for funding complete. Design complete. Construction in progress, with construction completion anticipated for Summer 2025
3	Olympic Pool renovations	Renovations to the Olympic pool	Feb-2025	Summer 2026	EIC and City Council approvals for funding complete. Design anticipated to complete March 2025 with construction completion anticipated Spring 2026. Council awarded contract at regularly scheduled meeting June 24, 2025.
4	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	Fall 2025	EIC and City Council approvals for funding complete. Design complete and project awarded by City Council at October 22, 2024 meeting. Construction commenced March of 2025. Theater to close during construction with anticipated completion of August, 2025.
5	Travis Street Pump Station Upsizing	Increase distribution capacity of the Travis St pump station to meet TCEQ requirements for future developments.	TBD	TBD	Project approved by City Council March 26, 2024. Staff and engineer currently in communication with TCEQ regarding design requirements for the pump station upgrades. Construction completion anticipated for 2026.
6	A.C Schreiner House/HHHC	Repurposing of house and grounds located at 529 Water Street on BHML Campus	Complete	Fall 2025	Design complete. Contract amendment for GMP approved by City Council. Construction commenced October, 2024 with Estimated construction completion in October 2025.
7	Granger McDonald Park	Creation of a new city park along Nimitz Lake in the landing subdivision	Early 2025	TBD	Currently in design phase with Hewitt Engineering. The City of Kerrville submitted a grant application with Texas Parks and Wildlife. Construction schedule will follow based on the outcome of the grant application. GRC has contracted with a grant writer to assist in the City's submission.
8	Megacrete	New autoclave aerated concrete plant	TBD	TBD	Megacrete permit application with TCEQ currently under review.
9	Habitat for Humanity	Infrastructure funding for the new Mariposa subdivision	Complete	TBD	Infrastructure construction in progress with completion anticipated in April, 2025.
10	Schreiner University CTWD and Edington Gym Upgrades	New Center for Talent and Workforce Development and renovations to the Edington Gym	Complete	Fall 2025	Schreiner has hired a director for the CTWD and is currently renovating the Edington Gym Space
11	James Avery Traffic signal	TBD	TBD	TBD	TBD



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:** June 2025 Monthly Financial Report. (T Rodriguez, Assistant Director of Finance)

**AGENDA DATE:** July 21, 2025

**DATE SUBMITTED:** 07/15/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. June 2025 financial presentation

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**Expenditure:  
Account Number:  
Payment to/Vendor  
name:**

**Amount Budgeted:  
Account Balance:**

**Kerrville 2050 Item?**

**Key Priority Area:**

**SUMMARY:**

**RECOMMENDED ACTION:**

# **Financial update for the month ended June 30, 2025**

**Economic Improvement Corporation Meeting  
July 21, 2025**



**Sales Tax Revenue Bond Series 2023  
Statement of Activities  
Month Ended June 30, 2025**

Cash Analysis as of June 30, 2025					
Type	Purchase	Maturity	Yield	Placement	Amount
Pool			4.43%	EIC TexPool - 2023 Revenue Bonds	\$ 13,944,934
Com. Paper	10/31/2024	7/25/2025	4.51%	MUFG Bank CP - 62479LUR4	\$ 1,994,015
				<b>2023 Revenue Bonds and Investments</b>	<b>\$ 15,938,948</b>

	Budget	FY2024 Total	Apr 2025	May 2025	Jun 2025	Total thru May 2025
<b>Revenues:</b>						
<b>Bond Proceeds</b>	<b>20,000,000</b>	20,000,000	-	-	-	20,000,000
<b>Pool Interest Income</b>	<b>750,772</b>	870,506	62,698	59,798	56,806	1,475,315
<b>ST Investment Income</b>	-	-	7,129	7,129	7,129	57,544
<b>Projects:</b>						
<b>Scott Schreiner Golf Course Improvements</b>	<b>4,000,000</b>	309,195	669,436	157,974	153,591	2,128,626
<b>Olympic Pool Improvements</b>	<b>7,750,000</b>	75,668	153,977	2,016	39,110	660,159
<b>Cailloux Theater Roof &amp; HVAC</b>	<b>3,250,000</b>	25,407	451,549	-	1,468,024	1,948,376
<b>Existing Parks Improvements</b>	<b>800,000</b>	374,658	203,145	-	-	749,315
<b>Granger McDonald Park Improvements</b>	<b>2,200,000</b>	-	-	-	59,558	108,579
<b>Heart of the Hills Heritage Center</b>	<b>2,000,000</b>	-	-	-	-	-
<b>Investments:</b>	-	-	-	-	-	1,935,327
<b>Arbitrage Payable:</b>	-	302,084	-	-	-	302,084
<b>Interest Receivable:</b>	-	-	7,129	7,129	7,129	57,544
<b>Net Cash Balance</b>		19,783,494	(1,415,408)	(100,192)	(1,663,478)	<b>13,642,849</b>

**14,404,945**

**1,230,775**



**Economic Improvement Corporation**

**Statement of Activities**

**Month Ended June 30, 2025**

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
<b>Revenues</b>					
Sales and Use Tax	\$ 5,104,402	\$ 475,542	\$ 3,808,621	\$ 3,789,610	\$ 19,010
Interest Income	153,247	28,715	248,070	130,291	117,780
Investment Maturity	4,000,000	-	3,000,000	3,000,000	-
<b>Total Revenues</b>	<b>9,257,649</b>	<b>504,257</b>	<b>7,056,691</b>	<b>6,919,901</b>	<b>136,790</b>
<b>Expenditures</b>					
Administrative					
Supplies and Miscellaneous	650	-	985	985	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	213,200	17,767	159,900	159,900	-
Kerr Economic Development Corp.	343,750	-	257,813	257,813	-
<b>Total Administrative</b>	<b>577,600</b>	<b>17,767</b>	<b>418,698</b>	<b>418,698</b>	<b>-</b>
Debt Service					
Debt Service - Series 2015 (KSC)	603,100	50,258	452,325	452,325	-
Debt Service - Series 2019 Ref (River Trail)	257,100	21,425	192,825	192,825	-
Debt Service - Series 2020 Ref (River Trail)	230,500	19,208	172,875	172,875	-
Debt Service - Series 2023 (Quality of Life)	1,468,750	122,396	1,101,562	1,101,562	-
<b>Total Debt Service</b>	<b>2,559,450</b>	<b>213,287</b>	<b>1,919,587</b>	<b>1,919,587</b>	<b>-</b>
Investment Purchase	2,000,000	-	-	-	-
Projects					
Downtown Utilities/Streetscape	69,937	-	-	-	-
Travis Street Pump Station Upgrades	600,000	-	23,370	23,370	-
Schreiner University Talent & Workforce Dvlpmnt	411,214	-	-	-	-
Schreiner University Athletic Facilities	1,088,786	-	1,088,786	1,088,786	-
Lennar Windridge Development*	2,000,000	-	-	-	-
Habitat for Humanity Mariposa Infrastructure*	1,130,000	-	1,621,047	1,004,444	616,602
<b>Total Projects</b>	<b>5,299,937</b>	<b>-</b>	<b>2,733,203</b>	<b>2,116,600</b>	<b>616,602</b>
<b>Total Expenditures</b>	<b>10,436,987</b>	<b>231,054</b>	<b>5,071,488</b>	<b>4,454,885</b>	<b>616,602</b>
<b>Change in Net Position</b>	<b>\$ (1,179,338)</b>	<b>\$ 273,203</b>	<b>\$ 1,985,203</b>		



**Economic Improvement Corporation**

**Cash Flow Forecast**

**As of June 30, 2025**

	<b>FY2025 Actual</b>	<b>FY2025 Projections</b>	<b>FY2026 Projections</b>			
	Oct 2024 to Jun 2025	Jul 2025 to Sep 2025	Oct 2025 to Dec 2025	Jan 2026 to Mar 2026	Apr 2026 to Jun 2026	Jul 2026 to Sep 2026
<b>Beginning Cash Balance</b>	\$ 4,120,698	\$ 6,066,246	\$ 5,863,471	\$ 4,042,122	\$ 4,182,511	\$ 4,519,817
<b>Revenue</b>						
Sales Tax	3,808,621	1,314,792	1,234,851	1,329,786	1,253,506	1,286,259
Interest Income	248,070	81,000	58,600	58,600	58,600	58,600
Investment Maturity	3,000,000	1,000,000		1,000,000		1,000,000
<b>Total Revenue</b>	7,056,691	2,395,792	1,293,451	2,388,386	1,312,106	2,344,859
<b>Expenditures</b>						
Administrative						
Supplies and Miscellaneous	985	163	163	1,163	163	163
Legal Services	-	2,500	2,500	2,500	2,500	2,500
Training	-	2,500	2,500	2,500	2,500	2,500
Professional Services	159,900	53,300	55,432	55,432	55,432	55,432
Kerr Economic Development Corp.	257,813	85,938	85,750	85,750	85,750	85,750
Total Administrative	418,698	144,400	146,345	147,345	146,345	146,345
Debt Service	1,919,587	639,862	639,994	639,994	639,994	639,994
Investment Purchase	-	1,000,000	-	1,000,000	-	1,000,000
Projects						
Downtown Utilities/Streetscape	-	-	-	-	-	-
Travis Street Pump Station Upgrades	23,370	26,630	173,462	173,462	173,462	173,462
Schreiner University Talent & Workforce Dvlpmnt	-	411,214	-	-	-	102,804
Schreiner University Athletic Facilities	1,088,786	-	-	272,196	-	-
Lennar Windridge Development	-	-	2,000,000	-	-	-
Habitat for Humanity Mariposa Infrastructure	1,621,047	353,660	-	-	-	-
James Avery Traffic Signal	-	-	140,000	-	-	-
Total Projects	2,733,203	791,504	2,313,462	445,658	173,462	276,266
<b>Total Expenditures</b>	5,071,488	2,575,767	3,099,800	2,232,996	959,800	2,062,604
Interest Receivable	39,655	22,800	15,000	15,000	15,000	15,000
<b>Ending Cash Balance</b>	\$ 6,066,246	\$ 5,863,471	\$ 4,042,122	\$ 4,182,511	\$ 4,519,817	\$ 4,787,072



# Financial Analysis

Sales Tax Revenue Analysis - FY2025					
Month	Actual FY2024	Actual FY2025	Budget Estimate FY2025	FY2024 vs. FY2025	Budget vs. Actual
October	\$ 465,726	\$ 380,948	\$ 437,120	-18.20%	-12.85%
November	375,745	404,389	\$ 414,771	7.62%	-2.50%
December	389,096	405,904	\$ 377,338	4.32%	7.57%
January	398,538	400,372	\$ 431,653	0.46%	-7.25%
February	485,443	601,268	\$ 498,702	23.86%	20.57%
March	370,297	367,116	\$ 384,830	-0.86%	-4.60%
April	395,960	346,108	\$ 369,058	-12.59%	-6.22%
May	435,436	425,940	\$ 460,039	-2.18%	-7.41%
June	423,216	475,542	\$ 416,099	12.36%	14.29%
July	408,726	417,202	\$ 432,767	2.07%	-3.60%

Project Analysis as of June 30, 2025			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Travis Street Pump Station Upgrades	750,000	23,370	726,630
Schreiner University Talent & Workforce Dvlpmnt	822,430	-	822,430
Schreiner University Athletic Facilities	2,177,570	1,088,786	1,088,784
Habitat for Humanity Mariposa Infrastructure	2,260,000	1,906,340	353,660
Lennar Windridge Development	5,000,000	-	5,000,000
<b>Operational Project Commitments:</b>	<b>\$ 11,010,000</b>	<b>\$ 3,018,496</b>	<b>\$ 7,991,504</b>

Cash Analysis as of June 30, 2025					
Type	Purchase	Maturity	Yield	Placement	Amount
Pool			4.43%	EIC TexPool - Cash	\$ 6,066,246
Agency/Security	4/18/2024	10/15/2025	5.06%	US Treasury Note - 91282CFP1	\$ 999,883
Agency/Security	7/25/2024	7/25/2025	4.88%	FHLB Note - 3130B23U7	\$ 1,000,318
				<b>Operating Cash and Investments</b>	<b>\$ 8,066,447</b>



# Questions?





**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:** Fiscal Year 2026 Budget Presentation. (J Behrens, Director of Finance, T Rodriguez, Assistant Director of Finance)

**AGENDA DATE:** July 21, 2025

**DATE SUBMITTED:** 07/15/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. FY26 EIC Proposed Budget

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**Expenditure:**  
**Account Number:**  
**Payment to/Vendor  
name:**

**Amount Budgeted:**  
**Account Balance:**

**Kerrville 2050 Item?**

**Key Priority Area:**

**SUMMARY:**

**RECOMMENDED ACTION:**

# **ECONOMIC IMPROVEMENT CORPORATION**

## **FY2026 PROPOSED BUDGET**

# FY2026 Proposed Budget Revenues

	FY2025 Budget	FY2025 Estimate	FY2026 Budget
<b>Revenues</b>			
Sales and Use Tax	5,104,402	5,123,412	5,104,402
Interest Income	901,454	1,100,000	527,400
<b>Total Revenues</b>	\$ 6,005,856	\$ 6,223,412	5,631,802

## Proposed Revenues - \$5.6M

- Sales Tax Revenue - flat with FY2025 budget - \$5.1M
- Interest Revenue - \$527K - projected 3% earnings on average daily cash balance, including ST investments

# FY2026 Proposed Budget Expenditures

	FY2025 Budget	FY2025 Estimate	FY2026 Budget
<b>Expenditures</b>			
<i>Administrative</i>			
Supplies and Miscellaneous	650	1,035	1,650
Legal Services	10,000	-	10,000
Training	10,000	-	10,000
Professional Services	213,200	213,200	221,728
Kerr Economic Development Corp.	343,750	343,750	343,000
<b>Total Administrative</b>	<b>577,600</b>	<b>557,985</b>	<b>586,378</b>
<i>Debt Service</i>			
Debt Service - Series 2015 (KSC)	603,100	603,100	605,250
Debt Service - Series 2019 Ref (River Trail)	257,100	257,100	252,650
Debt Service - Series 2020 Ref (River Trail)	230,500	230,500	232,275
Debt Service - Series 2023 (Quality of Life)	1,468,750	1,468,750	1,469,800
<b>Total Debt Service</b>	<b>2,559,450</b>	<b>2,559,450</b>	<b>2,559,975</b>
<i>Project Contributions</i>			
<i>Operational:</i>			
Travis Street Pump Station Upgrades	500,000	50,000	693,848
Schreiner University Talent & Workforce Dvlpmt	411,214	411,214	102,804
Schreiner University Athletic Facilities	1,088,786	1,088,786	272,196
Lennar Development	-	-	2,000,000
James Avery Traffic Signal	-	-	140,000
Habitat for Humanity Mariposa Infrastructure	800,000	1,974,707	-
<i>Revenue Bonds:</i>			
Olympic Pool Improvements	4,500,000	725,459	6,000,000
Granger McDonald Park	750,000	219,800	1,980,200
Heart of the Hills Heritage Center	1,000,000	1,000,000	1,000,000
Scott Schreiner Golf Course Improvements	3,603,261	3,334,050	-
Cailloux Theater Roof & HVAC	3,900,000	3,093,593	-
Existing Parks Improvements	400,000	374,658	50,685
<b>Total Projects</b>	<b>16,953,261</b>	<b>12,272,267</b>	<b>12,239,733</b>
<b>Total Expenditures</b>	<b>\$ 20,090,311</b>	<b>\$ 15,389,702</b>	<b>\$ 15,386,086</b>

Proposed Expenditures - \$15.3M

- COK - 4% increase over FY2025 per contract
- KEDC - flat with FY2025

- Debt Service payments per debt schedule

- Budgeted for committed projects as of July 2025
  - Travis St is waiting on TCEQ approvals of storage tank
  - Schreiner commitment schedules were strategically aligned to have larger payments year 1 and smaller payments the remaining 4 years
  - Lennar receives payment after substantial completion of infrastructure - Anticipate to start building November 2025
  - Revenue Bond funded project remaining commitments

**Net Revenue (Expenditures)**      \$ (14,084,455)    \$ (9,185,300)    \$ (9,754,284)

**Questions?**