

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, OCTOBER 28, 2013 AT 4:00 P.M.

KERRVILLE CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

**AGENDA FOR REGULAR MEETING OF THE
CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
MONDAY, OCTOBER 28, 2013, 4:00 P.M.
KERRVILLE CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS**

CALL TO ORDER

INVOCATION

1. VISITORS/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the 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.

2. APPROVAL OF THE MINUTES:

2A. Minutes of the regular meeting held September 23, 2013, the joint meeting with the City Council held on October 3, 2013, and the joint meeting with the Kerrville Economic Development Corporation, also held on October 3, 2013.

3. MONTHLY REPORTS:

3A. Monthly financials for September 2013. (staff)

3B. Capital projects update. (staff)

River Trail and Parks projects

3C. Update regarding "GO Team" activities. (staff)

3D. Update on Downtown Wireless Usage. (staff)

3E. Kerrville Economic Development Corporation (KEDC) Update regarding KEDC Activities. (Jonas Titas)

4. INFORMATION AND DISCUSSION:

4A. Report on 2013 events funded by EIC. (staff)

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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 do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time October 23, 2013 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Funding Request from Playhouse 2000, Inc. in the amount of \$500,000.00. (staff)

5B. Funding request from the City of Kerrville for Phase III of the library campus renovation project in the amount of \$400,000.00. (staff)

5C. Funding request from Schreiner University in the amount of \$250,000.00. (staff)

5D. Funding request from Habitat for Humanity in the amount of \$375,000.00. (staff)

5E. Streetscape Presentation. (Peter Lewis)

5F. Kerrville Economic Development Corporation Annual Report. (Jonas Titas)

6. EXECUTIVE SESSION:

The Economic Improvement Corporation may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including 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 matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code, including the following matter:

- Funding request from Playhouse 2000, Inc. in the amount of \$500,000.00.
- Funding request from City of Kerrville for Phase III of the library campus renovation project in the amount of \$400,000.00.
- Funding request from Schreiner University in the amount of \$250,000.00.
- Funding request from Habitat for Humanity in the amount of \$375,000.00.

7. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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 do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: October 23, 2013 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

Agenda Item:

2A. Minutes of the regular meeting held on September 23, 2013, the joint meeting with the City Council held on October 3, 2013, and the joint meeting with the Kerrville Economic Development Corporation, also held on October 3, 2013.
(staff)

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING **September 23, 2013**

On Monday, September 23, 2013, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Rex Boyland, Secretary in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

Members Present:

Rex Boyland, Secretary
Gary Cochrane
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

David Wampler, President
Kenneth Early, Vice President

City Executive Staff Present:

Todd Parton, City Manager
Kristine Ondrias, Assistant City Manager
Cheryl Brown, Deputy City Secretary
Mike Hayes, City Attorney
Sandra Yarborough, Director of Finance
Ashlea Boyle, Main Street/Special Projects Manager
Malcolm Matthews, Director of Parks and Recreation
Charlie Hastings, Director of Public Works

Visitors Present: Visitor list available in the City Secretary's Office for the required retention period.

Jonas Titas, Executive Director of the Kerrville Economic Development Corporation

Invocation: Given by Ms. Keeble.

1. **VISITORS/CITIZENS FORUM:** No one spoke

2. **APPROVAL OF THE MINUTES:**

2A. Minutes of the regular meeting held the budget workshop meeting held on August 12, 2013 and the regular meeting held on August 19, 2013:

Mr. Cochrane moved for approval of the minutes of July 22, 2013; Mr. Howard seconded, and the motion passed 5-0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for July 2013:

Ms. Yarborough reported that there was a beginning cash balance of \$2,306,128.00, with \$246,340.00 in tax income and interest revenue; and \$89,803.00 in expenses, leaving an ending cash balance of \$2,462,664.00. This was an increase over 2012.

3B. Capital projects update.

Cailloux Theater

Mr. Parton asked the board to allow him to go out of sequence, and give the report on the Cailloux Theater first. The board agreed. Mr. Parton reported that the City was working with KPUB to examine the scope of work that needed to be conducted. City staff was also inspecting the interior lighting, to determine if repairs could be made to some of the lighting, rather than purchasing all new products. Mr. Parton assured the board that the results, whether new lighting or repairs to the existing lighting, would be consistent with the life span expected for new lighting. City staff was also working with Peter Lewis to look at the specifications for the exterior lighting. The resulting cost of the interior lighting portion of the project could be less than \$50,000.00, and if that happened, there would be no necessity to go through the bidding process, which would get the project done more quickly and efficiently. The goal was to get the repairs/replacement completed to have as little impact on the production schedule of the theater.

Effluent Reuse Study:

Mr. Parton reported that City staff went before City Council, and there was a budget amendment approved that allocated utility funds to pay the \$135,000.00 for the study. He explained that the purpose for getting the budget amendment was to alleviate the need to use 4B tax funds, because the effluent water was to be considered as an additional water supply for the City at some time in the future. The contract for the study was awarded to Freese and Nichols, Inc., and the study was expected to be completed in approximately 6 months. Mr. Parton assured the board that he would keep them informed regarding the study.

River Trail and Parks projects:

Mr. Parton reported that City staff was working with Peter Lewis on the concept plan for Louise Hays Park, and Mr. Lewis was going to have a presentation, and Mr. Parton asked the board to give staff some direction regarding the project after they saw the presentation. He also mentioned that Mr. Lewis was making the same presentation to City Council at their 9/24/13 meeting, and Mr. Parton was going to ask them for direction as well. Mr. Parton hoped to have the designs ready to implement by early 2014, with construction to begin no later than March, 2014. There was a 12 month projected timeline for the project. He reminded the board that the funding for the improvements to Louise Hays Park and the funding for the River Trail project were separate.

Mr. Matthews reviewed the progress of the River Trail. The preliminary schematic plans for the River Trail from G Street to Kerrville Schreiner Park were received from the consultant, and City staff was working with the consultant to finalize that plan. He stated he hoped to have that portion of the trail finished in

early 2015, if not sooner. City staff continued to work with property owners to obtain easements. Surveys were to begin soon.

Peter Lewis gave a presentation regarding the concept plan for the improvements to Louise Hays Park.

Ken Wilson, resident of Kerrville spoke regarding the proposed improvements to Louise Hays Park, as it affects his property that is contiguous to the park.

Sharon Walling, 2062 Summit Crest spoke regarding the improvements to Louise Hays Park, and how the parking would change.

3C. Update regarding "GO Team" activities.

Ms. Boyle reported that the "GO Team" had met twice since the last EIC meeting to review a quality of life application from the Museum of Western Art. The application was not complete, and the "GO Team" asked the applicant to re-submit the application after it was completed. She hoped to bring the application before the EIC at their next meeting.

3D. Kerrville Economic Development Corporation (KEDC) Update regarding KEDC Activities.

Mr. Titas reviewed his written report that was given to the board. He reported that there were three new prospects that the KEDC was working with, which could potentially create 60 new primary jobs.

4. PUBLIC HEARING AND POSSIBLE ACTION:

4A. Administrative Services Contract with the City of Kerrville.

Ms. Boyle reviewed the Administrative Services Contract, which was approved by the City Council at their last meeting. The contract was the same as the previous year.

Mr. Boyland opened the public hearing at 5:03 p.m. There were no comments or questions. The public hearing was closed at 5:03 p.m.

Mr. Cochrane moved to approve the administrative services contract as presented. Ms. Rickert seconded and the motion passed 5-0.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Funding request from Kerrville Economic Development Corporation

Ms. Boyle reviewed the funding request from Kerrville Economic Development Corporation.

This item was postponed until after executive session.

6. EXECUTIVE SESSION:

The Economic Improvement Corporation may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including 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 matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

Mr. Howard moved that the EIC go into executive closed session under Section 551.071 (consultation with attorney), Section 551.072 (deliberation regarding real property); Ms. Rickert seconded the motion, and it passed 5-0, to discuss the following matter:

Sections 551.071, and 551.072:

- River Trail

At 5:05 p.m. the regular meeting recessed and the EIC went into executive closed session at 5:06 p.m. At 5:37 p.m. the EIC board recessed the executive closed session and returned to open session at 5:37 p.m.

Mr. Boyland announced that no action had been taken in executive closed session.

Mr. Howard moved to approve the funding agreement with KEDC in the amount of \$60,000.00, to go with the \$17,500.00 from the other entities. Mr. Cochrane seconded and the motion passed 5-0.

7. ADJOURNMENT

Mr. Boyland adjourned the meeting at 5:39 p.m.

APPROVED: _____

Rex Boyland, Secretary

ATTEST:

Cheryl Brown
Deputy City Secretary

MINUTES OF THE KERRVILLE CITY COUNCIL AND
CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
JOINT MEETING OCTOBER 3, 2013

On October 3, 2013, a joint meeting of the Kerrville City Council and the Economic Improvement Corporation was called to order by Mayor Pratt and EIC Chairman Wampler at 10:06 a.m. in the city hall council chambers, 800 Junction Highway.

COUNCIL MEMBERS PRESENT:

Jack Pratt	Mayor
Stacie Keeble	Councilmember
Justin MacDonald	Councilmember
Gene Allen	Councilmember

COUNCIL MEMBER ABSENT:

Carson Conklin	Mayor Pro Tem
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EIC MEMBERS PRESENT:

David Wampler	President
Kenneth Early	Vice-President
Rex Boyland	Secretary
Larry Howard	Board Member
Stacie Keeble	Board Member

EIC MEMBER ABSENT:

Gary Cochrane	Board Member
Polly Rickert	Board Member

STAFF PRESENT:

Todd Parton	City Manager
Kristine Ondrias	Assistant City Manager
Heather Stebbins	Assistant City Attorney
Brenda G. Craig	City Secretary
Cheryl Brown	Deputy City Secretary
Kim Meisner	Director of General Operations
Malcolm Matthews	Director of Parks and Recreation
Ashlea Boyle	Main Street/Special Projects Manager
Charlie Hastings	Director of Public Works
Dieter Werner	City Engineer

**UPDATE ON THE LOUISE HAYS PARK, LEHMANN AND MONROE PARK,
AND RIVER TRAIL IMPROVEMENTS**

Mr. Parton provided copies of the river trail project and the Louise Hays Park and Lehmann and Monroe Park improvements as presented at the August 27 council meeting, and noted that council had requested the following changes to the Louise Hays Park concept plan:

1. Paved area under the bridge near the river for boat docking and ramp access.
2. Additional parking near the river for handicapped accessibility to Tranquility Island.

Staff noted that all buildings were located out of the floodplain, and screening would be provided, possibly a solid wall, between Louise Hays Park and Park Lane Apartments.

DISCUSSION AND DIRECTION TO CITY STAFF REGARDING ALIGNMENT OPTIONS FOR THE RIVER TRAIL PROJECT WEST OF THE RIVERSIDE NATURE CENTER

Mr. Parton reviewed the profile and very rough estimates for four trail alignment options for that section of the river trail between Riverside Nature Center and Knapp Park:

1. North river bank, \$2,100,000: north side of the river along the river's edge to Guadalupe Park. Crossing at Town Creek; property primarily residential; condemnation expected.
2. Guadalupe Street, \$1,800,000: use existing city sidewalks and street right of way. Crossing at Town Creek using existing street and drainage right of way to access Guadalupe Street; paved bike lane; no condemnation; least costly option. Impact to neighborhood included moving curbs, limited driveway access, no on-street parking or mailboxes; would affect about 12 residential property owners.
3. South river bank with a bridge crossing from Tranquility Island under Lemos Street Bridge and a low bridge crossing behind Dietert Center, \$2,800,000: two river crossings, extensive construction issues, safety and security, emergency accessibility issues related to this being a remote area, no location for a trail head, and possibility of condemnation.
4. South river bank with high bridge crossing near Guadalupe Park, \$3,150,000: same issues exist as in option 3; cost of high bridge and geotechnical unknown.

Also, floodway issues existed with options 1, 3, and 4.

Ms. Ondrias noted the following: 1) the rough estimates for all options did not include the cost of potential condemnation; 2) the uncertainty of property ownership of some tracts on Guadalupe Street could cause difficulty in the condemnation process; and 3) cautioned that figures for the high bridge were conceptual only and until geotechnical issues were completed and the bridge was designed cost estimates were uncertain.

The following comments and discussion were held:

- Concern of public perception as it was presented to citizens as \$6 million for 6 miles project; concern for staying within that budget commitment.
- The city guaranteed to undertake water/wastewater projects to facilitate economic development; in turn, the EIC committed to back the bonds to fund six miles of trail from Kerrville Schreiner Park to Knapp Park.
- If the city followed the original alignment along the riverbank on Guadalupe Street, as approved by EIC, funds were sufficient to complete the six miles.
- Option 2 of using existing city property and right of ways would achieve the full length of the trail for the lowest cost.
- EIC had no desire to shorten the trail; preference was to run the trail on the south side and if more money was needed, EIC would provide that funding.
- Council did not want to do condemnation on single family residential properties if it could be avoided.

- If council wanted to bypass condemnation and street frontage issues on Guadalupe Street, EIC would provide additional funds to put the trail on the south side of the river.
- Sidewalks were already located on both sides of Guadalupe Street and pedestrian traffic already existed. Mr. Parton noted the river trail would bring more people and vehicular traffic into the neighborhood.
- It was not a river trail if it was moved to the street; however, the trail would leave the river's edge and go along Guadalupe Street from Guadalupe Park to the Family Sports Center.
- Option 4 would create a loop to connect Guadalupe Street to Tranquility Island and the south side of the river and avoid the issue of condemnation of residential property.
- Had staff had any communication with property owners on the south side? Mr. Parton responded no; Mr. MacDonald noted that one property owner contacted him and wanted the trail on his property.
- What was the risk of the high bridge being destroyed during a flood? Mr. Parton noted an elevated bridge was less likely to be damaged during a flood and maintenance would be less as it would not collect flood debris.
- Possibility of using Lemos Street Bridge for access to the south side. Mr. Parton noted he would contact TxDOT for feasibility; the estimate included \$350,000 for a low bridge crossing; the high bridge was more costly due to height and span.
- Regardless of the option selected, a crossing was desired behind Riverside Nature Center to connect the Guadalupe Street area to the trail and park.
- EIC funding a downtown boardwalk and connecting to Louise Hays Park. Mr. Parton noted that the bond funds were sold for a river trail project; however, funding could be repurposed to a different project, and the boardwalk qualified under state law for 4B funding; however, the funding agreement between the city and EIC would have to be amended. EIC did not want to redirect funds from the river trail to a downtown boardwalk, but EIC would be in favor of funding the boardwalk as a separate project after the river trail was complete.

The consensus was to instruct staff to further investigate option 4 and bring it back to EIC, including: contact landowners, prepare options for expansion of project amenities, create cost estimates, develop a plan for emergency access, and include the cost of police patrol and any safety issues.

4. **ADJOURNMENT:** The meeting adjourned at 11:34 a.m.

APPROVED: _____

Jack Pratt, Mayor

APPROVED: _____

David A. Wampler, EIC President

ATTEST:

Brenda G. Craig, City Secretary

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
SPECIAL JOINT MEETING WITH THE KERRVILLE ECONOMIC DEVELOPMENT
CORPORATION** **October 3, 2013**

On Friday, October 3, 2013, the special joint meeting with the Kerrville Economic Improvement Corporation and the Kerrville Economic Development Corporation was called to order at 12:25 p.m. by David Wampler, President of the Kerrville Economic Improvement Corporation in the upstairs conference room at City Hall, at 701 Main Street, Kerrville, Texas.

EIC Members Present:

David Wampler, President
Kenneth Early, Vice President
Rex Boyland, Secretary
Stacie Keeble, Board Member
Larry Howard, Board Member

EIC Members Absent:

Polly Rickert, Board Member
Gary Cochrane, Board Member

KEDC Members Present:

Don Barnett, President
Tracy McCuan, Treasurer
Charlie McIlvain, Board Member
Dan Troxell, Board Member
Judge Pat Tinley, Kerr County

KEDC Members Absent:

Thomas Houdeshell, Vice President
Carson Conklin, City of Kerrville
Kyle Bond, Board Member

City Executive Staff Present:

Todd Parton, City Manager
Brenda Craig, City Secretary
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Main Street/Special Projects Manager

KEDC Staff Present:

Jonas Titas, Executive Director
Leah Dixon, Executive Assistant

Mr. Wampler introduced the KEDC members present.

1. **STRATEGIC GOALS FOR ECONOMIC DEVELOPMENT PROGRAMMING AND**
2. **TARGET MARKETS FOR ECONOMIC DEVELOPMENT EFFORTS**

Mr. Titas gave reports on both of these items consecutively. He reported on the two projects that were completed in the last year, which together created 70 primary jobs. He reported that the KEDC website was up to date. There were 9 prospects during the year, with two successful projects that created the 70 primary jobs. He attended 3 oil and gas trade shows, and distributed packets about

Kerrville, which led to 120 prospect leads. He reported that moving forward, KEDC would like to work with the EIC and city to extending the infrastructure of Village West by surveying the business owners to get a list of their interests as it pertains to the extension of the infrastructure. He also reported that the KEDC is interested in perhaps bringing an oil and gas industry symposium to Kerrville. He also reviewed the progress of the administrative part of KEDC, stating they joined Texas One and Texas EDC and they adopted a work program. KEDC also worked with EIC to develop economic development procedures and policy guidelines. In the coming fiscal year, he plans to present a draft of Chapter 380/381 policies to the city and county, as well as continue development of a revolving loan program.

There was some discussion regarding a convention center for Kerrville, and the size that would be required, as well as the different uses for a convention center, such as weddings and meetings.

It was the general consensus that the revolving loan program should be set aside for the time being.

Mr. Titas responded to questions regarding "craft agriculture," and what is included in that category; it includes vineyards for wineries and olive growers. He also responded to questions regarding the future of wineries in this area, and how it was going to benefit Kerrville.

3. ROUTINE REPORTING PROCEDURES FOR ECONOMIC DEVELOPMENT RELATED ACTIVITIES

Mr. Parton reviewed the EIC 2014 budget, as well as the projected budgets through fiscal year 2019. He explained the different categories of the budget, as well as the amounts that were allocated for each category, and the reasoning for the allocated amounts. He also reviewed the River Trail project, with information regarding the work already finished, as well as the upcoming utility and park improvements to Louise Hays. Mr. Parton reviewed the procedures for funding requests, as well as the requirements prospective business owners must meet to qualify for funding from the EIC. He reported that sales tax revenues were up 10% this year compared to 2012.

Mr. Troxell, representing the Kerrville Independent School District, requested that the city consider their approximate 6 acre parcel of property for the baseball complex being designed by the Cailloux Foundation. Mr. Parton indicated he would relay that request to the Cailloux Foundation.

Mr. Troxell spoke regarding the conditions of the school at Our Lady of the Hills Church. He stated that the school was facing an uncertain financial future.

4. REPORT BY CITY STAFF ON:

4A. Capital Projects: Mr. Parton spoke regarding the completed and the current capital projects.

4B. Water/Wastewater Plan: Mr. Parton reported that the City Council met with Freese & Nichols, Inc. today. FNI completed a wastewater study, and there were approximately \$35,000,000.00 in improvements needed at the wastewater plant. He further reviewed the water treatment plant and the capacities of both the water treatment plant and the wastewater plant.

4C. Effluent Reuse Study: Mr. Parton stated there are currently \$350,000,000 gallons amount of effluent water being released into the river per year. The City of Kerrville made an application to the State of Texas for an indirect reuse permit for the effluent water that is currently being released into the river. This permit would allow the City of Kerrville to use the effluent water at any time in the future. There was a study currently being done to determine the feasibility and costs for storing effluent water as the City's population increases, and current water supplies diminish. The study was to be completed by early March, 2014.

4D. Zoning Re-write: Mr. Parton reported that there was a rough draft ready, and the final draft should be ready for review by the City Council, EIC and the Chamber early 2014. He presented a map with the proposed locations of ponds to hold the effluent water, and reviewed the required improvements to the land in which the ponds would be placed.

5. ADJOURNMENT

Mr. Wampler adjourned the meeting at 1:41 p.m.

APPROVED: _____

Rex Boyland, Secretary

ATTEST:

Cheryl Brown
Deputy City Secretary

Agenda Item:

3A. Monthly financials for September 2013. (staff)

**TO BE CONSIDERED BY THE EIC
CITY OF KERRVILLE, TEXAS**

SUBJECT: EIC Financials

FOR AGENDA OF: October 28, 2013 **DATE SUBMITTED:** October 21, 2013

SUBMITTED BY: Sandra G. Yarbrough
Director of Finance

EXHIBITS: Monthly Financials

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OR FINANCE:

SUMMARY STATEMENT

The City of Kerrville staff will present and update the EIC on a monthly basis as to the status of the EIC's financial position.

RECOMMENDED ACTION

Recommend acceptance of the financials.

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund

Cash Balance as of September 1, 2013		\$ 2,462,664
Deposits:		
Sales Tax	\$ 224,905	
Interest Revenue	\$ 351	
	<u>\$ 225,256</u>	
Expenses:		
Office Supplies	\$ -	
Administrative Service Fee	\$ 8,333	
Transfer for Debt Service - 1999	\$ 42,083	
Transfer for Debt Service - 2012	\$ 14,167	
Transfer - Park Improvements	\$ 25,000	
Total Expenses	<u>\$ 89,583</u>	
Revenues Over (Under) Expenditures		<u>\$ 135,673</u>
Ending Cash Balance as of September 30, 2013		<u><u>\$ 2,598,336</u></u>

City of Kerrville
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending September 30, 2013

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 1,788,939		\$ 1,788,939		
REVENUE:					
Sales and Use Tax	\$ 2,425,000	\$ 224,905	\$ 2,739,322	112.96%	\$ (314,322)
Interest	\$ 5,000	\$ 351	\$ 5,309	106.17%	\$ (309)
Refund Airport/TXDOT	\$ -	\$ -	\$ 11,006		\$ (11,006)
Reimbursement - Colvin		\$ -	\$ 14,190		\$ (14,190)
Transfer In-Harper Road Utilities			\$ 438,143		\$ (438,143)
TOTAL REVENUE	\$ 2,430,000	\$ 225,256	\$ 3,207,969	132.02%	\$ (314,631)

	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
EXPENDITURES:					
Administrative					
Advertising/Supplies	\$ 500	\$ -	\$ 543	-	\$ (43)
Transfer to Debt Service Fund	\$ 505,000	\$ 42,083	\$ 505,000	100.00%	\$ 0
Transfer to Debt Service Fund - River Trail	\$ 170,000	\$ 14,167	\$ 170,000		\$ (0)
Economic Development Governing Body	\$ 175,000		\$ 127,000	100.00%	\$ 48,000
Annual Disclosure Fee	\$ 3,500		\$ 3,500		\$ -
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 100,000	100.00%	\$ 0
Total Administrative	\$ 954,000	\$ 64,583	\$ 906,043	94.97%	\$ 47,957
Category I - Business Development					
Unspecified	\$ 1,078,961			0.00%	\$ 1,078,961
Total Category I	\$ 1,078,961	\$ -	\$ -	100.00%	\$ 1,078,961
Category II - Quality of Life					
River Trail	\$ 300,000	\$ 25,000	\$ 300,000	100.00%	\$ -
Downtown Wireless	\$ 100,000			0.00%	\$ 100,000
Golf Course Improvements	\$ 608,141		\$ 608,141	100.00%	\$ -
Texas Arts and Crafts Fair	\$ 15,500		\$ 15,500	100.00%	\$ -
HCDJLS	\$ 150,000		\$ 149,703	99.80%	\$ 297
Downtown Streetscape	\$ 35,100		\$ 35,100	100.00%	\$ -
Kerr Fest	\$ 10,500		\$ 10,500	100.00%	\$ -
Quiet Valley Folk Festival	\$ 8,500		\$ 8,500	100.00%	\$ -
Quilt Show	\$ 1,000		\$ 1,000	100.00%	\$ -
Playhouse 2000	\$ 118,000		\$ 118,000	100.00%	\$ -
Cailloux Theater Lighting	\$ 200,652		\$ 200,652	100.00%	\$ -
4th on the River	\$ 25,000		\$ 25,000	100.00%	\$ -
Hill Country Wine and Brew Fest	\$ 20,432		\$ 20,432	100.00%	\$ -
Total Category II	\$ 1,592,825	\$ 25,000	\$ 1,492,528	93.70%	\$ 100,297
Category III - Public Infrastructure					
Category III Unspecified	\$ 500,000			0.00%	\$ 500,000
Total Category III	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Contingency	\$ -				\$ -
TOTAL EXPENDITURES	\$ 4,125,786	\$ 89,583	\$ 2,398,571	58.14%	\$ 1,727,215
NET REVENUES TO EXPENDITURES	\$ (1,695,785)	\$ 135,673	\$ 809,398		

	Budget	Actual
ENDING CASH BALANCE: September 30, 2013	\$ 93,153	\$ 2,598,336

CITY OF KERRVILLE
 Economic Improvement Corporation
 SALES TAX REVENUE ANALYSIS

	Actual FY 2010	Actual FY 2011	Actual FY 2012	Approved FY 2013	Actual FY 2013	Difference Projected vs Actual	% of Projected Variance
October	\$ 179,735	\$ 184,602	\$ 219,934	\$ 184,164	\$ 226,663	\$ 42,500	23.08%
November	\$ 188,879	\$ 207,677	\$ 203,379	\$ 208,708	\$ 210,744	\$ 2,036	0.98%
December	\$ 170,981	\$ 169,550	\$ 208,227	\$ 186,363	\$ 204,782	\$ 18,419	9.88%
January	\$ 170,645	\$ 195,030	\$ 204,051	\$ 183,199	\$ 217,647	\$ 34,448	18.80%
February	\$ 236,837	\$ 241,320	\$ 264,744	\$ 256,158	\$ 284,177	\$ 28,018	10.94%
March	\$ 163,136	\$ 169,754	\$ 186,812	\$ 175,922	\$ 205,749	\$ 29,826	16.95%
April	\$ 160,461	\$ 157,729	\$ 185,835	\$ 173,572	\$ 215,800	\$ 42,228	24.33%
May	\$ 203,235	\$ 234,742	\$ 223,320	\$ 230,918	\$ 251,468	\$ 20,550	8.90%
June	\$ 182,429	\$ 186,441	\$ 195,775	\$ 189,807	\$ 234,781	\$ 44,975	23.69%
July	\$ 179,622	\$ 190,696	\$ 210,758	\$ 192,763	\$ 216,641	\$ 23,878	12.39%
August	\$ 221,711	\$ 238,491	\$ 239,007	\$ 233,746	\$ 245,964	\$ 12,218	5.23%
September	\$ 186,321	\$ 179,133	\$ 203,486	\$ 209,679	\$ 224,905	\$ 15,226	7.26%
Total	\$ 2,243,991	\$ 2,355,166	\$ 2,545,329	\$ 2,425,001	\$ 2,739,321	\$ 314,321	12.96%

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Debt Service Fund

Cash Balance as of September 1, 2013		\$ 385,340
Revenues:		
Transfer from Sales Tax Improvements Fund	<u>\$ 42,083</u>	
Total Deposits	<u>\$ 42,083</u>	
Expenses:		
Paying Agent Fee		
Bond Principal		
Bond Interest	<u>\$ -</u>	
Total Expenses	<u>\$ -</u>	
Revenues Over (Under) Expenditures:		<u>\$ 42,083</u>
Ending Cash Balance as of September 30, 2013		<u><u>\$ 427,423</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Debt Service Fund
Revenue and Expense Statement
For the month ending September 30, 2013

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 421,672		\$ 421,672		
REVENUE:					
Transfer from Sales Tax Improvement Fund	\$ 505,000	\$ 42,083	\$ 505,000	100.00%	\$ 0
TOTAL REVENUE	\$ 505,000	\$ 42,083	\$ 505,000	100.00%	\$ 0
	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
EXPENDITURES:					
Series 1999 Sales Tax Bond Debt Service	\$ 465,000	\$ -	\$ 465,000	100%	\$ -
Series 1999 Sales Tax Bond Interest Expense	\$ 33,248		\$ 33,248	100%	\$ 1
Paying Agent Fees	\$ 1,000	\$ -	\$ 1,000	100%	\$ -
First Southwest Continuing Disclosure Fee	\$ -	\$ -		-	\$ -
TOTAL EXPENDITURES	\$ 499,248	\$ -	\$ 499,248	100.00%	\$ 1
ENDING CASH BALANCE: September 30, 2013	Budget \$ 427,424		Actual \$ 427,423		

CITY OF KERRVILLE
Economic Improvement Corporation
EIC Capital Projects Fund

Cash Balance as of September 1, 2013		\$ 955,414
Revenues:		
Total Revenues/Transfer In	<u>\$ -</u>	
Expenses:		
Downtown Streetscape	11,597	
H.C. Wine and Brew Fest	16,490	
Total Expenses	<u>\$ 28,087</u>	
Revenue Over (Under) Expenditures		<u>\$ (28,087)</u>
Ending Cash Balance as of September 30, 2013		<u><u>\$ 927,327</u></u>

Cash and Investments

Cash and Investment Balances by Fund			
<u>Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund	\$ 2,598,336	9/30/2013
43	EIC Debt Service Fund	\$ 427,423	9/30/2013
75	EIC Projects Fund	\$ 927,327	9/30/2013
Total EIC Cash Balance		\$ 3,953,086	9/30/2013

<u>Type</u>	<u>Investment Vehicle</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned (Annualized)</u>	<u>Period</u>
Cash	Wells Fargo Checking	\$ 64,592	\$ -	0.00%	9/30/2013
ST Investment	EIC TexPool	\$ 1,623,185	\$60.19	0.05%	9/30/2013
ST Investment	EIC TexStar	\$ 1,624,296	\$65.39	0.05%	9/30/2013
HILCO FCU	CD	\$ 245,819	\$146.14	0.71%	9/30/2013
Kerr County FCU	CD	\$ 245,507	\$104.25	0.51%	9/30/2013
Total Cash & Investments		\$ 3,803,398	\$375.97	0.12%	

Agenda Item:

3B. Capital projects update. (staff)
River Trail and Parks projects

Monthly Status Report

River Trail/Parks Projects

October 2013

Updates highlighted.

4B Funds

\$6,000,000 (River Trail Project)

\$2,000,000 (Louise Hays and Lehmann & Monroe Parks Renovation Project)

Status Report Kerrville River Trail

Riverside Nature Center (RNC) to Louise Hays Park (Package A)

SCOPE

Extends from a new trailhead at the Riverside Nature Center parking lot, along the west property line of the RNC, down to the river's edge, under the Lemos St. Bridge, construction of a trail bridge across the river, through Tranquility Island, to the west end of the parking area in Louise Hays Park. The 10' wide trail will be constructed of concrete, except for the segment that runs along the RNC western property line. *Total trail length: 0.7 miles*

Amenities

Trailheads with lighting, observation/seating areas, bridge, drainage, and signage. [Additional amenities, such as trail entries, kiosks, and interpretive signage, will be added, once designed.]

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement to CoK from RNC	complete (6/12; 9/12)	RNC to provide easement to City	requires RNC approval
	lease renewal to RNC from CoK	complete (6/12)	City to provide lease to RNC	City Council approval (6/12)
	approval from TxDoT and GLO for use of state property	complete (5/12)	TxDOT approval of plans and Const./Maint. Agreement	SA office approval; include in MMA
Property Survey	M&B and Topo surveys	complete (3/12)	identify property boundary and grades	
Misc. Reports/Permits	LOMR	upon trail completion	flood level impact, if any	submission to FEMA
	TPWD (land & water permit)	complete (5/12)	coffer dam - bridge construction review	review by TPWD
	USACE	complete (5/12)	involves jurisdictional waters of the US	no USACE permit required
Design	contract - Hewitt Engineering			
Routing	location of trail	complete (12/11)	define gradients and layout	
Preliminary Design and Construction Drawings	schematic plans; prelim. costs	50% review - complete (12/11)	all project elements	
		75% review - complete (1/12)	all project elements	
		90% review - complete (2/12)	all project elements	
Final Bid Documents	final plans/specs/costs/ documents	complete (3/12)	all project elements	
Bidding/Contracts	secure contractor	bid (3/12); awarded (5/12) to Westar Construction	bid process, contract prep	project delay, bid cost, permit approvals, etc.
Construction	construct project	start (5/12); complete (12/12)	sequencing of work	Dedication and opening 12/15/12

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost Est. for Package	Needed to Complete Package
G.O. bonds (2002)	\$500,000				
Park Dedication Funds	<u>25,000</u>				
	\$525,000	2002 bonds \$147,112 [includes completion of the River Trail Master Plan, design, and survey work]	\$0	Construction bid: \$667,427 plus 10% contingency \$735,000	2002 bonds/PD COs \$525,000 \$357,112
COs (4B)	\$357,112				<u>\$882,112</u>

Status Report Kerrville River Trail

Louise Hays Park to G St. (Package B) and Parks Project

SCOPE	Connects to the west end of the Louise Hays Park parking lot (Package A), through Louise Hays Park and Lehmann & Monroe Park, to G St.(west r.o.w. line). The 10' wide trail will be constructed of concrete. This Package will be coordinated with the Jefferson Wastewater Project and Water Transmission Line Project, both slated for completion by early 2014. This segment will include the entire scope of work for the Louise Hays Park/Lehmann & Monroe Park Project, as funded by 4B. <i>Total trail length: 1 mile</i>
Amenities	Trail - trailheads with security lighting, observation areas, seating areas, bridging, drainage, signage, trail entries, kiosks, and interpretive signage. Parks - park amenities, amphitheater/stage, interactive water feature, event areas, large pavilion upgrades, river access, restrooms, roads/parking, lighting, utilities, landscaping, signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easements to CoK from property owners construction easements, if needed	complete by 11/31/13	CoK to secure from property owners; title work and surveys	final easement legal proceedings in mid-Nov
Property Survey	M&B and Topo surveys	na	na	
Misc. Reports/Permits	LOMR TPWD (land & water permit) GLO (state property use) -Trail Routing Options - Halff -Design Contract Document - Halff, PLA*	M&B - complete (9/12) Topo - partially complete upon trail completion 12/1/13, if needed 12/1/13, if needed complete (6/12) complete (approved 12/11/12)*	identify property boundary and grades flood impact, if any environmental impact to state waters routing preference define route options w/ costs all remaining design phases	may require submittal to FEMA review by TPWD approval by State, if needed complete (6/12) Council approval
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	Schematic - (complete) 50% review - 75% review - 90% review -	all project elements all project elements all project elements	coord. with utilities projects; water feature design/build approach being finalized; geotech & structural eng. underway.
Final Bid Documents	final plans/specs/costs/ documents	complete by late 2013	all project elements	project delay assoc. with approvals
Bidding/Contracts	secure contractor	early 2014	bid process, contract prep	project delay, bid cost, etc.
Construction	construct project	start early 2014	sequencing of work	typical delays/field alterations

* Halff Assoc. design agreement terminated; new design agreement with Peter Lewis Architect + Assoc. (PLA) approved 8/13/13.

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost Est. for Package	Needed to Complete Package
COs (4B) - River Trail	\$1,000,000	\$99,537	\$900,463		\$1,000,000
COs (4B) - LHP/LMP Project	\$2,000,000	\$199,073	\$1,800,927		\$2,000,000

Status Report Kerrville River Trail

G St. to Kerrville-Schreiner Park (Package F)

SCOPE	Extends from G St. (west r.o.w. line) along the south bank of the river into Kerrville-Schreiner Park. The 10' wide trail will be constructed of concrete. This Package will be coordinated with the Jefferson Wastewater Project and Water transmission Line Project, both slated for completion by fall 2013. <i>Total trail length: + 2 miles</i>
Amenities	Trailheads with parking, security lighting, observation areas, seating areas, trail bridges, drainage, signage, trail entries, kiosks, and interpretive signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement to CoK from property owners; land acquisition	complete by 1/31/14	CoK to secure from property owners; title work and surveys	final easement proceedings in early 2014; tract acquisition underway.
Property Survey	construction easements, if needed M&B and Topo surveys	complete by 12/13, if needed M&B amend. - complete (10/13) Topo - partially complete upon trail completion	determine need by 10/13 identify property boundary and grades	from property owner coord. w/ utilities projects
Misc. Reports/Permits	LOMR TPWD (land & water permit) GLO (lease)	12/1/13, if needed 1/31/14	flood impact, if any environmental impact to state waters state land/water under G St. bridge	may require submittal to FEMA associated with Guadalupe River associated with Guadalupe River
Design	-Trail Confirmation - Terra Design Group (TDG) -Final Design Contract - TDG	complete (6/12)	define route options w/ costs	complete (6/12)
Preliminary Design and Construction Drawings	schematic plans with amenities/est.	complete (6/23/13) Schematic - (complete) 50% review - 75% review - 90% review -	all remaining design phases all project elements all project elements all project elements	Council approval (6/23/13) coord. with utilities projects; geotech underway.
Final Bid Documents	final plans/specs/costs/ documents	complete by late 2013	all project elements	project delay assoc. with approvals
Bidding/Contracts	secure contractor	early 2014	bid process, contract prep	project delay, bid cost, etc.
Construction	construct project	start early 2014	sequencing of work	typical delays/field alterations

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost Est. for Package	Needed to Complete Package
COs (4B)	\$2,300,000	\$228,305	\$2,071,695		\$2,300,000

Status Report Kerrville River Trail

RNC to Knapp Crossing (Packages C and D)

SCOPE	Extends from a new trailhead at the Knapp Crossing Boat Ramp parking lot, runs adjacent to the river, ties into the Guadalupe St. r.o.w.(Package D) extends to Guadalupe Park and connects to Package A (Package C). The 10' wide trail will be constructed of concrete. Total trail length: 1.6 miles
Amenities	Trailheads with lighting, observation areas, seating areas, trail bridge, drainage, signage, trail entries, kiosks, interpretive signage, and private improvement interface.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement to CoK from property owners	TBD	CoK to secure from property owners; title work and surveys	from property owners
	construction easements, if needed	TBD	TBD	from property owners
Property Survey	M&B and Topo surveys	(partially complete)	identify property boundary and grades	
Misc. Reports/Permits	LOMR		flood impact, if any	may require submittal to FEMA
Design	TPWD (land & water permit)		environmental impact to state waters	review by TPWD
	TBD	(partially complete)		waiting for private development
Routing	location of trail	(partially complete)	define gradients and layout	" " " "
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	50% review –	all project elements	
		75% review –	all project elements	" " " "
		90% review –	all project elements	" " " "
Final Bid Documents	final plans/specs/costs/ documents	TBD	all project elements	" " " "
Bidding/Contracts	secure contractor	TBD	bid process, contract prep	" " " "
Construction	construct project	TBD	sequencing of work	" " " "

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost Est. for Package	Needed to Complete Package
COs (4B)					

Status Report Kerrville River Trail

Knapp Crossing to West Terminus (Package E)

SCOPE	Extends from Knapp Crossing trailhead to the west terminus of trail on Junction Hwy along the river's edge. The 10' wide trail will be constructed of concrete. Total trail length: up to 1 mile
Amenities	Trailheads with lighting, observation areas, seating areas, trail bridge, drainage, signage, trail entries, kiosks, and interpretive signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement to CoK from property owners	TBD	CoK to secure from property owners; title work and surveys	from property owners
	construction easements, if needed	TBD	TBD	from property owners
	M&B and Topo surveys	(partially complete)	identify property boundary and grades	
Property Survey	LOMR		flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)		environmental impact to state waters	review by TPWD
Design	TBD			waiting for private development
	schematic plan with amenities/est.	50% review – (partially complete)	all project elements	“ “ “ “
		75% review –	all project elements	“ “ “ “
		90% review –	all project elements	“ “ “ “
Final Bid Documents	final plans/specs/costs/ documents	TBD	all project elements	“ “ “ “
	secure contractor	TBD	bid process, contract prep	“ “ “ “
Bidding/Contracts	construct project	TBD	sequencing of work	“ “ “ “

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost Est. for Package	Needed to Complete Package
COs (4B)					

Other Services to be Evaluated

Required reporting and permitting may dictate additional professional services or consolidation of services assigned to the design teams. These include, but are not limited to, the following.

1. Floodplain/Floodway Impact, Hydraulic Analysis, Section 404 – Clean Water Act submittals (Corps of Engineers), and Flood Insurance Rate Map/ Letter of Map Revision preparation and submittal (CoK, FEMA) will be completed by one firm in order to comprehensively address the issues and data collection/reporting. This will avoid multiple submittals (costs) and reduce mistakes and need for resubmittals.
2. Archeological and Environmental Surveys and Section 404 review will need to be completed in areas where sensitive site conditions are probable. We anticipate no extreme findings in the initial surveys/reports; however, if further study is required by state or federal agencies, those services will require amendments to trail segment allocations and the consultant contracts.
3. TDLR permitting for ADA compliance, CoK building permits, Texas Historical Commission plan review, any other city or state agency submittals, will best be submitted by each of the design teams at the time of plan completion. This keeps regulation compliance with the design teams.

Agenda Item:

3C. Update regarding "Go Team" activities. (staff)

Agenda Item:

3D. Update on Downtown Wireless Usage. (staff)

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

SUBJECT: Update on Downtown Wireless Usage

FOR AGENDA OF: October 28, 2013 **DATE SUBMITTED:** October 15, 2013

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Main Street / Special Projects Manager City Manager

EXHIBITS: Monthly Trend Analysis

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *JP*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

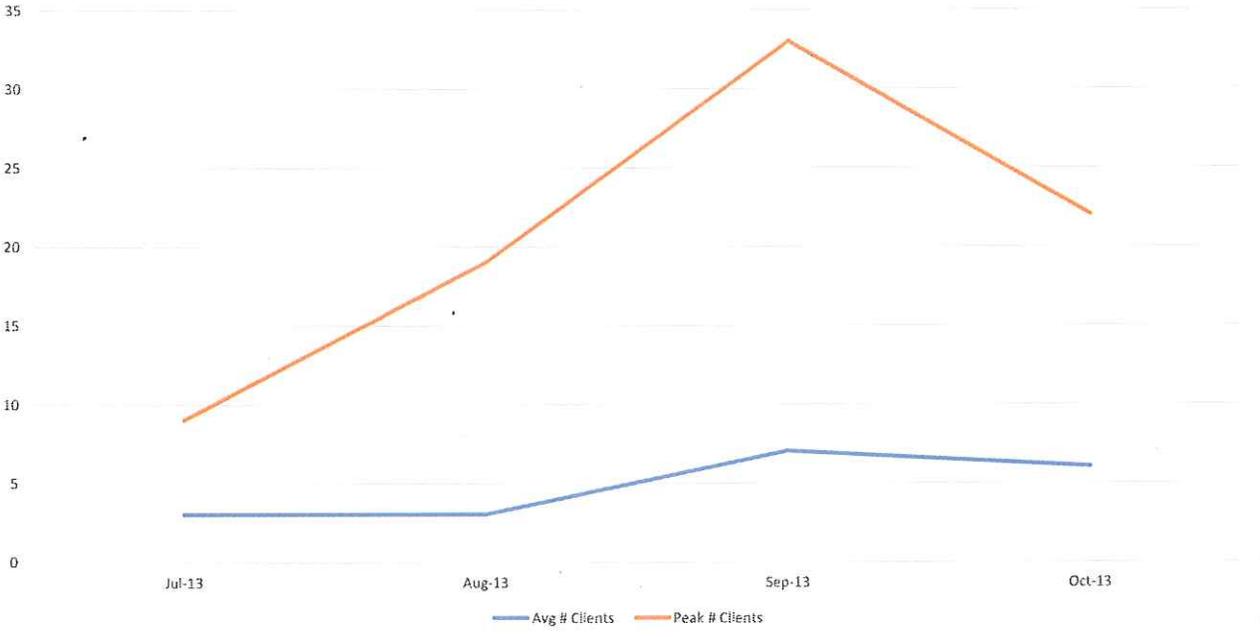
SUMMARY STATEMENT

The attached graph depicts the trend analysis for the Downtown Wireless usage for Peterson Plaza. Staff provided the preceding report at the April 2013 EIC meeting. Staff will continue to provide periodic usage reports.

RECOMMENDED ACTION

This report is for informational purposes only and no action is required.

CoK-Public WiFi



Agenda Item:

3E. Kerrville Economic Development Corporation (KEDC) Update regarding KEDC Activities. (Jonas Titas)

Agenda Item:

4A. Report on 2013 events funded by EIC. (staff)

The Texas Arts and Crafts Educational Foundation received EIC approved funding up to \$15,500 for rental of equipment. Total reimbursement was \$15,500.

Hill Country Quilt Guild

The *Quilts in Motion* event was held Memorial Day Weekend, May 24-26, 2013 at Schreiner University. 1,041 attended the show. 261 fine quilts were displayed and 18 vendors participated. Ticket sales totaled to \$5,205. Total revenue was \$25,916 with \$8,628 in expenses. The income from the show supports the Guild's education program for two years in which nationally recognized quilt teachers are brought in for monthly programs and workshops.

The Quilt Guild received EIC approved funding up to \$1,000 for rental of the Edington Gymnasium at Schreiner University. Total reimbursement was \$1,000.

Kerrville Folk Festival

The 42nd Annual Kerrville Folk Festival (KFF) was held May 23 – June 9, 2013 at Quiet Valley Ranch. The focus of the festival is to promote emerging artists while giving the audience exposure to both new and recognized seasoned talent. Over 100 craft and food vendors participated in the event.

The KFF, in a collaborative project with the Texas Arts and Crafts Fair and the Downtown Business Alliance presented the "Get on the Bus" campaign to provide free transportation to individuals wishing to visit the Folk Festival, Texas Arts and Crafts Fair, or Downtown Kerrville. Three 55 passenger air conditioned buses ran according to schedule and offered free rides to the multiple locations on Saturday and Sunday of Memorial Day Weekend. There were a minimum of 112 bus riders on Saturday and at least 109 on Sunday. 33,794 attended the 18 day Folk Festival with over 95% from outside Kerr County. Ticket sales totaled to \$292,099. Total revenue was \$773,831 with \$683,160 in expenses.

The Kerrville Folk Festival received EIC approved funding up to \$8,500 for transportation services via three chartered buses. Total reimbursement was \$8,415.30.

Kerrville's Fourth on the River

The 3rd Annual *Kerrville's Fourth on the River* event was held on July 4, 2013 at Louise Hays Park. This year, there was no entry fee associated with the event. Approximately 5,000 - 7,000 attended the event. The event consisted of children's activities, food vendors, and live music in conjunction with the annual City fireworks display sponsored by Mamacita's. The headliner was Robert Earl Keen and also featured Owen Temple, Barbwire, and Someone Like You. 18 vendors participated with 8 food vendors and 10 non-food vendors. Total revenue was approximately \$90,000 with \$83,235 in expenses.

Kerrville's Fourth on the River received EIC approved funding up to \$25,000 for rental of equipment. The total reimbursement was \$22,076.11.

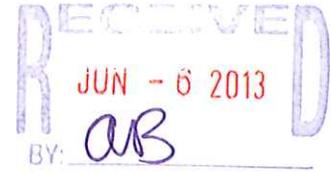
Texas Hill Country Wine and Brew Festival

The 1st Annual *Texas Hill Country Wine and Brew Festival* was held around Lake Comanche Trace on July 6, 2013. The Festival featured Texas Wineries, Microbreweries, specialty food vendors, unique retail booths, and live music by Bonnie Bishop, Johnny Cooper and Band, and The Kyle Bennett Band. This event had 1,252 in estimated attendance with roughly half from outside of Kerr County. 11 wineries, 2 microbreweries, and 18 vendors participated. Total revenue was \$79,840 with \$82,000 in expenses.

The Hill Country Wine and Brew Festival received EIC approved funding up to \$20,432 for rental of equipment items. The total reimbursement was \$16,490.

RECOMMENDED ACTION

For information and discussion.



It's all right here.

Kerrfest 2013 EIC Report

Net Gate Friday Night: \$4382.00

Net Gate Saturday Night: \$12,284.00

Total Net Gate: \$16,666.00 (up 28% from 2012)

59 sponsors

\$27,270.00 in cash sponsorships

We had 800 attendees through the gate Friday night and 2000+ through the gate Saturday night.

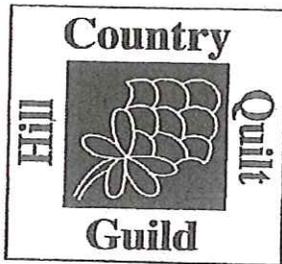
Total people to HCYEC for Kerrfest for all events = 3300+

TOTAL REVENUE, including in-kind = \$86,505.29

TOTAL CASH REVENUE = \$54,705.29

TOTAL CASH EXPENSES = \$26,528.52

Approximately 60% of attendees + contestants from outside Kerr County.



Hill Country Quilt Guild
P.O. Box 293177
Kerrville, TX 78029-3177

July 29th 2013

Mr. Jonas Titas, Executive Director
Economic Development Corporation
1700 Sidney Baker, Suite 100
Kerrville, TX 78028

Greetings,

The Hill Country Quilt Guild's 2013 Show, *Quilts in Motion*, is finalized and all the data are compiled for a report to you, and through you, to the City of Kerrville. As outlined in the grant agreement, this letter reports to you some of the particulars from our show.

The show was held in Edington Gymnasium on the campus of Schreiner University on May 24-26th 2013. In spite of the rain that weekend, 1041 people bought tickets to the show. At \$5 apiece, ticket sales brought in \$5205.00. In addition to the paying attendees, more than 125 volunteers who worked at putting the show together were also in attendance; they come from Kerr, Kendall, Gillespie, Bandera, Bexar, Kimball, Travis and Harris counties.

Based on 60% of the attendees filling out information on the Viewer's Choice (one of five big prizes) ballot, the attendees came from at least 145 different zip codes in 16 states and two European countries. Of the 87 Texas communities represented by our attendees, only 12 of those are within 50 miles of Kerrville – our attendees came from far and wide! The details are included in an attached table.

The income from our show supports the Guild's education program for two calendar years; we usually bring in nationally recognized quilt teachers for our monthly programs and a workshop the following day. Gross receipts for the 2013 show totaled \$25,916.14, with expenses totaling \$8,628.23, for a net of \$17,287.91. Due to an exceptionally fine donation quilt that brought in just over \$7000.00, our net this year broke the income record from all previous shows.

Although our Guild is small (~250 members), there is a lot of exceptional talent among our members. Our biennial show displayed 261 fine quilts for which our National Quilters Association judge awarded a total of 65 ribbons. The high quality of artistic expression in our quilts caused some of our attendees to remark... "I thought I was at the Houston Show", which is the gold standard! At least one of our quilts will be in the Houston Show this October.

Vendors at our show were quite happy with the level of sales they experienced from our attendees and Guild volunteers who worked the show. Attached is a list of the 18 vendors that came from as far away as the Dallas and Houston areas.

Although much of our publicity campaign focused on the Hill Country, national quilting and travel magazines were part of our outreach, as were internet web sites and links to quilting organizations across the country. Some of our feedback in the ballots indicated that some of the publicity was far-reaching.

Again, many thanks to you and to the City of Kerrville for your support of our artistic endeavors.

Sincerely yours,

Susan Longacre, Chair
HCQG 2013 Show, *Quilts in Motion*

2013 "Get On the Bus" Project

Proposed by the Kerrville Folk Festival

In an effort to advocate tourism in Kerrville, Texas, The Kerrville Folk Festival, in a collaborative project with the Texas Arts and Crafts Fair, the Downtown Business Association and the City of Kerrville, presented "Get On the Bus" during the 42nd annual Kerrville Folk Festival held the May 25 and 26th of the 2013 Memorial Day weekend. "Get on the Bus" was created to provide free transportation for individuals wishing to attend the Kerrville Folk Festival, the Texas Arts and Crafts Fair, the Kerrville Market Days or shop and eat at the many Downtown Kerrville stores and restaurants.

The Kerrville Folk Festival (KFF) distributes over 10,000 brochures and programs nationwide to promote their annual music festivals. In addition to the printed material distributed, KFF also uses radio and TV spots in its' annual advertising program. This year, in an effort to introduce KFF's patrons to the local business and restaurants (as well as other local Memorial Day events), the program "Get On the Bus" was created. This project enabled KFF patrons to visit the city of Kerrville, free of charge, on a 55 passenger, air conditioned bus. A total of 3 buses were run according to schedule and offered riders multiple opportunities to visit Kerrville for shopping or eating on Saturday and Sunday.

The 42nd Annual Kerrville Folk Festival saw 33,794 people pass thru its gates over the 18 day Festival event. With over 95% of Festival attendees coming from outside the Kerr County area, that gave Kerrville the opportunity for business from over 32,100 new customers who came to Kerrville to attend the Folk Festival. The addition of the free Bus ride to the city of Kerrville created outstanding potential for new business in the city of Kerrville.

According to records kept by the drivers of the buses, on Saturday, May 25, there were a minimum of 112 riders traveling between the Downtown area, the Arts & Crafts Fair and the Kerrville Folk Festival. On Sunday's trips, drivers recorded at least 109 riders traveling between the city and the weekend's events.

2013's lineup of musical artists combined with the increased ability to explore the city of Kerrville and other local events, helped boost the bottom line for KFF. Included in KFF's gross receipts of \$773,831 was \$292,099 in ticket sales. Total expenses to produce the Festival were \$683,160 bringing our Net Income to over \$90,000.

Enclosed is a copy of the 2013 Kerrville Folk Festival brochure in which every artist who played the Festival this year is listed.

KFF would like to take this opportunity to thank their collaborative partners, the Texas Arts and Crafts Fair, the Kerrville Downtown Business Association, the City of Kerrville for their help in putting this project together. And, we would like to thank the Kerrville EIC for their funding of the project and making the first annual "Get on the Bus" project possible.



Dalis Allen, Producer
Kerrville Folk Festival
3876 Medina Hwy
Kerrville, Tx 78028

Agenda Item:

5A. Funding Request from Playhouse 2000, Inc. in the amount of \$500,000.00. (staff)

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

SUBJECT: Funding Request from Playhouse 2000, Inc. in the amount of \$500,000

FOR AGENDA OF: October 28, 2013 **DATE SUBMITTED:** October 23, 2013

SUBMITTED BY: Ashlea Boyle, *AB* **CLEARANCES:** Todd Parton,
Main Street / Special Projects Manager City Manager

EXHIBITS: Funding Request Cover Letter and Application

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

At its meeting of May 20, 2013, the Economic Improvement Corporation (EIC) considered an application from Playhouse 2000, Inc. (P2K) for multiple projects. One of the projects that was supported but deferred until more detail was available was for the construction of a support facility to the Cailloux Theater. This follow-up application has now been submitted by P2K in the amount of \$500,000 to construct a 6,000 square foot facility addition. The overall cost for the project is \$750,000 and will consist of expanded dressing / green-rooms, rehearsal / classroom space, scenic and costume construction spaces, and storage. The building will be placed immediately behind the Cailloux Theater facing the parking lot with an attractive side facade facing Jefferson Street.

The front of the building will be a 1,000 square foot classroom / rehearsal room which will have a "sprung" floor for safety as well as a mirrored dance wall, ballet barre, and equipment storage. This space will also be utilized for children's programming and other ancillary theater activities in addition to dressing rooms and "green room" space. The back of the building will be dedicated for scenic and costume construction and overall storage space.

Peter Lewis Architect + Associates designed the conceptual and the building will have HVAC systems throughout, fire sprinkled and alarmed as appropriate. The entire building will be finished in limestone veneer to complement the Cailloux Theater and the general downtown theme. If approved, the goal is to break ground no later than fall of 2014 with project completion in spring 2015.

If this funding application is approved, staff will draft a funding agreement, as directed, to be presented at the November 25, 2013 EIC meeting in conjunction with holding a public hearing.

RECOMMENDED ACTION

City staff recommends approval of this funding request as presented and direction to prepare a funding agreement.

Celebrating 15 Years
PLAYHOUSE
2 • 0 • 0 • 0

6 October, 2013

Playhouse 2000, Inc.
P.O. Box 290088
Kerrville, TX 78029
305 Washington Street
www.Playhouse2000.com
(830) 896-9393

Board of Directors

Kit Werlein
President

Tom Terrell
Vice President

Stacie Keeble
City of Kerrville
Representative

Susan Neely Balentine

Arthur Bell
Chris Distel

Paul E. Stafford
Roxie Orms
Gene Smith

Nancy B. Watts
James E. Wilson

Staff

Jeffrey Brown
Executive Director
jbrown@caillouxtheater.com
Extension 303

Nicholas Boland
Technical Director/
Facilities Manager
Nick@caillouxtheater.com
Extension 305

Amy Goodyear
Office Manager
amy@caillouxtheater.com
Extension 304

Sarah Distel
Associate Producer for
Children's Programming

Josie Reyes
Box Office Manager
boxoffice@caillouxtheater.com
Extension 301

Managers of the
**Kathleen C. Cailloux
City Center for the
Performing Arts**

*Kerrville's
Community Theater*

Economic Improvement Corporation
City of Kerrville
Attn: Ashley Boyle, City Hall
Hand Delivered

Dear friends,

We are pleased to submit the attached application for support from the Economic Improvement Corporation. This letter will provide background information as requested in the 4B Sales Tax Funding Request application.

Playhouse 2000, Inc, is a 501(c)(3)-recognized organization whose mission is to ensure a wide variety of performing arts events and activities are available to all residents of Kerrville, Kerr County and the Texas Hill Country. We achieve this mission by managing and programming the City-Owned Kathleen C. Cailloux City Center for the Performing Arts, and by producing local events including a full Community Theater season, an annual "Shakespeare In the Park" and several others.

We are requesting \$500,000 to be used toward the construction of a long-awaited support facility for our two performing spaces, The Cailloux Theater and the VK Garage Theater. The support space will include expanded dressing/green-rooms, rehearsal/classroom space, scenic and costume construction spaces, and storage. It is expected that the final cost of this project will exceed \$750,000.

I am hopeful that the balance of our application, including the project narrative, will include all additional information necessary for your consideration. If anything else is needed, please feel free to contact me at the address or phone number above, or by email at Jeffrey@Playhosue2000.com or jbrown@caillouxtheater.com.

Sincerely,



Jeffrey Brown
Executive Director
Playhouse 2000 and
The Kathleen C. Cailloux City Center
For the Performing Arts

Playhouse 2000, Inc.
Application to the Economic Improvement Corporation
October, 2013

SECTION IV - PROJECT DESCRIPTION

Thank you for this opportunity to apply for EIC support of proposed improvements to the facilities of The Kathleen C. Cailloux City Center for the Performing Arts.

As producers of local arts and entertainment programming and managers of the Center on behalf of the City of Kerrville, we are anxious to enhance our economic impact on our community. We're seeking assistance in meeting the challenges that stand in the way of meeting those goals.

This application is a "follow-up" to our application from June of this year. At that time, we requested support of a facility addition, but had little more than general information about the form that this facility would take. We are pleased to provide further information about that project with this application.

Facility addition - Education/Rehearsal Space, Scene/Costume Shop, Backstage support

The original plan for turning the old Municipal Auditorium into the Kathleen C. Cailloux City Center for the Performing Arts included not only The Cailloux Theater, but also auxiliary buildings which would provide space for a variety of additional performance and support activities.

In the past two years, Playhouse 2000 has taken steps to fulfill a portion of that mission by re-opening the VK Garage Theater, a "blackbox" performing space immediately adjacent to The Cailloux Theater. We have invested a little more than \$90,000 in renovations and equipment upgrades, and this was supplemented by the recent grant of about \$118,000 from the EIC for roofing and professionally designed seating risers. We intend for the VK Garage to become a full-time performance site.

That full-time goal is currently out of reach, though, due to the lack of additional support space originally provided in the City Center plan. At present, costumes, props and scenery pieces are all stored inside the VK Space, which also serves as our only scenic construction space - and then doubles as our rehearsal space!

In addition, Playhouse 2000 recently achieved another programming goal when we opened our Youth Theater Program, a production-based activity designed to provide theatrical opportunities for people under 18 years old. This program also shares the VK Garage Space, as does the Playhouse 2000 partnership with The Dietert Center - a program aimed specifically at senior citizens.

All of the programs which take place in and around The Kathleen C. Cailloux City Center for the Performing Arts are hindered by this over-booking of support space. With additional space for classes, camps, rehearsals, construction and storage, all aspects of the Center's programming would improve.

We are requesting support of \$500,000 toward the construction of a facility to provide for these activities. We are in the process of approaching several sources in the community to provide the balance of the estimated total cost of the project of approximately \$750,000.

Our proposed building, as conceived by local architect and Playhouse 2000 volunteer Peter Lewis, includes approximately 6,000 square feet of space, and will be placed immediately behind The Cailloux Theater facing the parking lot with an attractive side façade facing Jefferson Street.

From the front doors, visitors will have immediate access to a 1,000 square foot classroom/rehearsal room which will be outfitted with a 'sprung' floor for participant safety, as well as a mirrored dance wall, a ballet barre, and equipment storage. This space will be used for children's programming, as well as for other ancillary theater activities.

This entrance will also be used by performers in The Cailloux Theater, offering access to additional dressing rooms and "green room" space. This will allow larger ensembles to more comfortably perform at The Cailloux, and provide more privacy for "stars" when needed.

The back of the building will be set aside for scenic and costume construction and storage, supporting all Playhouse 2000 activities as well as removing the substantial number of items currently being housed in Cailloux wings.

The facility will be served by HVAC systems throughout, and will be fire-sprinklered and alarmed as appropriate.

The entire structure will be finished in a limestone veneer in order to fit comfortably into the neighborhood and complement the Cailloux Theater.

We anticipate that all design for the facility will be provided by Peter Lewis + Associates here in Kerrville. We will seek competitive bids for construction.

If this project achieves the approval of the EIC before the end of the year, we anticipate that all additional funding can be achieved within 8 months, that design will be accomplished concurrently with final fund-raising, and that we can break ground no later than the fall of 2014. We anticipate the space being fully on-line by Spring, 2015.

Once the facility is in place, Playhouse 2000 will be able to expand our production offerings to include at least 6 productions per year plus our Senior projects and the annual Shakespeare In the Park project. With its dedicated classroom/rehearsal space, this building will also allow us to grow in service to school-age children, including drama and/or dance camps for school breaks and summers, additional productions, and training in theater arts.

These, plus expanded presentations in The Cailloux Theater, will bring our potential production calendar to 60 event-days per year or more, with potential audiences of more than 50,000 guests. The face value of tickets for these events would exceed \$1 million, and the economic impact of 50,000 visits to the downtown district per year is estimated to be that much or more.

This new facility will move Kerrville one step closer to achieving the goals laid out when a cultural center for the Hill Country was envisioned more than 15 years ago. We look forward to working toward those goals with you.

Playhouse 2000, Inc.
Application to the Economic Improvement Corporation
June, 2013

Items proposed in this application: Overview

C: Facility addition - Storage, Scene/Costume Shop, Backstage support, Class/Rehearsal Room	\$755,000
Total Request This Proposal	\$500,000

Quality of Life Projects

Submittal Date: 10/06/2013

ORGANIZATION

Playhouse 2000, Inc.
Applicant Name

P.O. Box 290088 [305 Washington Street] Kerrville TX 78029 [78028]
Address City State Zip

(830) 896-9393 x 303 (830) 708-9410
Phone Alt. Phone Fax

www.CaillouxTheater.com or www.Playhouse2000.com
Website

PROJECT CONTACT

Jeffrey Brown Executive Director
Contact Person Name Title

Same as above
Address City State Zip

Same as above
Phone Alt. Phone Fax

Jeffrey@Playhouse2000.com
Email Address

Amount of Funding Requested: \$500,000

- Please include a cover letter and supplemental information as deemed appropriate that:
- o clearly states the mission statement of the organization(s),
 - o what the requested funding shall be used for,
 - o pertinent financial information (costs, revenues, percentage of funding request of total budget and financial history), and
 - o other information, as requested.

Cover Letter is Attached

Continue to Section III

SECTION III - PROJECT INFORMATION

This application is for a:

Business Development ()

- Expansion of Existing Facility () or
- New Construction ()
- Other ()

Capital Improvements for Public Infrastructure

- Utilities ()
- Roadways ()
- Other ()

Quality of Life

- Community Event ()
- Project (X)

The proposed improvements are to be located within the following taxing district(s):

City of Kerrville (X) Kerr County (X) Kerrville ISD (X)

Ingram ISD () Center Point ISD ()

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Project Description is Attached.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A - Project Investment in Improvements

Total \$ 750,000

Sq. Footage of New Building (s) app. 6,000 sf

Size of Parking _____

Other _____

Part B - Project Investment in Fixed Equipment

This section does not apply

(New)\$ _____

Manufacturer of Equipment _____

Anticipated Useful Life of Equipment _____

Purchase Price \$ _____ Installation Cost \$ _____

Anticipated Delivery time from Date of Order _____

Part C - Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

This section does not apply

Anticipated Number of New Full-Time Employees as a result of this project _____

Anticipated Number within 12 months of Completion of this project _____

Anticipated Number within 24 months of Completion of this project _____

Typical Job Descriptions or Job Titles

Anticipated starting salaries of these employees: (avg.) \$ _____/hour

Part D - Permanent Part-Time Employment Estimates-

(do not include owners, stockholders or their dependents)

This section does not apply

Anticipated Number of New Part-Time Employees as a result of this project _____
Anticipated Number within 12 months of Completion of this project _____
Anticipated Number within 24 months of Completion of this project _____
Typical Job Descriptions or Job Titles of these employees: _____

Anticipated starting salaries of these employees: (avg.) \$ _____ / hour

Part E - Payroll Impact

This section does not apply

Within 12 months of Project Completion _____ Within 24 months of Project
Completion _____ \$ _____ \$ _____

SECTION VI - OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?
No (X) Yes ()

Describe: _____

To the best of my knowledge, the above information is an accurate description of the proposed project details.

Jeffrey Brown 10/6/13
Printed name Date

Executive Director
Title


Signature

Agenda Item:

5B. Funding request from the City of Kerrville for Phase III of the library campus renovation project in the amount of \$400,000.00. (staff)

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

SUBJECT: Funding Request from the City of Kerrville for Phase III of the Library Campus Renovation Project in the amount of \$400,000

FOR AGENDA OF: October 28, 2013 **DATE SUBMITTED:** October 23, 2013

SUBMITTED BY: Ashlea Boyle  **CLEARANCES:** Todd Parton
Main Street / Special Projects Manager City Manager

EXHIBITS: Funding Request Application

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

At its meeting of October 22, 2013, the City Council authorized staff to submit a funding request to the EIC for Phase III of the Butt-Holdsworth Memorial Library Campus Renovation Project which includes plans for renovations of the Kerr Regional History Center for approximately \$800,000. In addition to an application to the Economic Improvement Corporation (EIC) for \$400,000, staff is seeking grant funding from the Hal & Charlie Peterson Foundation in the amount of \$400,000.

If awarded, the funding will be used to complete tasks at the History Center which will include:

- Addressing structural issues with the foundation to stabilize the building
- Installing an elevator
- Refinishing the hardwood floors
- Improving first floor finishes
- Repairing walls, windows and ceiling
- Finish out the second floor space for available programming such as meeting space, computers, museum or display space
- Demolition of the Carriage House
- Landscaping of grounds
- Finishing a drive lane for a book drop off

If this funding application is approved, staff will draft a funding agreement, as directed, to be presented at the November 25, 2013 EIC meeting in conjunction with holding a public hearing.

RECOMMENDED ACTION

City staff recommends approval of this funding request as presented and direction to prepare a funding agreement.

Submittal Date: 10/23/13

ORGANIZATION

City of Kerrville

Applicant Name

701 Main Street Kerrville Texas 78028

Address City State Zip

(830) 257-8000

Phone Alt. Phone Fax

www.kerrvilletx.gov

Website

PROJECT CONTACT

Ashlea Boyle

Main Street / Special Projects Manager

Contact Person Name Title

701 Main Street Kerrville Texas 78028

Address City State Zip

(830) 258-1153 (830) 370-0275

Phone Alt. Phone Fax

ashlea.boyle@kerrvilletx.gov

Email Address

Amount of Funding Requested: \$ 400,000

Please include a cover letter and supplemental information as deemed appropriate that:

- o clearly states the mission statement of the organization(s),
- o what the requested funding shall be used for,
- o pertinent financial information (costs, revenues, percentage of funding request of total budget and financial history), and
- o other information, as requested.

Continue to Section III

Financial Information: Five Years Annual Financials Attached _____
Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ _____

This Facility \$ _____

Local Sales Tax paid Annually \$ _____

Current Payroll \$ _____

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No Yes Details:

SECTION III - PROJECT INFORMATION

This application is for a:

- Business Development
- Expansion of Existing Facility or
 - New Construction
 - Other ()

Capital Improvements for Public Infrastructure

- Utilities
- Roadways
- Other ()

Quality of Life

- Community Event
- Project

The proposed improvements are to be located within the following taxing district(s): City of Kerrville Kerr County Kerrville ISD
Ingram ISD Center Point ISD

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed

improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A - Project Investment in Improvements

Total \$ 800,000 _____
Sq. Footage of New Building (s) _____
Size of Parking _____
Other _____

Part B - Project Investment in Fixed Equipment

(New)\$ _____
Manufacturer of Equipment _____
Anticipated Useful Life of Equipment _____
Purchase Price \$ _____ Installation Cost \$ _____
Anticipated Delivery time from Date of Order _____

Part C - Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project _____
Anticipated Number within 12 months of Completion of this project _____
Anticipated Number within 24 months of Completion of this project _____
Typical Job Descriptions or Job Titles

Anticipated starting salaries of these employees: (avg.) \$ _____/hour

Part D - Permanent Part-Time Employment Estimates-
(do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project _____

Anticipated Number within 12 months of Completion of this project _____

Anticipated Number within 24 months of Completion of this project _____

Typical Job Descriptions or Job Titles of these employees: _____

Anticipated starting salaries of these employees: (avg.) \$ _____ / hour

Part E - Payroll Impact

Within 12 months of Project Completion _____ Within 24 months of Project Completion _____

\$ _____

FTE X Avg. Wage X 40 hrs X 52 wks

\$ _____

PTE X Avg. Wage X 20 hrs X 52 wks

SECTION VI - OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?

No Yes

Describe:

No, however, additional grant funding will be requested from a local foundation.

To the best of my knowledge, the above information is an accurate description of the proposed project details.

Ashlea Boyle

Printed name

10/23/13

Date

Main Street / Special Projects Manager

Title



Signature

Agenda Item:

5C. Funding request from Schreiner University in the amount of \$250,000.00.
(staff)

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

SUBJECT: Funding Request from Schreiner University in the amount of \$250,000

FOR AGENDA OF: October 28, 2013 **DATE SUBMITTED:** October 23, 2013

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Main Street / Special Projects Manager City Manager

EXHIBITS: Funding Request Cover Letter and Application

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *[Signature]*

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

An application has been submitted by Schreiner University in the amount of \$250,000 to partially fund the Schreiner University Athletic and Event Center construction project. The funding will support expansion and improvement to existing athletic and event facilities which serve Schreiner University, Kerrville and the surrounding communities. The total project cost is \$11,063,405 and funding may be phased over two fiscal years.

The Schreiner Athletic and Event Center project is a 35,000 square foot building that will be located adjacent to and east of the existing Mountaineer Fitness Center. It will include a 16,000 square foot gym on the main level with storage, training and locker rooms. The main level will provide a flexible venue with support and common spaces large enough to accommodate large campus events and community programs. The second level-mezzanine will include offices, visiting team locker rooms, and a small conference room. Construction will be streamlined with existing campus architecture.

It is anticipated that the project will generate 100 temporary positions for one year with annual average wages of \$30,000 per job. Approximately 25% will be local employees and approximately 75% will be from Bexar County. This project also anticipates two new full-time employees with a payroll impact of \$80,080 and three part-time employees with a payroll impact of \$34,320 over a 24 month period.

This project is aligned with the Campus Master Plan, University Strategic Plan and the "Fulfilling the Promise" Comprehensive Campaign for Schreiner University. The Schreiner Board of Trustees has designated this project as the priority capital project for new

facilities.

The "GO Team" met on October 7, 2013 to evaluate this application and finds that it is feasible in that the uses are allowed under the 4B regulations. A copy of the complete funding application will be made available to the EIC Board for executive session deliberations, or may be viewed independently by the board at KEDC offices.

If this funding application is approved, staff will draft a funding agreement, as directed, to be presented at the November 25, 2013 EIC meeting in conjunction with holding a public hearing.

RECOMMENDED ACTION

City staff recommends approval of this funding request as presented and direction to prepare a funding agreement.

Financial Information: Five Years Annual Financials Attached YES
Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ 26,400,000

This Facility \$ 25,000 non sports revenues

Local Sales Tax paid Annually \$ 53,155

Current Payroll \$ 10,228,390

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No Yes Details:

SECTION III - PROJECT INFORMATION

This application is for a:

- Business Development
- Expansion of Existing Facility or
 - New Construction
 - Other ()

Capital Improvements for Public Infrastructure

- Utilities
- Roadways
- Other ()

Quality of Life

- Community Event
- Project

The proposed improvements are to be located within the following taxing district(s): City of Kerrville Kerr County Kerrville ISD
Ingram ISD Center Point ISD

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed

improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A - Project Investment in Improvements

Total	\$ 11,063,405
Sq. Footage of New Building (s)	35,000
Size of Parking	200 at bldg. +campus-wide parking
Other	

Part B - Project Investment in Fixed Equipment

(New)\$ 583,000 (bleachers, scoreboard, athletic equipment, furniture and fixtures, audio visual/sound equipment.)
Manufacturer of Equipment _____
Anticipated Useful Life of Equipment 20 years _____
Purchase Price \$ _____ Installation Cost \$ _____
Anticipated Delivery time from Date of Order _____

Part C - Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project² _____
Anticipated Number within 12 months of Completion of this project¹ _____
Anticipated Number within 24 months of Completion of this project² _____
Typical Job Descriptions or Job Titles
Custodial and operations support _____

Anticipated starting salaries of these employees: (avg.) \$ 11 _____/hour

Part D - Permanent Part-Time Employment Estimates-
(do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project³ _____

Anticipated Number within 12 months of Completion of this project² _____
Anticipated Number within 24 months of Completion of this project³ _____
Typical Job Descriptions or Job Titles of these employees: Custodial and operations support

Anticipated starting salaries of these employees: (avg.) \$ 11 / hour

Part E - Payroll Impact

Within 12 months of Project Completion \$45,760 Within 24 months of Project Completion \$80,080

\$ 45,760 (2 FTE)
FTE X Avg. Wage X 40 hrs X 52 wks

\$ 34,320 (3 PTE)
PTE X Avg. Wage X 20 hrs X 52 wks

SECTION VI - OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?

No Yes

Describe:

To the best of my knowledge, the above information is an accurate description of the proposed project details.

Mark Tuschak
Printed name

September 25/2017
Date

Vice President of Advancement and University Relations
Title


Signature

THE SCHREINER UNIVERSITY ATHLETIC and EVENT CENTER

Schreiner University submits for your consideration this request for \$250,000 in 4B Sales Tax Funds to partially fund the Schreiner University Athletic and Event Center construction project. The funding is a contribution to local business development and to quality of life. Schreiner University, both directly and indirectly, participates in the creation and retention of local jobs, strengthens the Kerrville economy and helps strengthen and diversify employers in the local economy and across the region.

The funding will support expansion and improvement to existing athletic and event facilities which serve Schreiner University, Kerrville and the surrounding communities. The cost of the project is \$11,063,405 and this request represents 2% of the project cost. Funds pledged to the project may be paid over two fiscal years, 2013-2014 and 2014-2015 commensurate with your revenue projections and other funding commitments.

PROJECT DESCRIPTION

Nature and Scope of Project

See Exhibit A - Architectural Renderings

The Schreiner Athletic and Event Center project is a 35,000 square foot building that will be located adjacent to and east of the existing Mountaineer Fitness Center. It will include a 16,000 square foot gym on the main level with storage, training and locker rooms. The main level will provide a flexible venue with support and common spaces large enough to accommodate large campus events such as Commencement and community programs. A second-level mezzanine on the east side includes offices, visiting team locker rooms and a small conference room. Construction will be steel with brick finish that is in keeping with existing campus architecture. The building will be air conditioned, have high quality lighting and sound systems, and restroom facilities.

The Athletic and Event Center will complete the health, fitness and athletics complex upgrades that have been undertaken over the past six years. To date we have made improvements to the soccer, baseball and softball fields, swimming pool, and the tennis facilities. We opened the new fitness center which addresses both student safety and wellbeing. The fitness center houses the student health center, weight room, handball/racquetball courts, classrooms and faculty offices. The largest and most important part of the health, fitness, and athletic complex remains to be done.

GSC Architects of Austin, TX, prepared the schematic design and two local commercial builders assisted in developing the budget for the project. Kerrville EDC predicts that the project will generate 100 temporary positions for one year with average wages of \$30,000/year/worker. Approximately 25% will be local workers and approximately 75% will be workers from Bexar County.

The project is aligned with the Campus Master Plan, the University Strategic Plan and the "Fulfilling the Promise" Comprehensive Campaign for Schreiner University. The Schreiner Board of Trustees has designated the project as *the* priority capital project for new facilities.

Statement of Need

In 2013, Schreiner joined the Southern Collegiate Athletic Conference (SCAC), comprised of colleges known for solid academics and competitive athletics. Many consider the SCAC the premier NCAA Division III conference in the West; however, SCAC officials have told us that we will not be considered for conference basketball tournaments until we can provide adequate facilities. Schreiner is the only school so excluded. The schools of the SCAC are Trinity, Southwestern, Austin College, University of Dallas, Texas Lutheran, Colorado College and Centenary.

The existing gym was built in 1980 for a campus community of less than half our current size. Both athletic and intramural facilities face enormous scheduling challenges. Providing practice space for nearly 300 athletes at any given time places an enormous strain on the existing space. Practice schedules often start at 6 a.m. for team sports, and intramural activities typically take place from 9 p.m. to 11 p.m. to accommodate everyone. Though team sports are seasonal, athletes train continuously. Cross country, softball, and baseball athletes practice inside in early spring until the weather permits them to practice outside.

PROJECT BUDGET AND TIMELINE

Estimate of Probable Cost May 2013-- <i>Actual Costs Expected Fall 2013</i>	
Item	Cost Estimate
General Conditions	\$342,741
Site Work	\$523,169
Concrete	\$343,191
Masonry	\$694,751
Structural Steel	\$1,124,223
Carpentry/Millwork	\$102,440
Moisture Protection	\$340,975
Doors & Windows	\$344,216
Finishes	\$973,313
Specialties	\$163,585
Elevator	\$49,500
Fire Protection	\$154,530
Plumbing	\$367,815
HVAC	\$984,854
Electrical	\$501,116
Construction Fee	\$305,470
Gym floors, Bleachers, Scoring Systems, FF&E and Parking	\$2,284,338
Building Maintenance Endowment	\$1,463,178
TOTAL	\$11,063,405

Status of Capital Campaign	
Funds Available for Project 09-2013	
Institutional Funds	\$3,213,178
Gifts from Individuals	\$4,523,008
Mabee Foundation Challenge Grant (pending successful match)	\$1,000,000
Total	\$8,736,186
Funds Left to Raise to Complete the Project	
	\$2,327,219

Expected Timeline – Project Complete Spring 2015	
Complete	Schematic Design and Probable Cost Estimates
Complete	Schematic Design Approved- SU Board of Trustees
Complete	Preliminary Construction Bid
Underway	Finalize Construction Documents
	Contract with Builder
	Order Long-lead Items
	Complete All Site Permits
30 Days After All Funding Pledged	Begin Site and Slab Work
10 Months After Construction Start Date	Construction Complete

PROJECT BENEFITS

Student Benefits

Like the recently completed Mountaineer Fitness Center—an important and heavily-used facility—this project is central to our attention to lifelong physical wellbeing. Schreiner University emphasizes the role of physical fitness as part of the liberal arts tradition by incorporating physical activity courses into its requirements for graduation and by offering students opportunities for personal fitness through exercise, weight training, and competitive sports. Thus, athletics and fitness are integral to our academic mission, correlated to crucial aspects of the college experience that we seek to provide for each student. These include leadership development, excitement and passion for the school and the team, pride, loyalty, lasting friendships, lifetime fitness, healthy stress management, and well-roundedness.

Organizational Benefits

The Athletic and Event Center will strengthen Schreiner over the long run. As a private, tuition-dependent school, the future strength of Schreiner is ultimately driven by enrollment and retention. Completion of this project is important in sustaining Schreiner's growth trend.

Surveys of Texas students indicate that recreation and fitness facilities are a primary factor in college choice. National surveys of college applicants reveal that complexes like Schreiner Athletic and Event Center, and the Mountaineer Fitness Center rank high on prospective students' lists. There is ample evidence that intercollegiate athletics expands college access, addresses gender equity, and contributes to recruitment of a more diverse student body.

Completion of this project will improve the University's ability to recruit students in general and student-athletes specifically.

Community Benefits

The most recent Schreiner University Economic Impact Study is based on 2003-2004 data. A new study has been initiated and will be completed by the end of 2013. The past study revealed that the University had significant impact on the Texas Hill Country economy with a preponderance of benefit accruing to Kerrville and Kerr County. The University's operating expenditures, employment and payroll figures, institutional expenditures for goods and services, construction expenditures, spending by employees, students and visitors, and residential property owned or occupied by employees and students provide direct economic benefit. The indirect economic benefits include regional employment, payroll and spending.

Using a conservative multiplier that averaged 1.88 across expenditure categories, the last study concluded that during 2003-2004 the University produced \$59,786,695 per year in economic benefit to the area.

Over the past ten years, and since the last formal economic data assessment, *all* economic drivers and indicators have increased. In the absence of a study of current economic impact, we conclude with confidence that increases in community and regional economic benefits have enjoyed a directly proportional relationship to institutional growth.

Student enrollment has grown 46%, from 780 in the fall of 2003 to 1136 students in the fall of 2013. Increases in student enrollment drive increases in monthly student expenditures, increased visitor expenditures, and increases in University output overall. Schreiner employment is up 26% from 280 employees to 302 employees. In addition the University has 279 work study positions this year. 78% of the employees live in Kerr County. Schreiner's annual budget has increased from \$15.8 million in 2003 to \$26 million today.

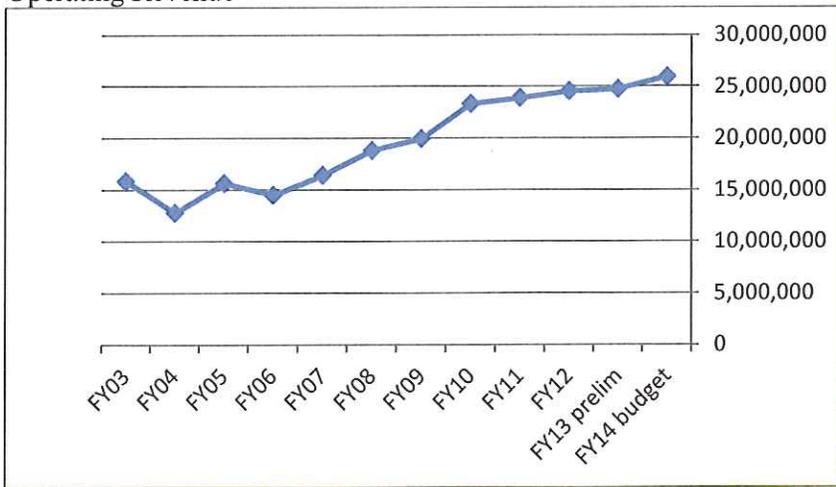
Since 2003 Schreiner has invested \$41,908,954 in capital assets. The total campus square footage has increased by 50% to 577,684 square feet and campus facilities, land and equipment are now valued at approximately \$55 million. Major construction projects have been undertaken and completed including two new student residence facilities, a new professional studies building, and the fitness center. Major renovations and expansion have been undertaken and completed including large scale deferred maintenance projects. These have included renovation of the dining hall, renovation and upgrades to the chemistry and nursing labs, completion of the

open air commons, new roofs, upgrade to HVAC systems, improvements to drainage and landscaping and significant and ongoing enhancement to the telecommunications infrastructure. Local businesses and trades are always given preference in the contract decisions for Schreiner University capital projects.

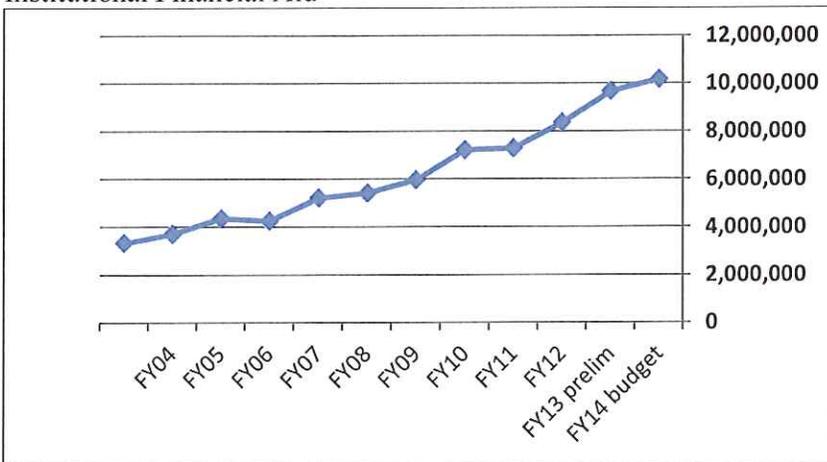
Schreiner’s sustained growth trend is a reflection of adherence to informed, long-range strategic planning and disciplined management of resources. Major factors that have supported growth include investment in the physical plant and technology infrastructure, academic programming that matches regional and student demand, faculty recruitment and development, and institutional financial aid.

The tables below show growth trends in selected economic indicators over the past decade.

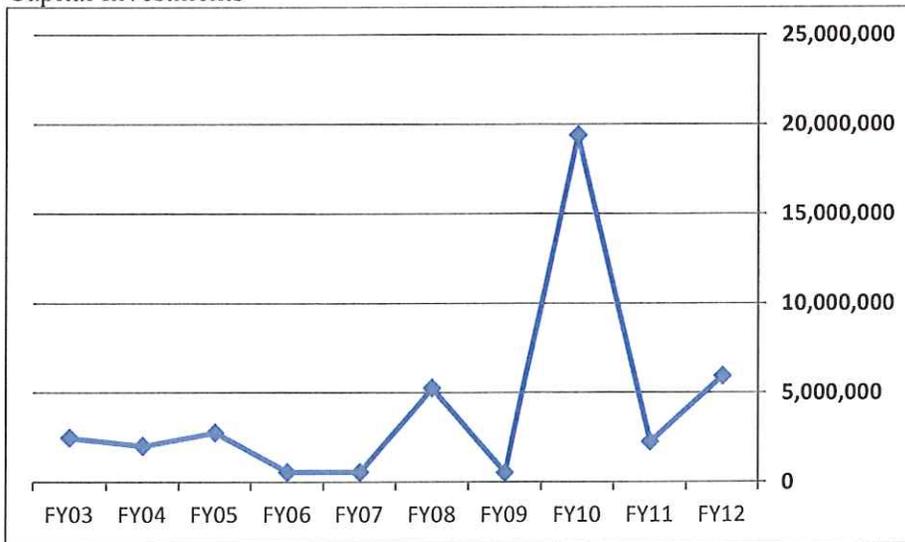
Operating Revenue



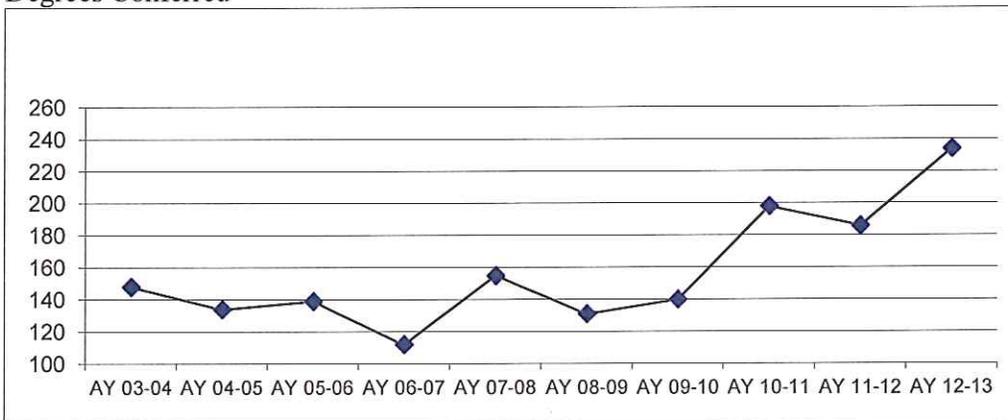
Institutional Financial Aid



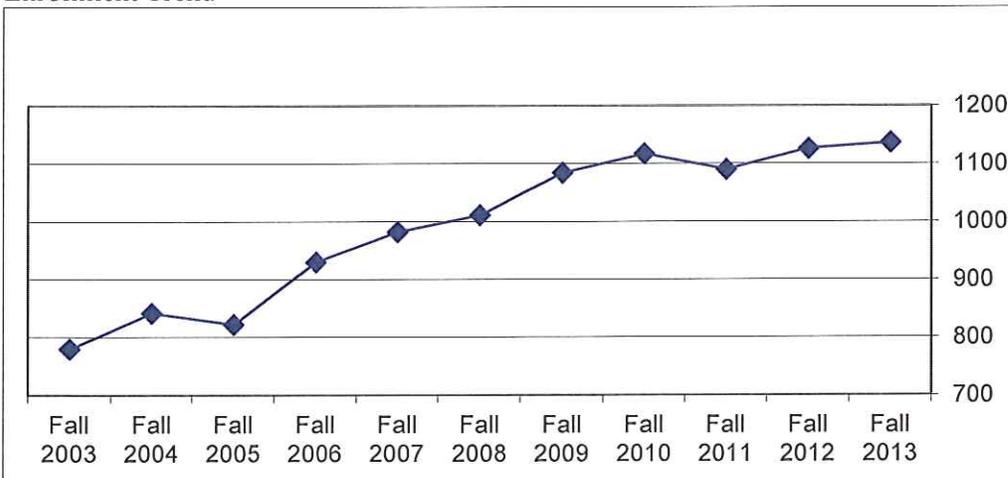
Capital Investments



Degrees Conferred



Enrollment Trend



ENROLLMENT AND DIRECT IMPACT

The economic impact of the University is ultimately driven by enrollment and retention of students. Surveys of Texas students indicate that recreation and fitness facilities are a primary factor in college choice. National surveys of college applicants reveal that health and fitness complexes rank high on prospective students' lists.

There is ample evidence that intercollegiate athletics expands college access, addresses gender equity, and contributes to recruitment of a more diverse student body. Schreiner has established an enrollment target of 1200 students and completion of this project is a proven tool in improving recruitment and retention. We are currently within 6% of our target for enrollment. Our forecast for the impact of this facility on recruitment is a modest 2% increase and 1% increase in retention.

The table below demonstrates that modest increases in enrollment and retention have direct economic advantages over time. An investment of \$250,000 4B Tax Funds in the Athletic and Event Center will return significant average projected economic benefit during the first five years of the life of the building. With the guidance of KEDC and recognizing that we will complete a 2013 economic impact study during the coming months we assume for now, a multiplier of 2 for indirect impact of enrollment and retention or **\$8,045,454 over 5 years.**

IMPACT OF THE EVENT CENTER ON ENROLLMENT GROWTH AND RETENTION						
2% Growth/1% Retention						
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Cumulative Impact
Total Net Revenue from student growth and retention	\$213,880	\$376,525	\$550,478	\$736,351	\$829,481	\$2,706,715
Additional Student Spending	\$32,082	\$56,479	\$82,572	\$110,453	\$124,422	\$406,007
Additional Compensation	\$45,760	\$183,682	\$187,355	\$244,163	\$249,046	\$910,006
Total Direct Impact	\$291,722	\$616,685	\$820,405	\$1,090,966	\$1,202,949	\$4,022,727

See Exhibit B for Detail of Impact

TOURISM AND DIRECT IMPACT

In addition to faculty, student, and operating expenditures, the University prompts tourism expenditures through campus visitors, special events, and camps. The tables below show the estimated direct impact of selected athletic games and tournaments.

Type of Games	# of Home Games	Avg. Visitors Per Game	Days	#Meals	Daily Meal Cost	Total Meals	#Room Nights	Hotel Cost	Hotel Revenue	Direct Impact
Baseball	18	103	2	3708	\$30	\$111,240	585	\$75	\$43,875	\$155,115
Men's Basketball	11	166	2	3652	\$30	\$109,560	594	\$75	\$44,550	\$154,110
Men's Soccer	9	97	2	1746	\$30	\$52,380	317	\$75	\$23,775	\$76,155
Women's Basketball	11	116	2	2552	\$30	\$76,560	454	\$75	\$34,050	\$110,610
Women's Soccer	9	91	2	1638	\$30	\$49,140	288	\$75	\$21,600	\$70,740
Softball	10	74	2	1480	\$30	\$44,400	268	\$75	\$20,100	\$64,500
Volleyball	7	105	2	1470	\$30	\$44,100	243	\$75	\$18,225	\$62,325
Men/Women's Golf	1	140	3	420	\$30	\$12,600	125	\$75	\$9,375	\$21,975
Men/Women's Tennis	5	35	2	350	\$30	\$10,500	75	\$75	\$5,625	\$16,125
TOTALS				17016		\$510,480	2949		\$221,175	\$731,655

Tournaments	Fans	Adults	Participants	Avg. Total People per game	Days	Daily Meal Cost	Total Meal	Direct Impact
HS Boys Basketball-AAU	500	30	300	830	3	\$30	\$74,700	\$74,700
HS Girls Basketball-AAU	500	30	300	830	3	\$30	\$74,700	\$74,700
HS Volleyball -USVCT	600	30	400	1030	2	\$30	\$61,800	\$61,800
Total Projected Summer	1600	90	1000	2690	8	\$90	\$211,200	\$211,200
Volleyball: Host HS with Tivy (example)	300	30	200	530	1	\$30	\$15,900	\$15,900
Total Projected School Year	300	30	200	530	1	\$30	\$15,900	\$15,900

SCAC Championship Tournaments: Based on 2012 Conference Championship Attendance Numbers (excluding Schreiner)											
Tournaments in Alternating Years	Teams	Total Team and Staff	Out of Town Fans	Days	#Meals	Daily Meal Cost	Total Meals	#Room Nights	Hotel Cost	Hotel Revenue	Direct Impact
Volleyball (2018)	7	147	149	3	594	\$30	\$17,820	111	\$75	\$8,306	\$26,126
Men's Basketball (2018)	7	147	93	3	426	\$30	\$12,780	97	\$75	\$7,256	\$20,036
Women's Basketball (?)	7	126	80	3	366	\$30	\$10,980	83	\$75	\$6,225	\$17,205
Projected Total Year of Tournament					1386		\$41,580	291		\$21,788	\$63,368
Volleyball Group Divisional Tournament	3	63	203	2	164	\$30	\$4,928	117	\$75	\$8,775	\$13,703
Volleyball Cross Divisional Tournament	7	147	473	2	383	\$30	\$11,498	273	\$75	\$20,475	\$31,973
Projected Total Year of Tournament					548		\$16,425			\$29,250	\$45,675
<i>*Volleyball will host on odd years a group divisional tournament with 4 teams (including Schreiner) participating. On even years it will be a cross divisional tournament with 8 teams (including Schreiner) participating. Based on information recieved from SCAC Commissioner Dwayne Hanberry.</i>											

Total Home Games	\$731,655
Total Projected Summer (3 events)	\$211,200
Total Projected School Year (1 event)	\$15,900
TOTAL ANNUAL DIRECT IMPACT OF ATHLETIC EVENTS	\$958,755
SCAC Tournaments in Alternating Years	\$109,043
TOTAL DIRECT IMPACT OF ATHLETIC EVENTS -Alternating Years	\$1,067,798

See Exhibit B for Detail of Impact

Modest estimates of direct benefit per year total \$958,755 and in years when we host the SCAC tournaments the benefit is projected to be \$1,067,798. These calculations do not factor other spending by visitors including shopping, transportation and entertainment, or future enrollment growth and inflation.

Using the estimated multiplier of 2 for indirect impact of the selected athletic events we assume annual indirect impact of the selected athletic events at **\$1,917,510** and **\$2,135,596 in the years that we host conference tournaments.**

The economic impact of athletic events is clearly significant and will escalate with the completion of the Athletic and Event Center. This investment however represents only a portion of the returns that are and will continue to be generated by Schreiner. Increased numbers of guests and visitors through-out the year is tied to our steady upward growth trends.

Direct impact has not been calculated but the numbers of visitors logged during the last academic year represent significant benefits to transportation, retail, lodging, and restaurant sectors and are proportional to campus growth.

Selected Campus Visitor Counts 2012-2013
Schreiner Saturday and Individual Tours
811 Student Tours and Campus Visits
Mountaineer Days Orientation (4 Sessions)
300 Parents
Family Weekend
200 Parents
Recall Weekend
160 Attendees
Quarterly Board Meetings
25 out of town Trustees per session

Summer Camps-- Recurring	Avg. Attendance
Southern Baptists of Texas Convention Youth Camp	200
Mission Presbytery	400
Christadelphians	150
Texas State Arts & Crafts Fair Student Scholarship Exhibitors	50
Hill Country Acoustic Music Camp	50
Dripping Springs Band Camp	200
Harper Band Camp	60
Western Art Academy	680
John Jay AFJROTC	400
C. E. King AFJROTC	400
Palmer Drug Abuse Program – Extreme Youth Leadership	200
Teens Westward Bound	90
USA Triathlon	35
Nike Volleyball	75
Phi Theta Kappa Honors Institute	220
Total Visitors	3210

Please see *Exhibit C-Facility Usage by Community Groups* for a full list of the organizations and events that have shared the campus facilities with Schreiner students in the recent past. The Athletic and Event Center will enhance interest in Schreiner as an event location and regional capacity to recruit activities.

SOCIO – ECONOMIC AND CULTURAL IMPACTS

In imparting knowledge and job skills to students, Schreiner helps improve their long-term economic prospects. Over a lifetime, the incremental income attributable to a four-year college degree is excess of \$800,000 based on earnings statistics from the U.S. Bureau of the Census. A substantial number of alumni from Schreiner continue to live in the region following graduation. The enhanced earnings they enjoy because of their college education translate into greater contributions to the area economy.

Among desirable, clean industry and technology enterprises, potential labor force is the number one criterion used in selecting a business location. The key strength in attracting and retaining business and industry is a base of college-educated workers. Alumni from Schreiner are working in the public and private business sectors throughout the area, forming the base for successful businesses.

The largest enrollments and graduation rates among Schreiner degree fields are consistently, Business with 24% of the 2013 graduates, Teacher Education with 16% of the 2013 graduates, and Nursing. The first class of new Bachelor of Science in Nursing students represented 14% of the 2013 graduating class. Among these most recent graduates, 16 students earned Master’s Degrees in either Business or Education. The fact that these vocations are all critical shortage areas for our region and our state are no coincidence. Schreiner is intentional in addressing the immediate and long-range needs for regional workforce development.

Schreiner University offers Business degrees based on regular surveys of trends in the regional job market and Texas Workforce Commission forecasting. The degree fields include Accounting, Management Information Systems, Business Administration, Management, Marketing, and Finance. Schreiner offers a BA in Communications through the School of Liberal Arts. Texas workforce data indicate that Communications majors are increasingly in demand across multiple Texas business sectors. A degree program in Public Health is in development and is a multidisciplinary collaboration between the Sciences and the Business Department.

The University's Department of Education was established in 1983 and consists of two units, Teacher Education and Graduate Studies. Graduate Studies offers the Graduate Teacher Certification Program and the Master of Education in Teaching. The undergraduate department offers teacher certification in 13 areas: Biology, Chemistry, English, History, and Mathematics for grades 8-12; in English, Language Arts, and Reading, Mathematics, Mathematics/Science, and Generalist for grades 4-8; Generalist in grades EC-4, and in Exercise Science and Music for all-levels. The Kerrville I.S.D. and the surrounding rural school districts work closely with Schreiner Education faculty to insure that the program reflects the real and pressing needs of those communities.

The Exercise Science degree program represented 12% of the 2013 graduating class. Students in this field may be preparing for a career in teaching, physical therapy, coaching, senior health, or other health and wellness fields.

Our newest degree program, the Bachelor of Science in Nursing, and the Licensed Vocational Nursing Program supply highly skilled health care professionals to the region. The BSN program has a capacity of the 60 students per year (30 juniors and 30 seniors) and achieved a 100% retention rate for the first cohort of students. In only its third year, the program is at 85% of capacity. The LVN certification program continues to serve both the community and our students but on a smaller scale than in the past. Capacity in the LVN program is now 25.

More than 100 educational and cultural opportunities are offered to students and to the general public throughout the year including travel, music, theater, art exhibits, film discussions, book discussion, faculty and visiting lecturers, typically at no cost. Community members have access to the handball/racquetball courts by appointment and community groups use the pool, tennis courts and other facilities on a regular schedule. The resources of the Logan Library at Schreiner are available to community residents at no charge, including Internet access and circulating laptop computers. Twenty two percent (22%) of the patrons of the Logan Library are "community patrons".

SCHREINER UNIVERSITY INSTITUTIONAL PROFILE

Mission

Schreiner University, a liberal arts institution affiliated by choice and covenant with the Presbyterian Church (USA), is committed to educating students holistically. Primarily undergraduate, the university offers a personalized, integrated education that prepares its students for meaningful work and purposeful lives in a changing global society.

Student Population

Fall 2013 Enrollment	1136
Enrollment from HCCF Counties	36%
Enrollment from rural Texas Counties	46%
Gender	58% women; 42% men
Ethnicity	63% White; 29% Hispanic; 8% other
Low Income (Federal Standards)	43% Pell Grant Recipients
First Generation College Student	44%

Governance and Accreditation

Schreiner University is an independent, four-year University, governed by the Schreiner University Board of Trustees. The school is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award masters, baccalaureate and associate degrees. Schreiner holds accreditation by the Texas Board of Nursing and is approved by the Texas Education Agency's State Board for Educator Certification (SBEC) for teacher certification programs.

Academic Program

26 undergraduate degrees

2 graduate degree programs

2 nursing programs

7 pre-professional programs

Partnership with Greystone Academy for students seeking military academy appointments.

Learning Support Services for students with learning differences, such as dyslexia

Athletics

Schreiner University is a NCAA Division III school and member of the Southern Collegiate Athletic Conference (SCAC). Schreiner fields intercollegiate teams in men's and women's basketball, soccer, golf, cross country track, men's baseball, and women's softball and volleyball.

Geographic Service Area

Schreiner University serves the needs of college students statewide. 96% of current enrollments are Texas residents, 4% are out of state or international residents.

Budget

FY 2014 - \$25,616,823 Fiscal Year: June 1 – May 31

CONCLUSION

The presence of an independent institution of higher education is a highly desirable aspect of the economic and lifestyle landscape of Kerrville and one envied by most if not all small and mid-sized cities.

At the regional level, Schreiner University is the only established and residential institution of higher education in the Hill Country within a 60-mile radius. 36% of Schreiner's fall 2013 enrollments are from seven Hill Country Counties; Bandera, Edwards, Gillespie, Kendall, Kerr, Kimble and Real Counties.

With 215 full time employees, 87 part time employees and 279 work study positions, Schreiner is among the largest employers in the region. Seventy six percent (76%) of the full time employees live in Kerr County and eighty percent (80%) of the part time employees live in Kerr County.

Economic benefits to Kerrville occur in three broad functional areas:

- (1) contribution to local job and income formation;
- (2) higher earnings by exiting students;
- (3) a broad collection of social, socio-economic and cultural benefits including an enriched cultural environment, improved health, reduced crime and reduced welfare and unemployment burdens.

The combined economic impact of the student's presence and employment opportunities represent substantial regional operations, capital, and personal spending. The aggregate economic impact of Schreiner University in Kerr County has increased during the past decade and all indicators forecast continued growth.

The Athletic and Event Center will be the centerpiece of estimated annual economic impact of **\$1,917,510 or \$2,135,596** in the years that we host conference tournaments.

The Athletic and Event Center will strengthen growth trends and contribute to student enrollment and retention that results in an estimated indirect impact of **\$8,045,454 over 5 years.**

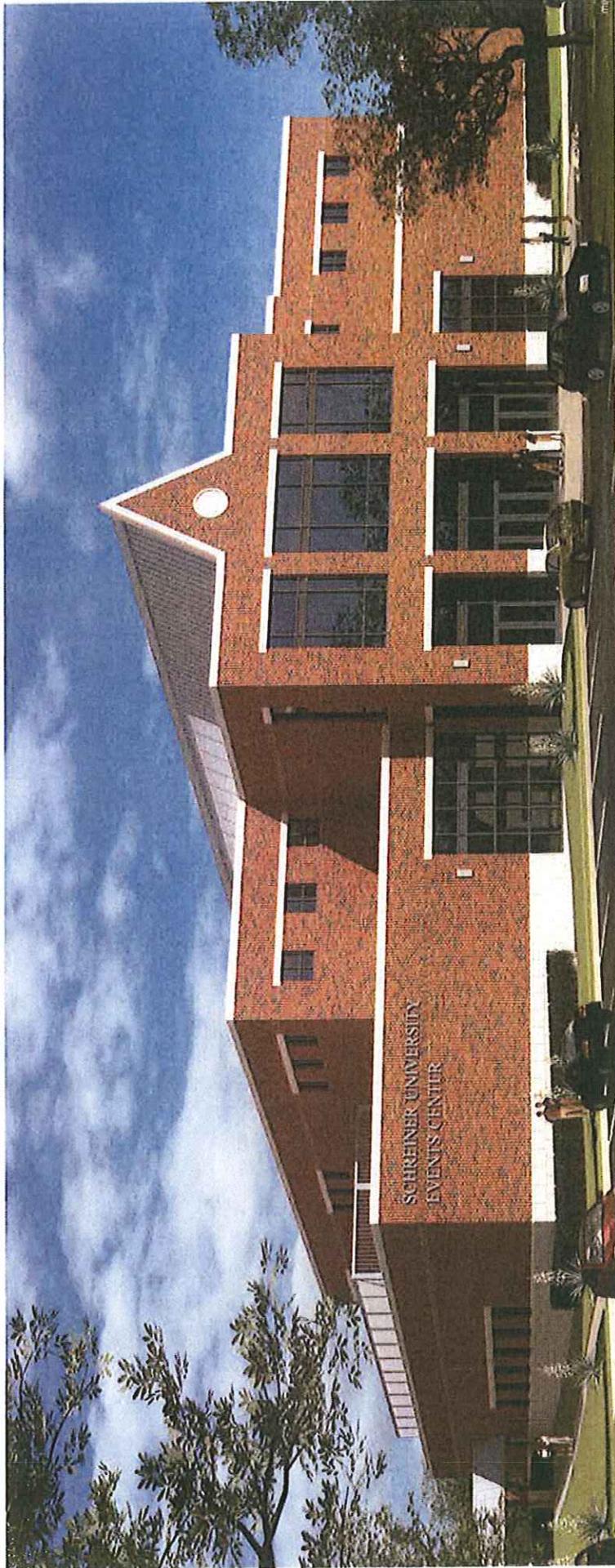
More compelling is the increased capacity of a regional workforce prepared to address the complex issues of growth and resource management confronting the Hill Country. Schreiner produces graduates that are in high demand across the region particularly the nursing, teaching, and business professions.

As a cultural resource, Schreiner reaches beyond the campus boundaries. The presence of Schreiner attracts newcomers and serves residents seeking intellectual growth and cultural experiences unique to college communities. Schreiner's relationships with the regional arts community include partnerships of mutual benefit in the areas of literature, science, music, theater, and visual arts.

The presence of Schreiner University in Kerr County continues to shape the distinct character of the Texas Hill Country.

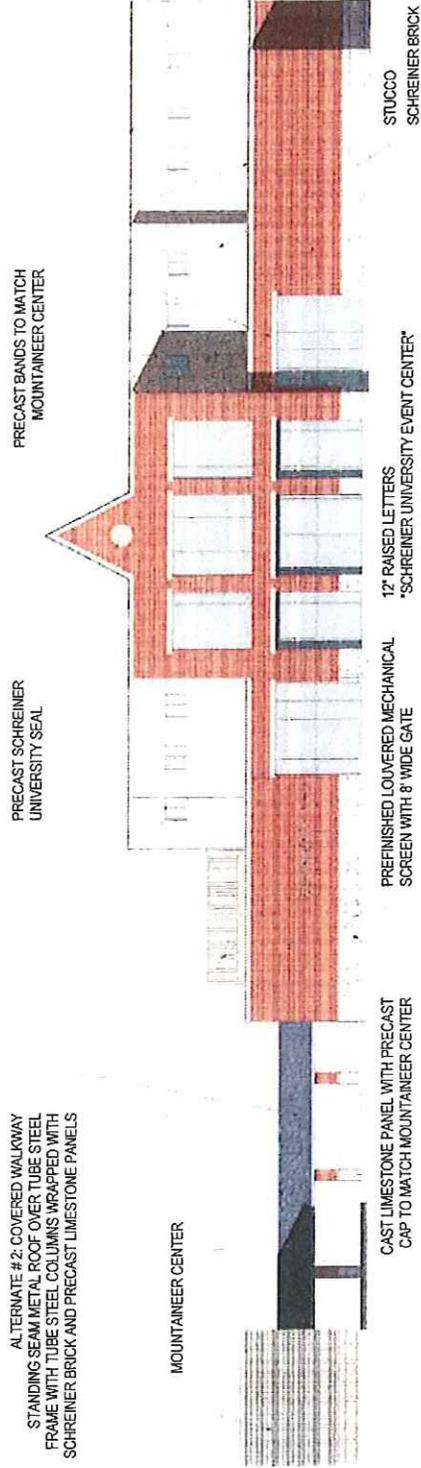
Exhibit A

SCHREINER UNIVERSITY EVENTS CENTER

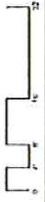
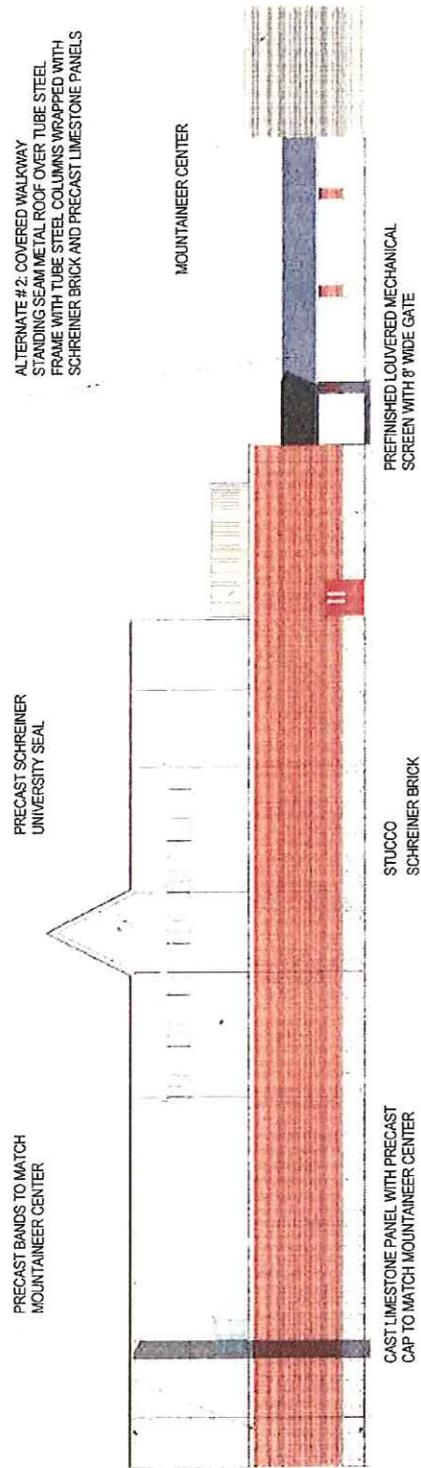


SCHREINER UNIVERSITY EVENTS CENTER





ALTERNATE # 2: COVERED WALKWAY
STANDING SEAM METAL ROOF OVER TUBE STEEL
FRAME WITH TUBE STEEL COLUMNS WRAPPED WITH
SCHREINER BRICK AND PRECAST LIMESTONE PANELS



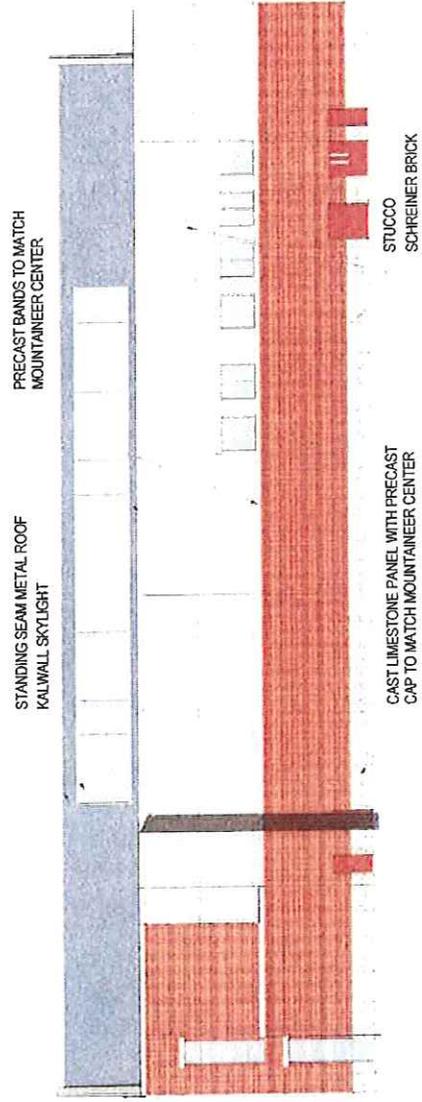
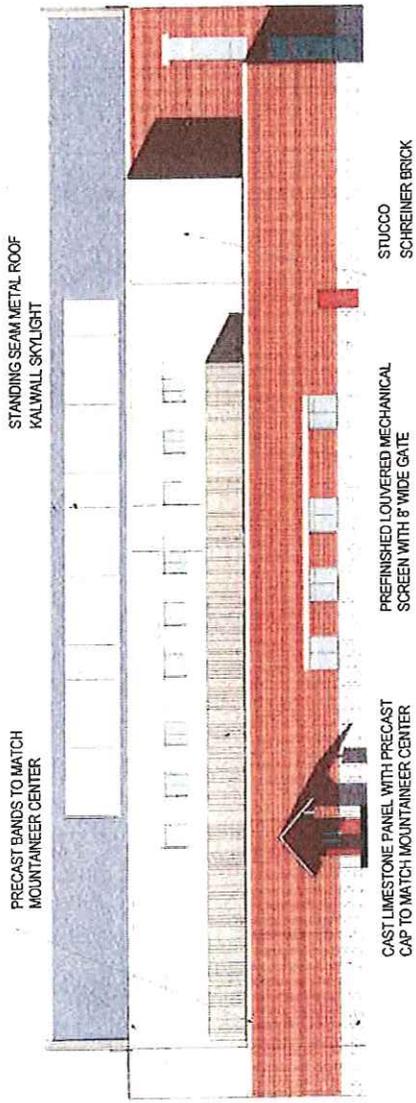


Exhibit B

IMPACT OF THE EVENT CENTER ON ENROLLMENT GROWTH AND RETENTION							
2% Growth/1% Retention							
	Base	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Cumulative Impact
Freshmen	300	9	9	9	9	9	
Net Tuition	12,699	118,863	123,617	128,562	133,704	139,052	643,798
Board	4,568	42345	43616	44924	46272	47660	224,817
Room	5,682	52672	54252	55880	57556	59283	279,644
2nd Year							
Headcount			6	6	6	6	
Net Tuition	13,207		86,532	89,993	93,593	97,337	367,455
Board	4,705		30,531	31,447	32,390	33,362	127,730
Room	5,852		37,977	39,116	40,289	41,498	158,880
3rd Year							
Headcount				6	6	6	
Net Tuition	13,735			89,993	93,593	97,337	280,923
Board	4,846			31,447	32,390	100,257	164,094
Room	6,028			39,116	40,289	41,498	120,903
4th Year							
Headcount					6	6	
Net Tuition	14,285				93,593	97,337	190,930
Board	4,992				32,390	33,362	65,752
Room	6,209				40,289	41,498	81,787
		213,880.14	376,525	550,478	736,351	829,481	2,706,715
Net Tuition		118,863	210,149	308,548	414,483	431,063	1,483,106
Board		42,345	74,147	107,818	143,443	214,641	582,394
Room		52,672	92,229	134,112	178,424	183,777	641,214
Total Net Revenue		213,880	376,525	550,478	736,351	829,481	2,706,715
Add'l Student Spending		32,082	56,479	82,572	110,453	124,422	
Add'l Faculty			2	2	3	3	
Add'l Staff		2	3.5	3.5	3.5	3.5	
Total Add'l Employees		2	5.5	5.5	6.5	6.5	
Add'l Compensation		45,760	183,682	187,355	244,163	249,046	
Total Direct Impact		291,722	616,685	820,405	1,090,966	1,202,949	4,022,727

Direct Impact of Selected Athletic Events

Type of Games	# of Home Games	All Fans/Avg Attendance	Adults	Participants	Out of Town Fans	Avg. Total People Traveling Per Game	Days	#Room Nights/ team/All Home Games	#Room Nights/ fan Home Games	#Meals/All Home Games	Daily Meal Cost	Total Meals	#Room Nights/All Games	Hotel Cost	Hotel Revenue	Direct Impact
Baseball	18	115	5	40	58	103	2	324	251	3708	\$30	\$111,240	585	\$75	\$43,875	\$155,115
Men's Basketball	11	288	5	17	144	166	2	198	396	3652	\$30	\$109,560	594	\$75	\$44,550	\$154,110
Men's Soccer	9	155	5	15	77	97	2	144	173	1746	\$30	\$52,380	317	\$75	\$23,775	\$76,155
Women's Basketball	11	187	5	17	94	116	2	198	256	2552	\$30	\$76,560	454	\$75	\$34,050	\$110,610
Women's Soccer	9	127	5	22	64	91	2	144	144	1638	\$30	\$49,140	288	\$75	\$21,600	\$70,740
Softball	10	101	5	18	51	74	2	140	128	1480	\$30	\$44,400	268	\$75	\$20,100	\$64,500
Volleyball	7	166	5	17	83	105	2	98	145	1470	\$30	\$44,100	243	\$75	\$18,225	\$62,325
Men/Women's Golf	1	60	5	105	30	140	3	117	8	420	\$30	\$12,600	125	\$75	\$9,375	\$21,975
Men/Women's Tennis	5	40	5	10	20	35	2	50	25	350	\$30	\$15,000	75	\$75	\$5,625	\$16,125
										17016		\$510,480	2949		\$221,175	\$731,655

Tournaments	Fans	Adults	Participants	Avg. Total People per game	# Room Nights/ per team/all home games	Hotel Revenue	Daily Meal Cost	Total Meal	Direct Impact
AAU Tournament	500	30	300	830	3	\$ 70.00	\$ 30.00	\$ 74,700.00	\$ 74,700.00
HS Boys Basketball	500	30	300	830	3	\$ 70.00	\$ 30.00	\$ 74,700.00	\$ 74,700.00
AAU Tournament	600	30	400	1030	2	\$ 75.00	\$ 30.00	\$ 61,800.00	\$ 61,800.00
HS Girls Basketball	600	30	400	1030	2	\$ 75.00	\$ 30.00	\$ 61,800.00	\$ 61,800.00
JSVCT Tournament	1600	90	1000	2690	8	\$ 215.00	\$ 90.00	\$ 211,200.00	\$ 211,200.00
Total Projected Summer									
Volleyball- Host HS with Tiwy (example)	300	30	200	530	1	\$ 75.00	\$ 30.00	\$ 15,900.00	\$ 15,900.00
Total Projected School Year	300	30	200	530	1	\$ 75.00	\$ 30.00	\$ 15,900.00	\$ 15,900.00

SCAC Championship Tournaments: Based on 2012 Conference Championship Attendance Numbers (excluding Schreiner)

Type of Games (Projected yr. of Tournament)	# Teams Participating	Avg Fans per game	# Team Players/Staff	Total Team and Staff	Out of Town Fans	Days/Tournament	#Room Nights/ team/	#Room Nights/fans	#Meals	Daily Meal Cost	Total Meals	#Room Nights	Hotel Cost	Hotel Revenue	Direct Impact
Volleyball (2018)	7	298	21	147	149	3	74	37	594	\$30	\$17,820	111	\$75	\$8,306	\$26,126
Men's Basketball (2018)	7	186	21	147	93	3	74	23	426	\$30	\$12,780	97	\$75	\$7,256	\$20,036
Women's Basketball (?)	7	160	18	126	80	3	63	20	366	\$30	\$10,980	83	\$75	\$6,225	\$17,205
									1386		\$41,580	291		\$21,788	\$63,368

*Volleyball will host on odd years a group divisional tournament with 4 teams (including Schreiner) participating. On even years it will be a cross divisional tournament with 8 teams (including Schreiner) participating. Based on information received from SCAC Commissioner Dwayne Hanberry.

Type of Tournament	# Teams Participating	Avg Fans per game	# Team Players/Staff	Total Team and Staff	Out of Town Fans	Days/Tournament	#Room Nights/ team/	#Room Nights/fans	#Meals	Daily Meal Cost	Total Meals	#Room Nights	Hotel Cost	Hotel Revenue	Direct Impact
Volleyball Group Divisional Tournament	3	135	21	63	202.5	2	15.75	101.25	164.25	\$30	\$4,928	117	\$75	\$8,775	\$13,703
Volleyball Cross Divisional Tournament	7	135 (projected)	21	147	472.5	2	36.75	236.25	363.25	\$30	\$11,498	273	\$75	\$20,475	\$31,973
									547.5		\$16,425	273		\$29,250	\$45,675

Exhibit C

Campus Facility Usage by Community Organizations

Updated 08/28/13

Organizations that use facilities at no charge:

*Use facilities in addition to the Cailloux Center

Official events of the Presbyterian Church USA*
Kerrville Police Department
Expanding Your Horizons*

Hill Country Crisis Council
Leadership Kerr County
Symphony of the Hills*
Kerrville Area Chamber of Commerce*

Texas Heritage Music Day*
Texas Writer's Conference*
Community Foundation of the Texas Hill Country
Past is Prologue*

Texas Hill Country Counselors
Clumber Spaniel Club
Kerrville State Hospital
United States Census Bureau
Kerrville Trailblazers*

local, presbytery, synod
seminars and classes only – social functions are at the reduced rate)
American Association of University Women (math and science exploration
program for adolescent girls – serves 300 young women)
training programs
monthly leadership meetings
monthly board meetings and rehearsals
chamber mixers, luncheon and public forums, sponsored events like the Relay
for Life kickoff, board meetings
annual event that brings in school age children from all over the Hill Country
annual
Snow Ball, Fundraising events,
annual event
annual meeting for high school counselors – serves 150 ppl
annual training meet
annual forensic conference
annual recruiting events
use campus grounds for organized walks

Organizations that are charged reduced fees for facility use:

All non-profit organizations are charged 50% of standard room rental rates.

*Use facilities in addition to the Cailloux Center

Churches & Schools

Calvary Temple Church
Our Lady of the Hills

Christmas parties, anniversary parties
School dances

Center Point High School*
 Tom Daniels Elementary School
 Peterson Middle School*
 Tivy High School
 Ingram High School
 Medina High School
 Harper High School
 Bandera High School

Project Graduation event
 swimming pool party for incentive trips
 annual tennis tournaments, swimming pool for incentive trips
 annual prom (serves 500 ppl), Annual Military Ball (serves 150 ppl), annual
 debate meet
 annual prom (serves 400 ppl)
 annual prom (serves 100 ppl)
 annual prom (serves 150 ppl)
 annual prom (serves 400 ppl)

Day Camps

Girl Scouts*
 Boy Scouts*
 Art 2 Heart*
 Don Eddy Basketball*

Other Not-for-Profit Usage:

American Association University Women
 Hill Country Childcare Providers*
 Hill Country Easter Bike Tour*
 Hill Country Quilt Guild*
 KSTAR*
 Peterson Regional Medical Center
 Peterson Hospice
 The League of Women Voters*
 Young Life
 Partners in Ministry
 Kerrville Apostolic Church*
 Kerr County YMCA*
 Kerrville Rotary Club*
 Caring Family Network
 Hill Country Charity Ball Association
 Hill Country Cares
 Texas Lion's Club*

Annual scholarship interviews
 annual conference for all child care workers in area (300 ppl)
 annual bike tour hold registration and have meals on campus (1000 ppl)
 annual quilt show held every other May
 youth empowerment event held annually each August
 annual awards banquet (serves 250), training sessions, luncheons, dinners
 training sessions, open forums, (serves 150- 200)
 annual Christmas party and voter registration drives
 annual banquet (serves 350 ppl)
 Program and fundraising events
 gym for recreational events
 athletic fields for recreational sports
 annual picnic
 monthly meetings with foster families
 monthly meetings, annual charity ball (held 3 times since 2001)
 annual Women to Women event
 youth contests in conjunction with annual conference at YO

Unitarian Universalist Fellows

theatre rental to show movies to public

Other Organizations and Individuals – Standard Fee

James Avery

Republican Women of Kerr Country

Kerrville Champ Major Zone Tennis Tournament*

Salvation Army Women's Auxiliary

Military Officers Association of America

Comerica Wealth Management

Edwards Aquifer Recovery Implementation

Environmental Training Systems

Mobil Oil Hill Country Retirees

Wells Fargo Advisors

annual awards banquet (300 ppl)

Governor Rick Perry for a fundraising luncheon in April 2007 (served 300 ppl)

annual tournament

annual fundraising luncheon (served 200)

bi-monthly dinner meetings (75 ppl)

training meetings

open forum meetings

training meetings

annual Christmas luncheon

client appreciation events

Over 30 wedding receptions since 2001

10 Quinceanera parties since 2001

Residential Summer Camps

Southern Baptists of Texas Convention Youth Camp* (serves 200)

Mission Presbytery (serves 400 ppl)

Christadelphians* (150 – 200 ppl)

Texas State Arts & Crafts Fair Student Scholarship Exhibitors (50 ppl)

Hill Country Acoustic Music Camp (50 ppl)

Dripping Springs Band Camp* (200 ppl)

Harper Band Camp* (60 ppl)

Western Art Academy (680 ppl)

John Jay AFJROTC (400 ppl)

C. E. King AFJROTC (400 ppl)

Palmer Drug Abuse Program – Extreme Youth Leadership (200 ppl)

Teens Westward Bound (90 ppl)

USA Triathlon (35 ppl)

Nike Volleyball (75 ppl)
Phi Theta Kappa Honors Institute (220 ppl)
International Speleological Society* (1600 ppl in 2009)
Canadian Jr. Men's Basketball Team* (40 ppl)
Restorative Justice Conference (300 ppl – in 2007)
USA Epee Fencing Camp* (30 ppl)
Christian International Student Conference* (200 ppl – 2007)
Classics Elite Soccer Camp* (50 ppl)
National Young Scholar Program* (300 ppl – 2007 - 2009)

Agenda Item:
(Staff)

5D. Funding request from Habitat for Humanity in the amount of \$375,000.00.
(staff)

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

SUBJECT: Funding Request from Habitat for Humanity in the amount of \$375,000

FOR AGENDA OF: October 28, 2013 **DATE SUBMITTED:** October 23, 2013

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Main Street / Special Projects Manager City Manager

EXHIBITS: Funding Request Cover Letter and Application

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *[Signature]*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

An application has been submitted by Habitat for Humanity in the amount of \$375,000 to complete infrastructure for Phase II of developing a 39 lot sub-division on Legion Drive between Meadowview and Meeker. The sub-division comprised of two phases includes 20 sites in Phase I and 19 in Phase II. In 2009, Habitat for Humanity received an EIC grant of \$418,000 for Phase I for improvements to public streets, water and wastewater mains, and drainage facilities including a retention pond. Habitat for Humanity is a non-profit organization dedicated to providing affordable housing for Kerr County low income families.

The "GO Team" evaluated this application and finds that it is feasible in that the uses are allowed under the 4B regulations.

If this funding application is approved, staff will draft a funding agreement, as directed, to be presented at the November 25, 2013 EIC meeting in conjunction with holding a public hearing.

RECOMMENDED ACTION

City staff recommends approval of this funding request as presented and direction to prepare a funding agreement.



Building houses, building hope

June 24, 2013

Mr. Jonas Titas
Executive Director
Kerr Economic Development Corp.
1700 Sidney Baker
Kerrville, TX 78028

Dear Mr. Titas;

Habitat for Humanity Kerr County is currently developing a thirty-nine (39) lot sub-division on Legion Drive between Meadowview and Meeker. This sub-division is comprised of two (2) phases. Phase I has twenty (20) build sights and Phase II has nineteen (19). Eight (8) homes have been completed in Phase I, an additional home will receive Certificate of Occupancy this week, house 10 is under construction and should receive Certificate of Occupancy in October of this year. Of these homes, one is being used for a model home/office for Habitat for Humanity Kerr County. With the anticipated construction schedule Phase I should be built out by 2016 (with one lot remaining as a secure construction holding area).

Habitat for Humanity Kerr County is seeking funding to complete the infrastructure for Phase II. Attached is a pre-bid from VEI (Vordenbaum Engineering, Inc.). I have been instructed by the Board of Directors to provide this letter and bid to you for potential funding by your organization and partners you may secure.

In providing affordable housing for Kerr County low income families, Habitat for Humanity Kerr County acts as an economic development partner. The impact of the homes we construct and sell to our target audience supports the community with tax dollars, increased disposable income spent by owners, employee payroll and purchase of construction materials and other goods and services.

After reviewing the information attached please let me know what other information you require to review this request for potential funding.

A handwritten signature in black ink that reads "Karen Quanstrom". The signature is written in a cursive, flowing style.

Karen Quanstrom
Executive Director

Attachment: VEI 08093 cost estimate 140613

Maud Jennings Subdivision Phase 2

7.55 ac. Development - 19 lots - Phase II

ESTIMATE OF PROBABLE COST

SUMMARY

A EARTHWORK	\$	116,453.85
B EROSION CONTROL	\$	13,034.00
C SANITARY SEWER	\$	82,046.70
D DRAINAGE	\$	10,750.00
E WATER	\$	48,147.30
F PAVING	\$	153,252.00
G DETENTION FACILITIES	\$	-
H PERIMETER	\$	-
I FRANCHISE UTILITIES	\$	13,925.00
J LANDSCAPE	\$	-
K ENGINEERING/SURVEY/CONSTRUCTION	\$	85,850.00
M IMPACT FEES	\$	63,547.40
N CONTINGENCY	\$	162,993.75
TOTAL DEVELOPMENT COSTS	\$	750,000.00

Assumptions:

1. Preliminary water, storm, sanitary & grading prepared by VEI
2. Estimated quantities based on layout dated 12/10/09 by VEI
3. Improvements include items benefiting the single family portion of the development only
4. Cost do not include developer related fees

Maud Jennings #08093
 7.55 ac. Development - 19 lots - Phase II
 CONSTRUCTION COST ESTIMATE

	QUANTITY	UNITS	UNIT PRICE	
A. EARTHWORK				
1	7.55	AC	427.00	3,224
2	5,000.00	CY	16.50	82,500
3	0.00	EA	10,000.00	-
4	4,070.00	CY	6.50	26,455
5	0.00	CY	10.50	-
6	19.00	EA	225.00	4,275
				<u>116,454</u>
B. EROSION CONTROL				
1	1.00	EA	550.00	550
2	1,000.00	LF	3.00	3,000
3	1.00	EA	1,000.00	1,000
4	1.00	EA	150.00	150
5	1,400.00	LF	2.00	2,800
6	2.00	EA	70.00	140
7	3.00	AC	1,000.00	3,000
8	7.00	EA	17.00	119
9	35.00	EA	65.00	2,275
				<u>13,034</u>
C. SANITARY SEWER				
1	605.00	LF	39.50	23,898
2	0.00	LF	30.00	-
3	5.00	EA	4,675.00	23,375
4	0.00	EA	2,300.00	-
5	19.00	EA	1,449.00	27,531
6	1.00	EA	1,000.00	1,000
7	0.00	EA	400.00	-
8	605.00	LF	3.92	2,372
9	605.00	LF	3.92	2,372
10	1.00	EA	1,500.00	1,500
11	0.00	EA	300.00	-
12	0.00	EA	1,000.00	-
				<u>82,047</u>

Maud Jennings #08093
 7.55 ac. Development - 19 lots - Phase II
 CONSTRUCTION COST ESTIMATE

	QUANTITY	UNITS	UNIT PRICE	
D. DRAINAGE				
1	200.00	LF	8.75	1,750
2	450.00	SY	20.00	9,000
				<u>10,750</u>
E. WATER				
1	293.00	LF	23.50	6,886
2	3.00	EA	1,546.00	4,638
3	0.00	EA	2,550.00	-
4	0.00	EA	4,000.00	-
5	2.00	EA	3,754.00	7,508
6	19.00	EA	980.00	18,620
7	1.00	TNS	5,500.00	5,500
8	0.00	EA	750.00	-
9	0.00	EA	550.00	-
10	0.00	EA	785.00	-
11	1.00	EA	562.00	562
12	100.00	LF	10.00	1,000
13	1.00	LS	1,500.00	1,500
14	293.00	LF	2.60	762
15	293.00	LF	4.00	1,172
16	0.00	LF	10.00	-
				<u>48,147</u>

Maud Jennings #08093
 7.55 ac. Development - 19 lots - Phase II
 CONSTRUCTION COST ESTIMATE

	QUANTITY	UNITS	UNIT PRICE	
F. PAVING				
(815 of roadway)				
1	2,924.00	SY	11.25	32,895
2	2,924.00	SY	11.25	32,895
3	1,440.00	LF	13.20	19,008
4	3,230.00	SY	13.20	42,636
5	1,440.00	LF	13.20	19,008
6	0.00	SY	12.00	-
7	0.00	LF	40.00	-
8	2.00	EA	315.00	630
9	2.00	EA	536.00	1,072
10	0.00	LF	10.00	-
11	2.00	EA	400.00	800
12	0.00	SF	2.50	-
13	1,440.00	LF	1.95	2,808
14	1.00	LS	1,500.00	1,500
				<u>153,252</u>
G. DETENTION FACILITY				
1	0.00	EA	45,000.00	-
				<u>-</u>
J. Perimeter				
1	0.00	LF	10.00	-
2	0.00	EA	150.00	-
				<u>-</u>
K. Franchise Utilities				
1	700.00	LF	5.00	3,500
2	7.00	EA	250.00	1,750
3	700.00	LF	7.50	5,250
4	250.00	LF	9.50	2,375
5	700.00	LF	1.50	1,050
				<u>13,925</u>

*Currently Cable installation is at no cost

Maud Jennings #08093
 7.55 ac. Development - 19 lots - Phase II
 CONSTRUCTION COST ESTIMATE

	QUANTITY	UNITS	UNIT PRICE	
L. Landscape				
1	0.00	EA	45,000.00	0.00
2	0.00	EA	25,000.00	0.00
3	0.00	LF	10.00	0.00
				<u>0.00</u>

M. Engineering/ Survey/Construction				
1	2,000			2,000.00
2	-			0.00
3	-			0.00
4	-			0.00
5	-			0.00
6	-			0.00
7	15,000			15,000.00
8	3,500			3,500.00
9	-			0.00
10	-			0.00
11	1,500			1,500.00
12	5,500			5,500.00
13	25,000			25,000.00
14	28,500			28,500.00
15	4,850			4,850.00
				<u>85,850.00</u>

O. Impact Fees				
1				2,500.00
2				0.00
3				0.00
4				1,000.00
5				0.00
6				0.00
7				0.00
8	19	EA	1,509.20	28,674.80
9	19	EA	1,441.40	27,386.60
10	-	EA	20.00	0.00
11	19	EA	10.00	340.00
12	19	AC	125.00	2,375.00
13	19	EA	50.00	950.00
14	19	EA	10.00	321.00
				<u>63,547.40</u>

*Impact fees paid by builder at time of building permit

P. Contingency				
1	162,993.75			162,993.75
				<u>162,993.75</u>

**City of Kerrville
4B Sales Tax Funding Request
Guidelines and Procedures**

4B Funding from the Economic Improvement Corporation

Both the Economic Improvement Corporation Board of Directors (EIC) and the Kerrville City Council must approve expenditures of 4B funding. Before a project may be considered and awarded funds, the attached application must be completed and submitted to:

**Kerr Economic Development Corporation (KEDC)
1700 Sidney Baker, Ste 100
Kerrville, Texas 78028
(830) 896-1157**

KEDC will review the application to determine if the application is complete and if the project would create a desired economic development effect.

All actions of the EIC are subject to the Development Corporation Act of 1979 (Article 5190.6 Vernon's Civil Statutes, Section 4B and now codified in Chapters 501, 502, and 505 of the Texas Local Government Code). The EIC is a legal entity with statutory authority to spend economic development sales tax dollars ("4B Revenues"). The Corporation is city-chartered and governed by a Council-appointed board of directors. The EIC is a 4B Corporation and may fund "projects" focused on the creation of "primary jobs" and / or to provide an economic benefit to the City of Kerrville, as well as "Quality of Life" projects. Application approvals are subject to funding availability.

Types of Projects

The Economic Improvement Corporation will consider applications for:

1. **Direct contributions to business development;** projects should include support of retention, expansion, or recruitment, resulting in public economic benefit, and economic and demographic analyses used for policy development.
2. **Participation in Public Infrastructure;** Projects that are found by the EIC Board of Directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises (Section 501.103 of the Texas Local Government Code).
3. **Quality of Life;** Quality of Life projects which are owned by the City of Kerrville upon completion; or, where funding is requested for the construction of private (which includes non-profit) development projects, but only if the resulting facility is accessible or open to the public; both such Quality of Life projects indirectly result in economic benefits.
4. **Community Event projects;** Community Event projects are those that significantly contribute to the City's objective of promoting tourism and the hotel / conference market.

General Process for Applications

1. Application will be submitted to the KEDC.
2. Once the application is complete, a "GO Team" meeting will be scheduled.
3. If the application is considered feasible, the KEDC Board will review the application (*Business Development projects only*).
4. The EIC will consider the application. The EIC may:
 - a. approve the application and direct a funding agreement to be drafted and presented at the next EIC meeting in conjunction with holding a public hearing,
 - b. request the application be revised and resubmitted, or
 - c. not approve the application. If this occurs, the application process is considered complete and the application will not move forward.
5. Once the public hearing is held and the funding agreement is approved, the funding agreement will be presented to the City Council for final approval. The City Council may:
 - a. approve the funding agreement,
 - b. request the funding agreement be revised and resubmitted, or
 - c. not approve the funding agreement. If this occurs, the process is considered complete and the funds will not be approved.
6. Once the funding agreement is approved by the both the EIC and City Council, funding will not be available until 60 days after the date of the public hearing.

Note – this is a general guide only and the process may take several months to complete. Procedures may change without notice.

Business Development and Participation in Public Infrastructure Projects

Mission and Goals of Business Development and Public Infrastructure Projects

It shall be the mission of the City, EIC and KEDC in administration of these Guidelines and Procedures to promote, encourage, and enhance the creation and retention of jobs which retain and / or expand the City tax base and economy through granting business incentives which assist in the retention, expansion and recruitment of Primary Employers.

A primary employer is any business in which at least 51% of its goods and / or services are sold to customers that are located outside Kerr County, Texas and / or are in one of the following three digit NAICS codes: 31-33 Manufacturing, 42 Wholesale Trade, 48-49 Transportation and Warehousing, 52 Finance and Insurance, 54 Professional and Technical, or 55 Management of Companies (as defined by Texas Legislature HB 2912, 2003 Regular Session); or is a supplier who supplies at least 70% of its non-retail goods and/or services to local primary employer(s) that are located outside of Kerr County, Texas.

Business Incentives are economic incentives for a Primary Employer to induce the creation or retention of primary jobs and Capital Investment that may include, but not limited to job, land, facilities, equipment and infrastructure grants or reimbursements for new facilities or modernizations of current facilities to be determined by the EIC and the City Council.

The goals of the City, EIC and KEDC in administration of these Guidelines and Procedures are to:

- Create and retain primary jobs,
- Expand the City tax base and economy, and
- Strengthen and diversify primary employers within the local economy.

Principles and Guidelines

In making a determination regarding business incentives under these Guidelines and Procedures, the City, EIC and KEDC shall take into consideration the following non-exclusive list of principles and guidelines, if applicable, as factors in its determination:

- The payoff period of a business incentive to the City,
- The number of primary jobs added or retained by the primary employer,
- The average or median gross annual pay and any benefits for each primary job added by the primary employer,
- Whether the potential recipient of business incentives would otherwise locate in Kerrville without the business incentive,
- The type and amount of capital investment by the primary employer,
- The type of the proposed business venture,
- The potential impact on public infrastructure and resources,
- The financial strength of the primary employer,
- Whether the primary employer is consistent with target markets,
- Whether the primary employer is compatible with the community
- The contributions pledged to the primary employer, if any, by the State of Texas, any other governmental entity, KEDC or any other person, entity or association.

Nothing in this section shall be binding upon the City, EIC or KEDC, but is presented for reference by any prospective primary employer. Moreover, the factors listed herein are not an exclusive list. Each determination shall be determined on a case-by-case basis taking into account the factors deemed relevant by the City, EIC and KEDC to that particular project.

Business Incentives Authorized

The EIC and City will contemplate the use of all incentive options available to create an appropriate incentive package tailored for each prospect on a case-by-case basis.

Primary Employer Business Incentives

Authorized Facilities - A capital investment for a facility may be eligible for business incentives by a funding agreement if it creates or retains primary jobs for a primary employer. Incentives may be granted for land or capital investment related to either new facilities, improvements to existing facilities for the purpose of modernization, expansion, for capital investment necessary for the retention of an existing primary employer, or for relocation expenses.

The following types of property shall be ineligible for business incentives: inventories, supplies, tools, furnishings or other forms of movable personal property (not including capital production equipment), vehicles, vessels, aircraft, deferred maintenance investments, improvements to real property which have an economic life of less than 10 years, with the exception of the City or EIC, property owned or used by the State of Texas or its political subdivisions, or by any organization owned or directed by a political subdivision of the State of Texas.

Periodic Certification - The business incentive agreement shall require periodic certification of capital investment as required by the funding agreement.

Completion of Facility Construction - The completion of facility construction or installation of capital investment shall be deemed to occur in the earliest of the following events (as determined by the City and EIC):

- When a certificate of occupancy is issued for the project,
- When commercial production of a product or provision of a service is achieved at the facility,
- When the architect or engineer supervising construction issues a certificate of substantial completion, or some similar instrument, or
- Two years after the date of the funding agreement.

Wage Requirement - In determining an incentive based on new primary jobs, the following matrix shall be considered:

New Gross Payroll	Incentive per New Primary Job
<\$30,000 per new primary job	Up to \$3,000 per new primary job
\$30,000-\$40,000 per new primary job	\$3,001 to \$5,000 per new primary job
\$40,000-\$50,000 per new primary job	\$5,001 to \$9,000 per new primary job
>\$50,000 per new primary job	Up to \$10,000 per new primary job

Job Creation Qualification - Unless there are extraordinary circumstances, in order to be eligible for business incentives, the planned capital investment shall create or retain and maintain the minimum of 10 full time (2,080 hours / year) permanent, primary jobs within one year of an effective date as set out in the agreement.

Minimum Capital Investment Qualification - In order to be eligible for business incentives, the planned capital investment must exceed \$200,000 in new plant, infrastructure, site prep and equipment.

Schedule of Incentives - The implementation schedule of any and all incentives shall be determined on a case-by-case basis to include periods of one or more years.

Universal Requirements

Project Implementation - An authorized project funded by a business incentive must be implemented within two years of the date of the effective date of the funding agreement.

Location or Residency Requirement - The City will prefer projects be located within City limits or its extraterritorial jurisdiction (ETJ) with voluntary provision for annexation, provided the ability to be annexed is met within 10 years. Projects outside of the City limits must be approved by the Kerr County Commissioners Court. Facilities constructed in the ETJ must be built to minimum City standards, to include building codes and public improvements standards.

'Buy Local' Provision - Each recipient of business incentives shall additionally agree to use best efforts to give preference and priority to local manufacturers, suppliers, contractors, and labor, except where not reasonably possible to do so without added expense, substantial inconvenience, or sacrifice in operating efficiency or quality. For the purposes of this provision, the term 'local' is used to describe manufacturers, suppliers, contractors, and labor shall include firms, businesses, and persons who reside in or maintain an office within Kerr County, Texas.

Insurance Requirements - Each recipient of business incentives shall carry workers' compensation insurance and / or other appropriate liability insurance coverage as the EIC determines is appropriate.

Application - KEDC will accept applications for projects at any time. Applications will not be considered until complete. Applicants must be available to present projects at EIC & City Council meetings, as needed.

Contents of Application - The application process shall consist of a completed application form accompanied (when applicable) by: five years annual financials that include profit and loss statements, balance sheets, cash flow statements, IRS reporting forms, pro forma, a general description of proposed capital investments to the facility, a descriptive list of the improvements or program for which business incentives are requested, a list of the kind, number and location of all proposed improvements of the property, a map and property description, and a time schedule for undertaking and completing the proposed improvements or programs. In the case of a modernization or expansion project, a statement of the assessed value of the existing facility as stated by the Kerr Central Appraisal District, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial or other information as the EIC and / or KEDC deems appropriate for evaluating the financial capacity and other relevant factors of the applicant. The applicant will be allowed to address and explain in writing any negative findings before action is taken on a funding agreement.

Feasibility Impact Study - After receipt of a completed application, KEDC may cause to be performed a study of the feasibility and economic impact using an independent

consultant selected by KEDC. If both parties agree, KEDC may share costs with the applicant of performing the study. If performed, this study shall include, but not be limited to, an estimate of the economic effect of the business expansion.

No Business Incentives if Construction has Commenced - No funding agreement shall be approved if the application was filed after the commencement of any construction, alteration or installation of improvements related to the proposed facility modernization, expansion or new facility.

"GO Team"

An executive team ("GO Team") will evaluate and review applications based on:

1. Compliance with legal requirements (with necessary assistance from the City Attorney),
2. Funding Availability,
3. Consistency with the Comprehensive Plan, Capital Improvement Plan, Airport Master Plan and Parks Master Plan,
4. Economic impact analysis results*, including a return on investment and the break-even point (as affected by the extent of developer participation), job creation impact, and impact on the tax base,
5. Project status; for example, projects already under construction.

The "GO Team" will consist of the City Manager, Main Street / Special Projects Manager, EIC Board Member and the Executive Director of the Kerrville Economic Development Corporation. Additional members of staff may be added to the "GO Team" where appropriate depending on the nature and location of the project.

Upon review of the application and support documents, the "GO Team" will make a report to the EIC. KEDC will then notify the applicant of the next available EIC meeting for a project presentation.

The EIC may direct a public hearing to be scheduled and a funding agreement to be drafted. The EIC and the City Council must both approve the funding agreement. Public infrastructure improvement projects will be placed in the Capital Improvements Plan, and when complete, the project is owned by the City.

The EIC reserves the right to determine the eligibility of a project and the terms and conditions of any funding agreement. Nothing herein shall be construed to limit the authority of the EIC to examine each application for business incentives before it on a case-by-case basis and determine in its sole and absolute discretion whether the proposed project should be granted any business incentive, whether it complies with these Guidelines and Procedures, is feasible, and whether or not the proposed business incentives will be to the long term benefit of the City. The final decision regarding any business incentive agreement shall be made by the City.

Clawbacks

Each agreement shall contain clawback provisions established on a case-by-case basis to ensure the primary employer is meeting the benchmarks established in the funding agreement.

Administration

Access to Facility - The funding agreement shall stipulate that employees and / or designated representatives of the EIC, and / or the City and KEDC Executive Director will have access to the facility or program during the term of the funding agreement for inspection to determine if the terms and conditions of the funding agreement are being met. All inspections will only be conducted in such manner as to not unreasonably interfere with the construction and / or operation of the facility or program. Inspections will be made with one or more representatives of the owner and in accordance with safety standards.

Periodic reviews - Funding agreement reviews will be conducted periodically by KEDC to ensure that the owner is in compliance with the provisions of the funding agreement. If the owner is not in compliance or is in default, then the appropriate provision of the funding agreement will be enforced to recover any business incentives paid to the owner, unless the owner remedies the default on or before the conclusions of any cure period.

Right to Modify or Cancel - Notwithstanding anything herein or in any funding agreement to the contrary, the EIC may cancel or modify the funding agreement if the owner fails to comply with the funding agreement.

Quality of Life Improvement Projects

Projects which, include land, buildings, equipment, facilities, and improvements found by the (EIC) board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section (Section 505.152 of the Texas Local Government Code). Interested businesses, individuals, or non-profit groups are required to complete an application and provide appropriate documentation of the project.

The "GO Team" will evaluate and recommend projects based on the following criteria:

1. Compliance with legal requirements (with necessary assistance from the City Attorney),
2. Funding Availability,
3. Consistency with the Comprehensive Plan, Capital Improvement Plan, Airport Master Plan and Parks Master Plan,
4. Project status; for example, projects already under construction.

The EIC may direct a public hearing to be scheduled and a funding agreement to be drafted. The EIC and the City Council must both approve the funding agreement.

The EIC reserves the right to determine the eligibility of a project and the terms and conditions of any funding agreement. Nothing herein shall be construed to limit the authority of the EIC to examine each application before it on a case-by-case basis and determine in its sole and absolute discretion whether the proposed project should be granted any funding, whether it complies with these Guidelines and Procedures, is feasible, and whether or not the proposed grant will be to the long term benefit of the City. The final decision regarding any business incentive agreement shall be made by the City.

Community Event Projects

The objective of funding Community Event projects is to support tourism. Strong consideration will be given to new projects that significantly contribute to the City's objective of growing the tourism and hotel / conference market. **Funding Applications intended to grow, expand or start events are given preferred consideration.**

The "GO Team" will evaluate and recommend projects based on the following criteria:

1. Compliance with legal requirements (with necessary assistance from the City Attorney),
2. Funding Availability,
3. Event History,
4. Event Sustainability.

The minimum amount of funding per eligible project is \$5,000 with a maximum amount of \$25,000. The EIC will cease consideration of Community Events applications after total funding of approved Community Events projects exceeds \$100,000 in a fiscal year.

Applications must be submitted by December 1st of each year for the following calendar year. The EIC will consider the applications at the January EIC meeting. Once approved by both the EIC and City Council, funding will not be available until 60 days after the public hearing. The EIC will not approve funding applications for events that have already taken place.

The EIC reserves the right to determine the eligibility of a project and the terms and conditions of any funding agreement. Nothing herein shall be construed to limit the authority of the EIC to examine each application before it on a case-by-case basis and determine in its sole and absolute discretion whether the proposed project should be granted any funding, whether it complies with these Guidelines and Procedures, is feasible, and whether or not the proposed grant will be to the long term benefit of the City. The final decision regarding any business incentive agreement shall be made by the City.

The City of Kerrville Economic Improvement Corporation meets monthly at the Kerrville City Hall, Council Chambers, 701 Main Street, Kerrville, Texas. For additional information visit the City's website at www.kerrvilletx.gov or call (830) 257-8000.

APPLICATION FOR 4B SALES TAX FUNDS

CITY OF KERRVILLE ECONOMIC IMPROVEMENT CORPORATION

Both the Economic Improvement Corporation Board of Directors (EIC) and the Kerrville City Council must approve all expenditures of 4B funding. Before a project may be considered and awarded any funds, the attached application must be completed and submitted to:

Kerr Economic Development Corporation
1700 Sidney Baker, Ste. 100
Kerrville, TX 78028
(830) 896-1157

All actions of the EIC are subject to the Development Corporation Act of 1979, article 5190.6 Vernon's Civil Statutes, Section 4B (now codified in Chapters 501, 502, and 505 of the Texas Local Government Code). The EIC is a legal entity with statutory authority to spend economic development sales tax dollars. The Corporation is city-chartered and governed by a Council-appointed board of directors. The EIC is a 4B Corporation and may fund "projects" focused on the creation of "primary jobs" and / or to provide an economic benefit to the City of Kerrville, as well as "Quality of Life" projects. Application approvals are subject to funding availability.

APPLICATION SECTION 1 - DEFINITIONS

Business Incentives - Economic incentives for a Primary Employer to induce the creation or retention of primary jobs and Capital Investment that may include, but not limited to job, land, facilities, equipment and infrastructure grants or reimbursements of new facilities or modernizations of current facilities to be determined by the EIC and the City Council.

Capital Investment - The increase in the assessed value of an eligible property as a result of 'expansion' or 'modernization' of an 'existing facility' or construction of a 'new facility'.

City - City of Kerrville, Texas

Clawback - That provision in a Funding Agreement, which states how and to what extent any incentive payments from public funds must be repaid if the stated Performance Standards are not met.

Current Payroll - The company's total expenditure for all employees for the month immediately preceding this application multiplied by 12.

Deferred Maintenance - Improvements necessary for continued operations which do not improve productivity or are preformed to meet regulatory obligations.

Economic Life - The number of years a property improvement or manufacturing / processing equipment is expected to be in service in a facility.

EIC - Kerrville Economic Improvement Corporation

Employee Benefit - Incentives offered to employees and paid for by the employer such as health care coverage, vacation, etc. If an employee pays 30% of the cost, or more, it should not be considered a "benefit" for purposes of this application.

Facility - Property Improvements completed or in the process of construction which together compromise an integral whole, as well as new fixed machinery and equipment. Includes an existing building purchased for expansion or relocation

Full Time Job - The employment of a person for a minimum of 35 hours per week and offering that person all those benefits adopted by company policy for Full Time Employees. Major stockholders or immediate family members should not be included in this number when considering "New Full-Time Jobs Created."

Funding Agreement - A written contract designed to protect the interest of local taxpayers by putting a businesses' job creation or capital investment commitments in writing and by linking the payment of any financial incentive to the business fulfilling its written commitments (i.e. clawbacks).

Hourly Wage - The gross amount paid to the employee for each hour worked not including the Employer's portion of FICA or FWH. Benefits should not be included in this figure, but should be listed separately under the compensation per employee section of the application.

KEDC - The Kerr Economic Development Corporation

Modernization - The replacement and upgrading of existing facilities which increase the productive input or output, updates the technology or substantially lowers the unit cost of the operation, and extends the economic life of the facilities. Modernization may result in from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, repairing or the completion of deferred maintenance.

New Facility - Property previously undeveloped which is placed into service by means other than in conjunction with an expansion or modernization.

Owner - The owner of a facility or program subject to business incentives. If the facility is constructed on a leased property, the owner shall be the party which owns the property subject to the business incentive. A lessee or other interested third party may, at the discretion of the City, be required to join in the execution of the Agreement but shall not be obligated to assure performance of the party receiving the Business Incentive.

Part-Time Job - A person working less than 35 hours per week. Major stockholders or immediate family members should not be included in this category when completing the application under New Part-Time Jobs Created.

Public Capital Project - Improvements owned and maintained by the City of Kerrville included in the Capital Improvement Plan and funded by the capital budget.

Payoff Period - The amount of time in years that it will take the EIC and the City to recover the costs of business incentives from additional revenues it will receive from the facility.

Primary Employer - A business in which at least 51% of its goods and / or services are sold to customers that are located outside Kerr County, Texas and / or are in one of the following three digit NAICS codes: 31-33 Manufacturing, 42 Wholesale Trade, 48-49 Transportation and Warehousing, 52 Finance and Insurance, 54 Professional and Technical, or 55 Management of Companies (as defined by Texas Legislature HB 2912, 2003 Regular Session); or is a supplier who supplies at least 70% of its non-retail goods and/or services to local primary employer(s) that are located outside of Kerr County, Texas.

Submittal Date: 10/14/13

ORGANIZATION

Habitat for Humanity Kerr County, Inc

Applicant Name			
P O Box 2140	Kerrville	TX	78028
Address	City	State	Zip
830-792-4844			830-895-7085
Phone	Alt. Phone	Fax	
www.habitatkerr.org			
Website			

PROJECT CONTACT

Karen Quanstrom

Executive Director

Contact Person Name		Title	
same			
Address	City	State	Zip
same	830 370 1032		
Phone	Alt. Phone	Fax	
director@habitatkerr.org			
Email Address			

Amount of Funding Requested: \$ 375,000.00

- Please include a cover letter and supplemental information as deemed appropriate that:
- o clearly states the mission statement of the organization(s),
 - o what the requested funding shall be used for,
 - o pertinent financial information (costs, revenues, percentage of funding request of total budget and financial history), and
 - o other information, as requested.

Continue to Section III

Agenda Item:

5E. Streetscape Presentation. (Peter Lewis)

Agenda Item:

- 5F. Kerrville Economic Development Corporation Annual Report. (Jonas Titas)

Retention/Expansion

Goals and Objectives:

The tasks below will be accomplished in order to package 2 local expansion projects. These new projects, along with projects currently underway, will create 20 new jobs and retain 50 jobs.

	2012/2013 GOALS	2012/2013 RESULTS
Retention Visits	20	61
Local expansion projects	2	1
New Jobs	20	30
Retained Jobs	50	0

1 project for Fox Tank Separators. Company projects 30 new primary jobs with average wages of \$40k

<i>Tasks</i>	<i>Status</i>
Conduct 20 retention visits	61 Retention Visits
Participate in the development of programs to increase skilled labor	Fox Tank received Skills Development Fund Grant and Vocational Training Center is open at airport 4 Classes have been held, training 27 students (1 hired at Fox Tank) Waiting List of 50 for Fall Semester
Support local companies on 1 legislative / regulatory issue	KEDC supported two legislative items (R&D Tax Credit and Chapter 313s) with Texas EDC KEDC attended Kerrville Day in Austin

Kerr Economic Development Corporation

RETENTION VISITS

- | | |
|------------------------------------|--------------------------------|
| 1. 7/12 Schreiner University | 38. 4/11 Camp Verde |
| 2. 7/12 Fox Tank | 39. 4/25 Bending Branch Winery |
| 3. 7/17 Comanche Trace | 40. 4/26 Wells Fargo |
| 4. 7/17 Peterson Hospital | 41. 5/8 Peterson Hospital |
| 5. 7/19 Callioux Foundation | 42. 5/10 Bending Branch Winery |
| 6. 7/19 Broadway Bank | 43. 5/16 NatureBlinds |
| 7. 7/20 Guadalupe National Bank | 44. 5/21 Gary Stork |
| 8. 7/26 Terminex | 45. 5/29 Bending Branch Winery |
| 9. 8/1 Security State Bank & Trust | 46. 5/29 Los Gatos Vineyard |
| 10. 8/3 BCFS | 47. 6/3 Centennial Bank |
| 11. 8/10 Kerrville State Hospital | 48. 6/12 Museum of Western Art |
| 12. 8/13 Culligan Water | 49. 6/20 Museum of Western Art |
| 13. 8/16 Fox Tank | 50. 7/8 Bending Branch Winery |
| 14. 9/13 Kerrville State Hospital | 51. 7/16 Keller Williams |
| 15. 9/21 Fox Tank | 52. 7/17 NatureBlinds |
| 16. 9/28 Broadway Bank | 53. 7/24 James Avery |
| 17. 10/31 TMJ Engraving | 54. 7/25 Keller Williams |
| 18. 11/6 Fore Premier Properties | 55. 7/26 Tuscany Ranch |
| 19. 11/9 Fox Tank | 56. 8/6 Dallas Coon |
| 20. 11/15 Kerrville Cancer Center | 57. 8/7 Dallas Coon |
| 21. 1/2 HCYEC | 58. 8/13 TCKF |
| 22. 1/3 Fox Tank | 59. 8/15 Bending Branch Winery |
| 23. 1/8 Wells Fargo | 60. 8/26 Bending Branch Winery |
| 24. 1/11 Kerrville Hills Winery | 61. 9/9 iStructures |
| 25. 1/17 HCYEC | |
| 26. 1/18 HCYEC | |
| 27. 1/23 Equitech Bio | |
| 28. 1/30 Hardin Heating & Air | |
| 29. 2/7 Republic Services | |
| 30. 2/8 Bank of the Hills | |
| 31. 2/15 Fox Tank | |
| 32. 2/26 Bending Branch Winery | |
| 33. 3/1 Kerrville Folk Festival | |
| 34. 3/9 Kerrville Daily Times | |
| 35. 3/28 Bending Branch Winery | |
| 36. 4/3 Local Wineries | |
| 37. 4/11 Singing Waters Winery | |

New/Small Business Development

<p><u>Goals and Objectives:</u></p> <p><i>The tasks below will support new business development with other economic development business support groups.</i></p>		
	<i>Tasks</i>	<i>Status</i>
	<p>Coordinate with other small business assistance groups, <i>i.e.</i>, SBDC, Schreiner University and make 5 referrals</p>	<p>3 SBDC Referrals KEDC works closely with UTSA Inst of Econ Dev and SBDC for resources to support econ dev in Kerr Co</p>

KEDC is working closely with Alamo Grid Aquatics (Seguin) and a local landowner on the development of a water park in Kerrville.

Targeted Marketing

Goals and Objectives:

The tasks below will support the marketing activities that will generate 15 response packages for prospects and suspects which will result in 3 prospect visits with 3 formal proposals. These activities will result in the relocation of 1 primary employers to the Kerrville area, the attraction of 30 new jobs.

	2012/2013 GOALS	2012/2013 RESULTS
Response Packages	15	13
Prospect Visits	3	7
Company Relocations	1	1
New Jobs	30	40

iStructures opened in July 2013 in Chapman Building.
 Company projects 40 new primary jobs.

Site Visits	
Date	Company
8/13	Culligan Water
10/23	Triangle Pump
11/28	Davis Bros Pizza
2/1	Acme Aircraft
5/16	iStructures
7/8	Bending Branch
7/16	S. Hemphill
7/26	Water Park
9/26	Allied Group

Tasks	Status
Present marketing materials to industrial allies (i.e., commercial brokers, utility providers, Texas Department of Agriculture, Gov's Ofc of Economic Development, site consultants, Texas One, Texas EDC, and other allies)	Ongoing
Attend 1-2 trade shows with industrial allies, i.e. Texas One	Not Completed
Make prospecting trips to 1-2 firms for "target" industries	Attended Texas Energy Summit (Aug), Eagle Ford Consortium Annual Conf (Feb) and Texas Wine & Grape Growers Annual Conf (Feb)

Targeted Marketing (continued)

<i>Tasks</i>	<i>Status</i>
Maintain membership in Texas EDC	Ongoing
Attend 2-3 Texas Economic Development Council meetings	Attended Annual Conf in Austin (Sep) and Mid Year in Frisco (June)
Market available industrial and retail land sites	Ongoing 7/25 Meeting with Drake Investments re: Airport Commerce Park
Market local office buildings for back office / customer service prospects	Ongoing
Improve Public Relations and work with KISD to support Public Relations effort	Press Release in San Antonio Express News (Feb) Work with KISD Public Relations for Business Week columns (monthly)
Improve Communication/Coordination with Stakeholders	Ongoing
Develop Wine Industry Recruitment Strategy	Worked with Gene Richards of Shepard, Richards & Co to draft marketing plan Developing relationships with State & Regional viticulture organizations
Maintain membership in Texas One	Ongoing
Attend 2-3 Texas One meetings	Attended 1 Texas One Meeting (Dec) in Austin

Completed RFP's

- | | |
|----------------------------|---------------------------|
| 1. Culligan Water (Aug) | 8. iStructures (May) |
| 2. Trucking Prospect (Aug) | 9. Water Park (July) |
| 3. Triangle Pump (Oct) | 10. Bending Branch (July) |
| 4. Fox Tank (Nov) | 11. S Hemphill (July) |
| 5. Davis Bros Pizza (Nov) | 12. Ronnie Lee (Sep) |
| 6. Equitech Bio (Nov) | 13. Allied Group (Sep) |
| 7. TEU Services (Feb) | |

Incentives and Infrastructure

<u>Goals and Objectives:</u>	<i>Tasks</i>	<i>Status</i>
The incentive/infrastructure activities will support job creation activities in retention/expansion, new business development, and targeted marketing by the packaging of 1 incentive agreements.		
	Package 1 incentive project with Kerrville EIC, Kerr County and/or City of Kerrville	Fox Tank Separators Facility EIC Incentive Approved in Feb
	Provide priority projects to Alamo Area Economic Development District for CEDS	Completed in Aug
	Create Revolving Loan Fund	In Progress
	Market Revolving Loan Fund with meetings with loan officers, community groups, minority business owners, newsletter ads, mailouts and newspaper story	N/A
	Monitor Existing Incentive Agreements and Report to EIC	Ongoing

Research & Publications

<i>Tasks</i>	<i>Status</i>
Update on the web site, facebook and print on a need basis Community Profiles and monitor website downloads	Ongoing
Determine prospects' key factors in site selection and prepare a summary for KEDC Board. Track prospect activity and analyze where possible.	Ongoing
Develop biannual presentation for EIC	Ongoing
Maintain the Economic Trends; benchmark trends against other cities, states, and US	Ongoing
Develop Annual Report	Not Completed
Purchase Hoovers Business List for Kerr County	Purchased in Oct
Develop Labor Market Profile / Survey	Not Completed
Update Demographic Information	Purchased in Oct
Maintain Buildings and Sites Database	Ongoing
Commission Hotel/Convention Center Market and Feasibility Analyses	KEDC received bids and scopes of work from PKF and HVS KEDC is working to find best path forward

Administrative/Other Activities

<i>Tasks</i>	<i>Status</i>
Provide Work Program updates to directors and members	Ongoing
Prepare Board packets, progress reports, and financials	Ongoing
Manage staff and economic development office: J. Titas & D. Canales	Hired new staff – Leah Dixon in July
Attend EIC Meetings	Ongoing
Attend City Council Meetings	Ongoing
Attend Commissioners Court Meetings	Ongoing
Attend Chamber Government Affairs Meetings	Ongoing
Maintain Rotary Membership and Attend Weekly Luncheons	Ongoing
Track KEDC Jobs and Investment Numbers for Projects	Ongoing
Pursue Accredited Economic Development Organization status (AEDO)	Will begin process in FY 2013/14
Conduct an internal (Kerr County) marketing and public relations campaign (includes speeches, media contacts, newsletter, special panels, and speakers bureaus)	Ongoing
Make presentations at workshops, conferences as requested	3 speeches in FY 2012/2013 with 45 attending
Pursue CEcD Designation for Executive Director	Will begin process in FY 2013/14