

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING**

November 25, 2013

On Monday, November 25, 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 David Wampler, President in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Larry Howard.

Members Present:

David Wampler, President
Kenneth Early, Vice President
Rex Boyland, Secretary
Gary Cochrane
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

City Executive Staff Present:

Todd Parton, City Manager
Kristine Ondrias, Assistant City Manager
Cheryl Brown, Deputy City Secretary
Mike Hayes, City Attorney
Sandra Yarbrough, Director of Finance
Ashlea Boyle, Main Street/Special Projects Manager
Malcolm Matthews, Director of Parks and Recreation
Laura Bechtel, Library Director

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 October 28, 2013.

Mr. Cochrane moved to approve the minutes for the regular meeting held October 28, 2013. Ms. Keeble seconded, and the motion passed 7-0

3. MONTHLY REPORTS:

3A. Monthly financials for October 2013.

Ms. Yarbrough reported that the beginning balance in the sales tax improvement fund was \$2,598,336.00. During the month of October, there was \$241,879.00 in revenue, and \$121,100.00 in expenses, leaving an ending balance as of October

31, 2013 of \$2,719,115.00. Sales tax collected in October was 5.78% higher than was budgeted. She also reviewed the debt service fund, which was to be paid in full in February.

3B. Capital projects update
River Trail and Parks projects

Mr. Matthews reported that the condemnation process was on schedule, and the remaining trail easements should be in place before the end of December. He reported that both design teams were at 50% submittals. The design plans have been reviewed, and returned to the architects. The projects would be ready for the bid process after January 1, 2014. Construction was to start in the spring. He showed a power point presentation of pictures of the utility and River Trail projects.

3C. Update regarding "GO Team" activities

Ms. Boyle reported that the "GO Team" had not met since the last EIC meeting.

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

Mr. Titas reported on the KEDC activities.

4. PUBLIC HEARING AND POSSIBLE ACTION:

4A. Funding agreement between the City of Kerrville Economic Improvement Corporation and Habitat for Humanity in an amount not to exceed \$375,000.00.

Karen Quanstrom, Executive Director of Habitat for Humanity of Kerr County, Texas, responded to questions regarding the application for funding from Habitat for Humanity.

Mr. Wampler opened the public hearing at 4:28 p.m. There was no response from the audience, and he closed the public hearing at 4:28 p.m.

Ms. Quanstrom responded to questions from the board, as did Mr. Hayes.

Mr. Howard moved to approve the funding agreement to reimburse 50% of the applicable costs, up to \$375,000.00. Ms. Rickert seconded, and the motion passed 7-0.

4B. Funding agreement between the City of Kerrville Economic Improvement Corporation and Schreiner University in an amount not to exceed \$250,000.00.

Ms. Boyle presented the funding agreement.

Mr. Wampler opened the public hearing at 4:43 p.m. There was no response from the audience, and he closed the public hearing at 4:43 p.m.

Mr. Howard moved to approve the funding agreement as presented, up to \$250,000.00. Mr. Boyland seconded, and the motion passed 7-0.

5 CONSIDERATION AND POSSIBLE ACTION:

5A. Funding request from Playhouse 2000, Inc. in the amount of \$500,000.00

Ms. Boyle reviewed the funding request, and reported to the board that, according to the original contract for the Cailloux Theater, the City would be responsible for one-half of the utilities in the new building.

Mr. Parton went over the EIC 2014 adopted budget, which showed the revenue projections, and the funds available.

This matter was deferred to Executive Session.

5B. Funding request from the City of Kerrville for improvements to the History Center in the amount of \$400,000.00.

Mr. Parton reported that the City was going to move ahead with the foundation repair with existing City funds available.

Mr. Cochrane gave a brief review of the tour that was held on November 11, 2013.

This matter was deferred to Executive Session.

6. EXECUTIVE SESSION:

Mr. Howard moved that the EIC go into executive closed session under Section 551.071 (consultation with attorney), and 551.087 (deliberation regarding economic development negotiations) Mr. Boyland seconded the motion, and it passed 7-0, to discuss the following matters:

Sections 551.771 and 551.087: of Chapter 551 of the Texas Government Code

- Funding request from Playhouse, 2000, Inc. in the amount of \$500,000.00
- Funding request from the City of Kerrville for improvements to the History Center in the amount of \$400,000.00

At 6:52 the open session recessed and the EIC went into executive closed session at 6:57 p.m. At 7:50 p.m. the executive closed session recessed and the EIC returned to open session at 7:50 p.m. Mr. Wampler announced that no action was taken in executive session.

ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

5A. Funding request from Playhouse 2000, Inc. in the amount of \$500,000.00

Mr. Wampler stated that the board agrees that the funding agreement will be accepted, and approved, but prior to that, the board would like to direct staff to continue to meet with the Playhouse 2000, Inc. staff and board to see if there is a mechanism with which the City would have the first right of refusal to take over the VK Garage Theater, should Playhouse 2000 become insolvent, or otherwise incapable of producing shows there. Mr. Wampler volunteered to attend meetings with Playhouse 2000 and the City staff, if the parties feel that is necessary.

5B. Funding request from the City of Kerrville for improvements to the History Center in the amount of \$400,000.00

Mr. Wampler stated that there is not unanimous support for spending \$400,000.00 at this point, but there is unanimous support for improvements. Therefore, the board directed staff to continue to meet and discuss the project. The consensus of the board was to have a joint meeting with the City Council sometime in the near future to further discuss this project.

ANNOUNCEMENTS:

The meeting was adjourned at 6:22 p.m.

APPROVED: 12-16-2013



David Wampler, President

ATTEST:



Cheryl Brown
Deputy City Secretary