

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, NOVEMBER 24, 2014 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, NOVEMBER 24, 2014, 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 Board of Directors. 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 27, 2014.

3. MONTHLY REPORTS:

3A. Monthly financials for October 2014. (staff)

3B. Projects update. (staff)

River Trail and Parks projects

Cailloux Theater Lighting Project

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

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Funding application from the City of Kerrville in the amount of \$9,000,000 for an athletic complex. (staff)

4B. Amendment to the Fiscal Year 2015 City of Kerrville Economic Improvement Corporation budget. (staff)

4C. Playhouse 2000 report regarding the support facility expansion. (Jeffrey Brown)

4D. Fiscal Year 2016 EIC Budget Workshop. (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 830-257-8000 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 November 20, 2014, 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. 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 matters:

Sections 551.071 (consultation with attorney), and 551.072 deliberation regarding real property:

- River Trail Project

Section 551.071 (consultation with attorney):

- James Avery Expansion
- Funding application from the City of Kerrville in the amount of \$9,000,000 for an athletic complex

6. 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 830-257-8000 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 November 20, 2014, 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 October 27, 2014.

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

October 27, 2014

On Monday, October 27, 2014, 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 Mr. Howard.

Members Present:

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

Members Absent:

None

City Executive Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Special Projects Manager
Sandra Yarbrough, Director of Finance
Brian Crenwelge, Project Manager
Malcolm Matthews, Parks and Recreation Director

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

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

2. **APPROVAL OF THE MINUTES:**

2A. Mr. Howard moved to approve the minutes for the regular meeting held September 22, 2014. Ms. Pattillo seconded the motion, and it passed 7-0.

3. **PUBLIC HEARING AND POSSIBLE ACTION:**

3A. Administrative Services Contract with the City of Kerrville: Ms. Boyle introduced the annual contract, stating that the amount of \$100,000 did not change from the contract approved in 2013 for this year.

Mr. Wampler opened the public hearing at 4:04 p.m.; no one spoke, and the public hearing was closed at 4:04 p.m.

Mr. Howard moved to approve the Administrative Services Contract with the City of Kerrville as presented. Mr. Cochrane seconded, and the motion passed 7-0.

4. MONTHLY REPORTS

Monthly financials for September 2014

4A. Ms. Yarbrough reported a beginning balance of \$3,692,389; with \$239,355 revenue, and \$683,088 expenditures; leaving an ending cash balance on September 30, 2014 of \$3,248,656. There was a 5.37% increase over budget. She reviewed the capital projects status summary and the cash and investments fund.

4B. Capital projects update:

River trail and parks projects:

Mr. Crenwelge reported River Trail Package B: The contractor poured a total of 6,115 linear feet of concrete.

The trailheads were completed.

The bridge crossing at Rio Robles was completed.

Park Improvements: Restroom #2 CMU was completed and the framing was underway.

Restroom #1 slab was poured.

The retaining wall was being built at the restroom place.

The spread footings for the Centennial Stage were completed.

The curbing was poured for two parking lots.

The City was scheduled to pave the parking lots by the end of this week.

Kraftsman completed setting the concrete vaults for the mechanical enclosures for the spray feature and they were working on plumbing.

Package F from G Street to Kerrville-Schreiner Park: The contractor poured a total of 5,400 linear feet of concrete.

Work was begun on the G Street trail section.

The work was completed on crossing #1 at the west end of the river trail.

Forming was begun on the cast in place culvert for bridge #2.

The cast in place culvert for bridge #3 was poured.

The bridge abutments for the Camp Meeting Creek Bridge were completed and the bridge was in place.

The initial site work was begun from Loop 543 Bridge to Kerrville Schreiner Park trailhead.

The restrooms were scheduled to be completed next month.

The Cailloux Lighting Project:

Mr. Crenwelge reported that Texas Scenic Co., Inc. anticipated completion of the Cailloux lighting project by October 31, 2014.

4C. Update regarding "GO Team" activities:

Ms. Boyle reported the "GO Team" received a funding application from James Avery Craftsman, Inc., which the board was scheduled to hear under consideration and

possible action. The "GO Team" reviewed the application, and found that the project qualified for funding and was a quality business development project.

4D. KEDC Quarterly Report:

Mr. Titas reported that the KEDC held a Strategic Planning Workshop on August 4, 2014 to discuss their role, targets and focus. KEDC planned to follow up on topics from the planning session over the next several months at the conclusion of their regular monthly board meetings.

He also reported that there were several prospective businesses interested in the Kerrville area:

- A nursing call center, which could create between 60-100 high paying jobs. It is a company based in India with \$1 billion in annual revenues. The company is moving operations onshore from the Philippines. A site consultant is interested in the Kerrville labor market.
- The Bending Branch Winery, who received preliminary approval from the Kerr County Commissioner's Court for a tax abatement on an expansion project for their facility off Hermann Sons Road in east Kerr County. The value of the abatement was \$14,835.60 per year for five years, totaling \$74,178. The project was a \$3.6 mm investment in a new projection/distribution facility and tasting room that would create 5 new jobs. KEDC recommended approval of the project in May.
- A manufacturing prospect: a local manufacturer since July on an expansion in Kerrville. The company wanted to invest \$14.3 million in a new production facility and hire 359 new employees. The company considered 3 other locations for the facility.

Mr. Titas also reported that the lease with Mooney International was signed on October 20, 2014. The estimate from the consultant for roof improvements was \$1.433 million. The City and County have authorized up to \$500,000 each to fund repairs. Mooney was evaluating recommendations from the consultant and prioritizing buildings to be improved. Airport management expected an update soon from Mooney. The funding for additional repairs exceeding \$1 million was unknown at this time.

Mr. Titas reported on several events he attended to promote the Kerrville area to prospective businesses.

He also reported that the airport property site plan completed by Hewitt Engineering in July, 2014.

A 381 policy was submitted to the County for approval in June, 2014.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Funding request from James Avery for facility expansion:

Paul Zipp, Chief Financial Officer, and George Lee, Senior Vice President over Manufacturing, with James Avery Craftsman, Inc., reviewed a presentation regarding a proposed expansion to their Kerrville facility. Further discussion of this item was deferred to Executive Session.

5B. Cailloux Theater Expansion Project:

Jeffrey Brown, Executive Director of Playhouse 2000, Inc. reviewed the work that had been completed in the Cailloux Theater, as well as the work yet to be done. He requested a one-year extension on the funding agreement, to allow the Board of Directors an opportunity to obtain further funding. They were approximately \$200,000 short of their goal. After some discussion and questions that were answered by Mr. Brown and Peter Lewis, Architect, the general consensus of the board was to defer the decision on extending the funding agreement to the EIC meeting in November, at which time Mr. Brown will come back with more definite financial figures.

5C. Change meeting dates for November and December meetings:

The general consensus of the board was to leave the November meeting set for November 24, 2014; and to change the date of the December meeting to December 15, 2014.

Mr. Wampler asked the board to agree to proceed to item 6B, and then hear the report on the 2014 community events that were funded by the EIC. The board agreed.

6. INFORMATION AND DISCUSSION:

6B. Presentation by the Cailloux Foundation and discussion regarding a proposed athletic complex for baseball and soccer:

Ben Modisett reviewed a presentation regarding the proposed athletic complex on a tract of land off of Holdsworth Drive. He reported that the purchase of the land was completed by the Cailloux Foundation. He presented some drawings of what the baseball and soccer fields might look like at the proposed complex. Mr. Modisett reported that the Cailloux Foundation was prepared to donate \$3 million to the project, including the purchase of the land, which would leave an approximate \$8 million in funding needed. The board discussed the possibility of issuing bonds in 2015 to cover the remaining \$8 million. Further discussion of this matter was postponed to a future date, at which time a funding request would be presented.

Mr. Parton noted that this item was scheduled to be presented to the City Council at their 10/28/14 meeting. At that time, the City Council would have the option to direct staff to draft a funding request. Mr. Wampler asked Mr. Parton to notify the City Council that the EIC is fully supportive of this project.

6A. Report on 2014 community events funded by the EIC:

Ms. Boyle reviewed the following events that were funded by EIC:

Kerrfest: The funding request was for \$25,000, and the total actual reimbursement was \$25,000. There were 4,000 estimated in attendance.

Kerrville Festival of the Arts: The amount of the funding request was \$20,000, and the total actual reimbursement was \$18,334.49. There were 4,500 estimated in attendance.

Get on the Bus 2014: The amount of the funding request was \$7,800, and the total actual reimbursement was \$7,800. There were an estimated 159 people who used the bus service. Ms. Boyle stated that staff would not recommend funding this project

Texas Hill Country Wine & Brew Fest: The amount of the funding request was \$18,643, and the total actual reimbursement was \$18,643. There were 854 estimated in attendance.

Kerrville Triathlon Festival: The amount of the funding request was \$18,600, and the total actual reimbursement was \$18,152.96. There were an estimated 1,294 in attendance.

Downtown Kerrville Sock Hop: The amount of the funding request was \$5,016, and the total actual reimbursement was \$5,016. There were an estimated 1,300 in attendance.

7. EXECUTIVE SESSION:

Mr. Howard moved that the EIC go into executive closed session under Section 551.071 (consultation with attorney) and 551.072 (deliberation regarding real property). Ms. Pattillo seconded the motion, and it passed 4-0, to discuss the following matter:

Section 551.071:

5A. Funding request from James Avery Craftsman, Inc. for facility expansion

Sections 551.071:

4B. River Trail Project

At 5:47 p.m. the open session recessed and the EIC went into executive closed session at 5:47 p.m. At 6:28 p.m. the executive closed session recessed and the EIC returned to open session at 6:28 p.m. Mr. Wampler announced that no action was taken in executive session.

ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

Mr. Wampler reported that the EIC directed staff to continue negotiations with James Avery Craftsman, Inc. He also stated that, if a formal funding request was presented at the next meeting of the EIC, they would review it and vote on it at that time.

ANNOUNCEMENTS: None

The meeting was adjourned at 6:30 p.m.

APPROVED: _____

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary

Agenda Item:

3A. Monthly financials for October 2014. (staff).

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

SUBJECT: EIC Financials

FOR AGENDA OF: November 24, 2014 **DATE SUBMITTED:** November 19, 2014

SUBMITTED BY: Sandra G. Yarbrough *of* **CLEARANCES:**
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 - Summary
For the month ending October 31, 2014

Beginning Cash Balance		\$ 3,248,656
Income:		
Sales Tax	\$ 238,933	
Interest Revenue	\$ 430	
Total Income	\$ 239,363	
Expenses:		
Administrative Service Fee	\$ 8,333	
Transfer for Debt Service - 2012	\$ 42,667	
Transfer - Park Improvements	\$ 25,000	
Kerr Economic Development Corp.	\$ 166,250	
Total Expenses	\$ 242,250	
Revenues Over (Under) Expenditures		\$ (2,886)
Ending Cash Balance		\$ 3,245,769

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending October 31, 2014

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 3,248,656		\$ 3,248,656		
REVENUE:					
Sales and Use Tax	\$ 2,931,638	\$ 238,933	\$ 238,933	8.15%	\$ 2,692,705
Interest	\$ 5,000	\$ 430	\$ 430	8.60%	\$ 4,570
TOTAL REVENUE	\$ 2,936,638	\$ 239,363	\$ 239,363	8.15%	\$ 2,697,275
	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
EXPENDITURES:					
Administrative					
Local Meetings	\$ 100	\$ -	\$ -	0.00%	\$ 100
Advertising	\$ 100	\$ -	\$ -	0.00%	\$ 100
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 8,333	8.33%	\$ 91,667
Transfer to Debt Service Fund - River Trail	\$ 512,000	\$ 42,667	\$ 42,667	8.33%	\$ 469,333
Economic Development Governing Body	\$ 175,000	\$ 166,250	\$ 166,250	95.00%	\$ 8,750
River Trail Contribution	\$ 150,000	\$ 25,000	\$ 25,000	16.67%	\$ 125,000
Total Administrative	\$ 937,200	\$ 242,250	\$ 242,250	25.85%	\$ 694,950
Category I - Business Development					
ED Set Aside	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
Total Category I	\$ 500,000	\$ -	\$ -	100.00%	\$ 500,000
Category II - Quality of Life					
Special Events	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Streetscape	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Baseball Complex	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Boardwalk	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
Total Category II	\$ 1,350,000	\$ -	\$ -	0.00%	\$ 1,350,000
Category III - Public Infrastructure					
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
Total Category III	\$ -	\$ -	\$ -	0.00%	\$ -
Contingency	\$ -	\$ -	\$ -	0.00%	\$ -
	\$ -	\$ -	\$ -		\$ -
TOTAL EXPENDITURES	\$ 2,787,200	\$ 242,250	\$ 242,250	8.69%	\$ 2,544,950
NET REVENUES TO EXPENDITURES	\$ 149,439	\$ (2,887)	\$ (2,887)		
ENDING CASH BALANCE: October 31, 2014	Budget \$ 3,398,094		Actual \$ 3,245,769		

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Revenue Analysis - FY15
For the month ending October 31, 2014

Revenue Month	Actual FY 2012	Actual FY 2013	Actual FY 2014	Approved FY 2015	Actual FY 2015	Projected vs Actual	% of Variance
October	\$ 219,934	\$ 226,663	\$ 241,503	\$ 243,616	\$ 238,933	\$ (4,684)	-1.96%
November	\$ 203,379	\$ 210,744	\$ 234,150	\$ -	\$ -	\$ -	0.00%
December	\$ 208,227	\$ 204,782	\$ 214,424	\$ -	\$ -	\$ -	0.00%
January	\$ 204,051	\$ 217,647	\$ 229,761	\$ -	\$ -	\$ -	0.00%
February	\$ 264,744	\$ 284,177	\$ 296,036	\$ -	\$ -	\$ -	0.00%
March	\$ 186,812	\$ 205,749	\$ 207,869	\$ -	\$ -	\$ -	0.00%
April	\$ 185,835	\$ 215,800	\$ 218,030	\$ -	\$ -	\$ -	0.00%
May	\$ 223,320	\$ 251,468	\$ 268,682	\$ -	\$ -	\$ -	0.00%
June	\$ 195,775	\$ 234,781	\$ 267,530	\$ -	\$ -	\$ -	0.00%
July	\$ 210,758	\$ 216,641	\$ 222,961	\$ -	\$ -	\$ -	0.00%
August	\$ 239,007	\$ 245,964	\$ 266,321	\$ -	\$ -	\$ -	0.00%
September	\$ 203,486	\$ 224,905	\$ 238,926	\$ -	\$ -	\$ -	0.00%
Total	\$ 2,545,329	\$ 2,739,321	\$ 2,906,194	\$ 243,616	\$ 238,933	\$ (4,684)	-1.96%

CITY OF KERRVILLE
Economic Improvement Corporation
Capital Projects Fund - Summary
For the month ending October 31, 2014

Beginning Cash Balance		\$ 851,385
Income:		
Overpayment - refund	\$ 33	
	\$ 33	
Total Income:		
Expenses:		
Cailloux Theater Expansion	\$ 21,777	
Streetscape	\$ 1,291	
Sock Hop	\$ 5,016	
Total Expenses:	\$ 28,084	
Revenues Over (Under) Expenditures		\$ (28,050)
Ending Cash Balance		\$ 823,334

CITY OF KERRVILLE
Economic Improvement Corporation
Project Status Summary
For the month ending October 31, 2014

Fiscal Years	Projects	Agreement Commitment	EIC Funded To Date	Total Funded	Expenses to Date	Project Balance
2009-10	Commercial Improvement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 20,000	\$ 80,000
2010-11	Commercial Improvement	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
2012-13	Downtown Streetscape	\$ 35,100	\$ 35,100	\$ 35,100	\$ 32,438	\$ 2,662
2012-13	Playhouse 2000	\$ 118,000	\$ 118,000	\$ 118,000	\$ 113,469	\$ 4,532
2012-13	Cailloux Theater Lighting	\$ 200,652	\$ 200,652	\$ 200,652	\$ 46,509	\$ 154,143
2013-14	Cailloux Theater Expansion	\$ 500,000	\$ 500,000	\$ 500,000	\$ 38,099	\$ 461,901
2013-14	Special Events FY14	\$ 118,159	\$ 118,159	\$ 118,159	\$ 98,061	\$ 20,098
TOTALS		\$ 1,171,911	\$ 1,171,911	\$ 1,171,911	\$ 250,514	\$ 823,334

Cash Balance on 10/31/2014 \$ 823,334

General Capital Improvement Projects - supported by EIC

Fiscal Years	Projects	Agreement Commitment	Total Funded	Expense To Date	Balance
2011-12	River Trail	\$ 6,000,000	\$ 5,835,648	\$ 2,445,764	\$ 3,389,884
2011-12	Louise Hays/Lehman Monroe parks	\$ 2,000,000	\$ 2,600,000	\$ 756,146	\$ 1,843,854
	Funding Agreement - C2011-76Totals	\$ 8,000,000	\$ 8,435,648	\$ 3,201,910	\$ 5,233,738

Notes:

6/24/14 - Project adjustments - \$600,000.00 moved from River Trail project to Louise Hays/Lehman Monroe park improvements per EIC and City Council meetings - additional funding to replenish River Trail project to be requested by city staff from EIC at future EIC meeting.

9/22/14 - Project adjustment - \$600,000.00 approved at EIC meeting for Louise Hays/Lehman Monroe park improvements (see note above)

Cash and Investments

For the month ending October 31, 2014

Cash and Investment Balances by Fund			
<u>City G/L Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund (operating fund)	\$ 3,245,769	10/31/2014
75	EIC Projects Fund (capital projects fund)	\$ 823,334	10/31/2014
Total Cash and Investments		\$ 4,069,103	10/31/2014

Cash and Investments by Type - Placement - Amount					
<u>Type</u>	<u>Investment Placement</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned (Annualized)</u>	<u>Period Ending</u>
Cash	Wells Fargo Checking	\$ 324,572	\$ -	0.00%	10/31/2014
ST Investment	EIC TexPool	\$ 1,623,821	\$ 36.94	0.03%	10/31/2014
ST Investment	EIC TexStar	\$ 1,624,967	\$ 53.13	0.04%	10/31/2014
HILCO FCU	CD	\$ 247,890	\$ 136.77	0.66%	10/31/2014
Kerr County FCU	CD	\$ 247,853	\$ 203.54	0.99%	10/31/2014
Total Cash and Investments		\$ 4,069,103	\$ 430.38	0.13%	10/31/2014

Agenda Item:

3B. Projects update. (staff)
River Trail and Parks projects
Cailloux Theater Lighting Project

EIC Projects Update November 24, 2014

Package B River Trail:

The trail is completed.

The shade structure and re-vegetation are pending.

Package F River Trail:

The light pole foundations at G Street have been poured.

The trenching for the remainder of the G street Trail section is underway.

The CXT restroom at Kerrville Schreiner Park has been completed.

The bridge crossing #2 cast-in-place culvert sections are complete.

Park Improvements:

Restroom #1 CMU is completed.

Pump house CMU is completed.

Restroom #2 CMU and framing is completed.

The west parking lot is paved.

Existing pavilion rock columns are completed.

Kraftsman has completed the plumbing lines for the spray feature.

The parking lot at the dam is completed.

Earth work under the Hwy. 16 Bridge for the parking lot is underway.

Cailloux Lighting Project:

The interior retrofit of the Cailloux Lighting Project is completed.

Agenda Item:

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

Agenda Item:

4A. Funding application from the City of Kerrville in the amount of \$9,000,000 for an athletic complex. (staff)

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

SUBJECT: Consider a funding request from the City of Kerrville in an amount not to exceed \$9,000,000 for the construction of an athletics complex

FOR AGENDA OF: November 24, 2014 **DATE SUBMITTED:** November 20, 2014

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

EXHIBITS:

1. Funding Application
2. Concepts

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *TP*

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

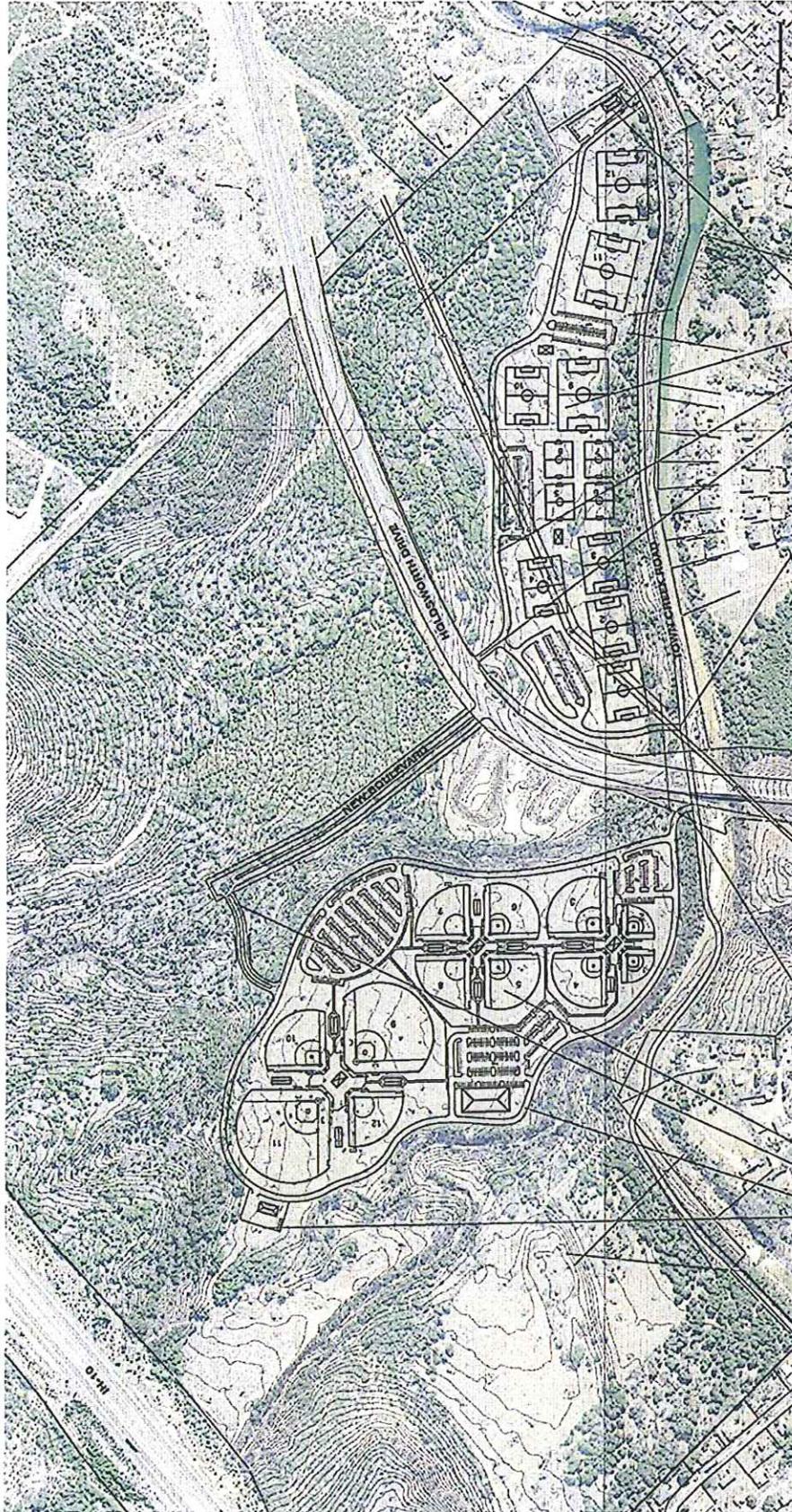
SUMMARY STATEMENT

October 27, 2014, Ben Modisett from the Cailloux Foundation provided a presentation to the EIC regarding a proposed athletic complex for baseball and soccer to be constructed on approximately 75 acres on Holdsworth Drive. The complex would include approximately 12 baseball fields, 12 soccer fields, roads, parking, restrooms, concession stands, lighting, maintenance / storage areas, etc. Mr. Modisett reported that the purchase of the land by the Cailloux Foundation was complete and the Foundation is prepared to donate \$3 million to the project, including the purchase of the land. The board discussed issuing bonds in 2015 to fund this project and asked staff to relay to City Council their support of this project.

On October 28, 2014, Mr. Modisett presented the same presentation to the City Council. City Council directed staff to submit a funding application to the EIC for this project. The funding request is in an amount not to exceed \$9 million and will include full construction finish out and support infrastructure for the facility including effluent. The final value to be funded would be based on the final cost estimates. If the city were to operate the facility, annualized operations expenses are estimated at \$300,000 therefore a public private partnership would be proposed for a management company to be contracted to operate and maintain the facility. This would constitute a zero net effect to the city budget.

RECOMMENDED ACTION

City staff recommends consideration and approval of this funding request.



- BASEBALL MAINTENANCE
- LOOP ROAD
- BASEBALL PRIMARY ACCESS
- BASEBALL COMPLEX (12 FIELDS)
- BASEBALL SECONDARY ACCESS

- SOCCER MAINTENANCE
- SOCCER COMPLEX (12 FIELDS)
- LOOP ROAD
- SOCCER PRIMARY ACCESS
- SOCCER SECONDARY ACCESS

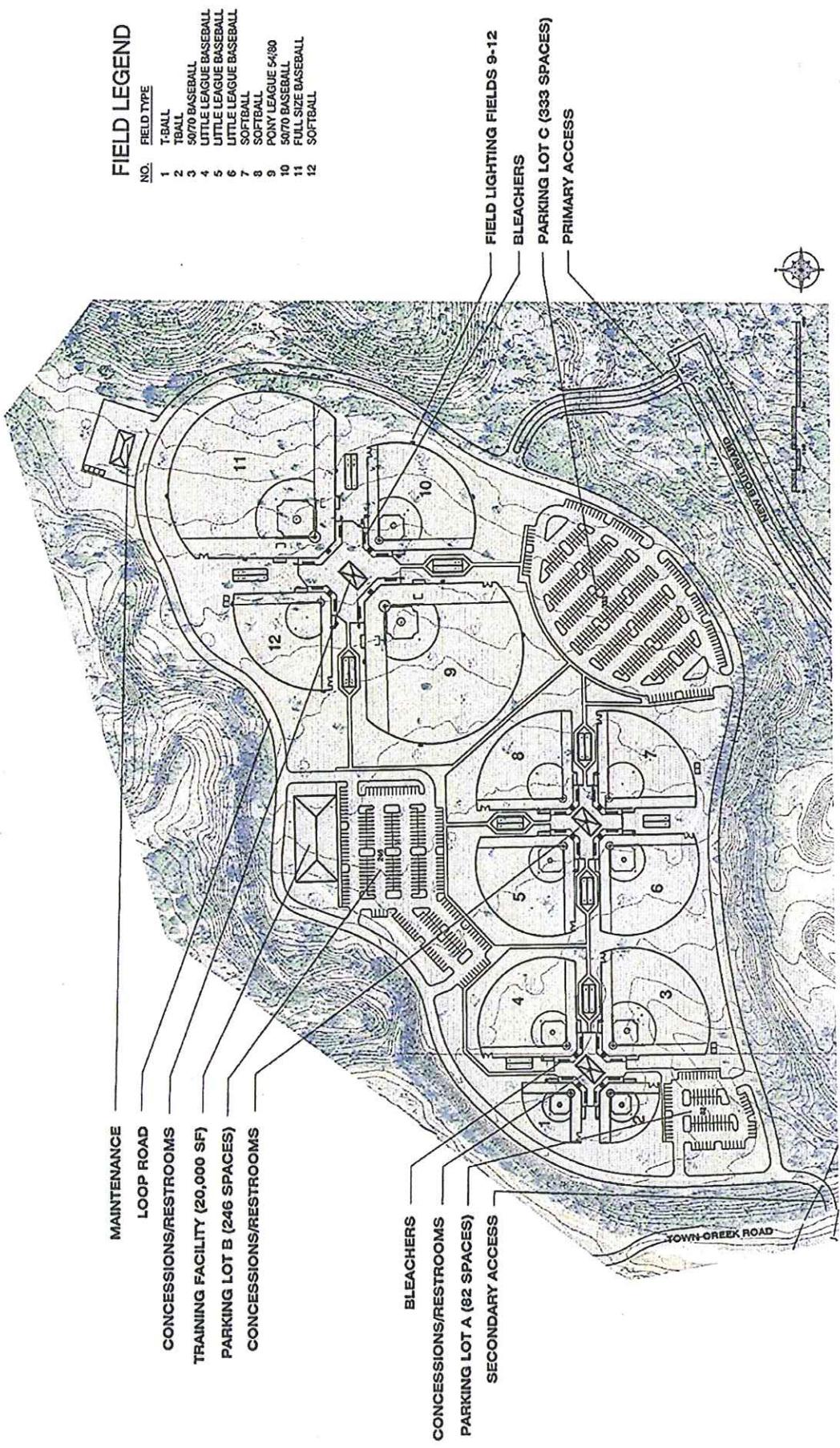
2011027 | CONCEPTUAL PLAN

RVK | Kerrville Sports Complex
Kerrville, Texas

OVERALL SPORTS COMPLEX DEVELOPMENT

101 E. Liberty Avenue, Suite 401
San Antonio, Texas 78212
Office: 210.333.2638
www.rvkdesigns.com
Page 6 of 13 (not for construction)

RVK designs and delivers exceptional solutions that positively impact the day-lives of people and their environments.



FIELD LEGEND

NO.	FIELD TYPE
1	T-BALL
2	TBALL
3	50/70 BASEBALL
4	LITTLE LEAGUE BASEBALL
5	LITTLE LEAGUE BASEBALL
6	LITTLE LEAGUE BASEBALL
7	SOFTBALL
8	SOFTBALL
9	PONY LEAGUE 54/80
10	50/70 BASEBALL
11	FULL SIZE BASEBALL
12	SOFTBALL

MAINTENANCE
 LOOP ROAD
 CONCESSIONS/RESTROOMS
 TRAINING FACILITY (20,000 SF)
 PARKING LOT B (246 SPACES)
 CONCESSIONS/RESTROOMS

BLEACHERS
 CONCESSIONS/RESTROOMS
 PARKING LOT A (92 SPACES)
 SECONDARY ACCESS

FIELD LIGHTING FIELDS 9-12
 BLEACHERS
 PARKING LOT C (333 SPACES)
 PRIMARY ACCESS

2014.09.27 | CONCEPTUAL PLAN
 Kerville Sports Complex
 Kerville, Texas



BASEBALL COMPLEX ENLARGEMENT

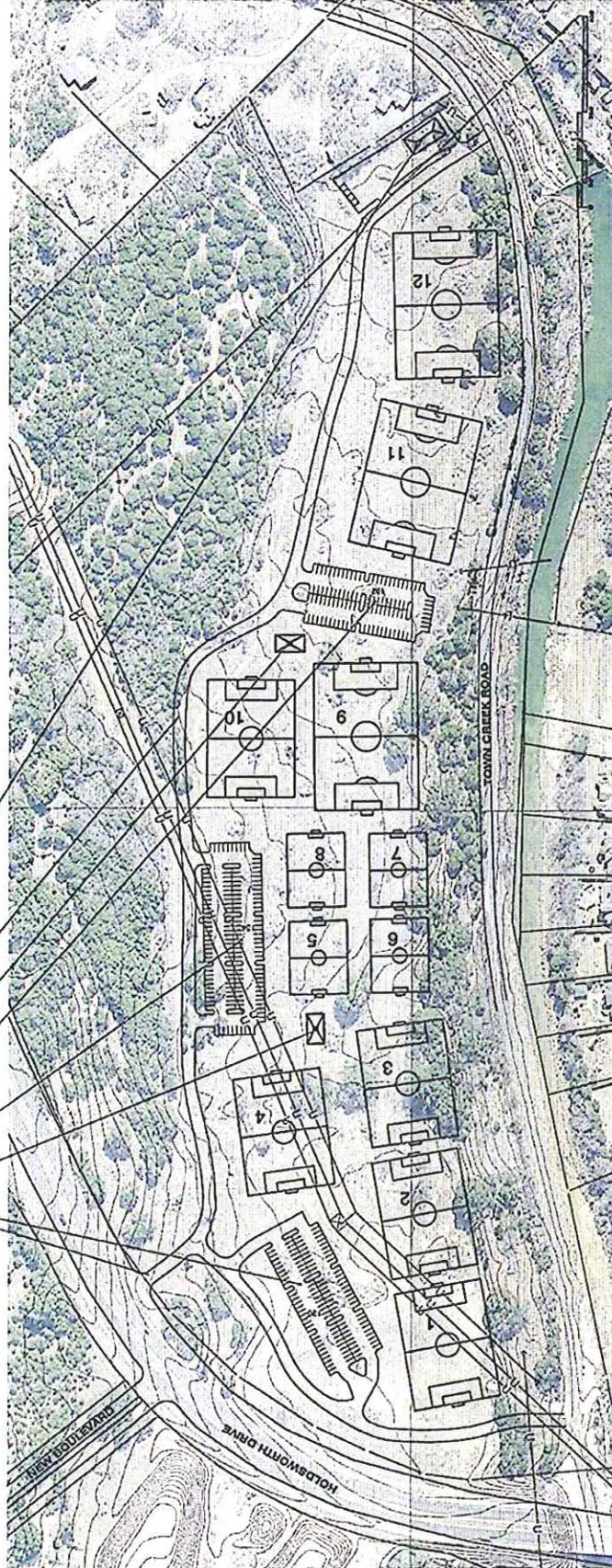
RVA designs and delivers exceptional solutions that positively impact the day lives of people and their environments.

2815 MURPHY AVENUE SUITE 601
 SAN ANTONIO, TEXAS 78212
 OFFICE: 210.233.2335
 www.rva-va.com
 RVA@rvalandscape.com

FIELD LEGEND

NO.	FIELD SIZES
1	180' X 240'
2	180' X 240'
3	180' X 240'
4	180' X 240'
5	120' X 150'
6	120' X 150'
7	120' X 150'
8	120' X 150'
9	215' X 300'
10	180' X 240'
11	215' X 300'
12	215' X 300'

- MAINTENANCE
- LOOP ROAD
- CONCESSIONS/RESTROOMS
- PARKING LOT C (102 SPACES)
- PARKING LOT B (134 SPACES)
- CONCESSIONS/RESTROOMS
- PARKING LOT A (120 SPACES)
- PRIMARY ACCESS



2014.03.21 CONCEPTUAL PLAN

Kerville Sports Complex
Kerville, Texas

7416 MERRY AVENUE, SUITE 601
SAN ANTONIO, TEXAS 78202
OFFICE: 210.733.0338
WWW.RVKDESIGNS.COM
REGISTERED LANDSCAPE ARCHITECT

RVK designs and delivers exceptional solutions that positively impact the daily lives of people and their environments.

SOCCER COMPLEX ENLARGEMENT



Submittal Date: 11/20/14

ORGANIZATION

City of Kerrville

Applicant Name			
701 Main Street	Kerrville	TX	78028
Address	City	State	Zip
(830) 257-8000			
Phone	Alt. Phone	Fax	
www.kerrvilletx.gov			
Website			

PROJECT CONTACT

Todd Parton City Manager

Contact Person Name		Title	
701 Main Street	Kerrville	TX	78028
Address	City	State	Zip
(830) 257-8000	(830) 258-1110		(830) 792-3850
Phone	Alt. Phone	Fax	
todd.parton@kerrvilletx.gov			
Email Address			

Amount of Funding Requested: \$ 9 Million

- 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

Business Development Projects

Submittal Date: ___/___/___

ORGANIZATION

Applicant Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Alt. Phone _____ Fax _____

Website _____

PROJECT CONTACT

Contact Person Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone _____ Alt. Phone _____ Fax _____

Email Address _____

Type of Business Structure: Corporation Partnership Sole Proprietorship

Year Business Started: Year _____ Location _____

Current Employment: Permanent Full-Time _____ Permanent Part-Time _____

Average Production Wage _____

Full-Time Employees receive the following benefits:

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 \$ 9 MM
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:

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

Todd Parton

Printed name

November 20, 2014

Date

City Manager

Title


Signature

Agenda Item:

4B. Amendment to the Fiscal Year 2015 City of Kerrville Economic Improvement Corporation budget. (staff)

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

SUBJECT: Discuss the Fiscal Year 2015 budget

FOR AGENDA OF: November 24, 2014 **DATE SUBMITTED:** March 19, 2014

SUBMITTED BY: Ashlea Boyle *ab* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS: FY15 Proposed Changes

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

Staff is requesting the Economic Improvement Corporation (EIC) discuss and consider amending the FY15 budget to reflect current priorities and projects. Attached is the approved FY15 budget and the proposed budget amendment for comparison.

RECOMMENDED ACTION

Staff is requesting the EIC discuss the FY15 proposed budget and provide direction.

EIC - Proposed changes to FY15 Budget

	FY15 Approved	FY15 Proposed	FY16 Projected	FY17 Projected	FY18 Projected	FY19 Projected	FY20 Projected
BEGINNING CASH BALANCE	\$1,293,825	\$3,248,663	\$3,249,534	\$2,929,701	\$2,809,791	\$3,282,792	\$3,282,792
REVENUE:							
Sales and Use Tax	\$2,931,638	\$2,931,638	\$3,019,587	\$3,110,174	\$3,203,479	\$3,299,584	\$3,365,576
Interest	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Miscellaneous							
Transfers In							
TOTAL REVENUE	\$2,936,638	\$2,936,638	\$3,024,587	\$3,115,174	\$3,208,479	\$3,304,584	\$3,370,576
EXPENDITURES:							
Administrative							
Local Meeting - Workshops	\$100	\$100	\$500	\$500	\$500	\$500	\$500
Advertising	\$100	\$100					
Transfer to Debt Service Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer to General Fund Debt Service	\$512,000	\$659,317	\$1,103,919	\$1,104,584	\$1,104,979	\$1,105,155	\$1,106,645
Economic Development Governing Body	\$175,000	\$166,250	\$180,000	\$180,000	\$180,000	\$185,000	\$185,000
River Trail Funding	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0
Annual Disclosure Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Services Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Administrative	\$937,200	\$1,075,767	\$1,384,419	\$1,385,084	\$1,385,479	\$1,390,655	\$1,392,145
Category I - Business Development							
Revolving Loan Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ED Set Aside	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
JAC		\$610,000	\$610,000				
Fox Tank							
Unspecified	\$0	\$0					
Total Category I	\$500,000	\$1,110,000	\$1,110,000	\$500,000	\$500,000	\$500,000	\$500,000
Category II - Quality of Life							
Schreiner University Project							
Habitat for Humanity	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Streetscape	\$500,000	\$650,000	\$250,000	\$250,000	\$250,000		
Baseball Complex	\$500,000	\$0					
Cailloux Theater Expansion	\$0	\$0	\$0	\$0			
River Trail	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soccer Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tennis Center	\$0	\$0	\$0	\$500,000			
Boardwalk	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0
Hill Country Jr. Livestock Assn.							
Unspecified		\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Total Category II	\$1,350,000	\$750,000	\$850,000	\$1,350,000	\$850,000	\$600,000	\$500,000
Category III - Public Infrastructure							
Village West Utilities							
Water 1/2 cost							
Wastewater (line extension)							
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Category III	\$0						
Contingency							
TOTAL EXPENDITURES	\$2,787,200	\$2,935,767	\$3,344,419	\$3,235,084	\$2,735,479	\$2,490,655	\$2,392,145
NET REVENUES TO EXPENDITURES	\$149,438	\$871	-\$319,832	-\$119,910	\$473,000	\$813,929	\$978,431
FUND BALANCE	\$1,443,262	\$3,249,534	\$2,929,701	\$2,809,791	\$3,282,792	\$4,096,721	\$4,261,222

Agenda Item:

4C. Playhouse 2000 report regarding the support facility expansion. (Jeffrey Brown)

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

SUBJECT: Report by Playhouse 2000, Inc. regarding the Cailloux Theater Support Facility Expansion Project

FOR AGENDA OF: November 24, 2014 **DATE SUBMITTED:** November 20, 2014

SUBMITTED BY: Ashlea Boyle *awb* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS: Playhouse 2000, Inc. Report Dated November 18, 2014

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

At the October 27, 2014 EIC meeting, a report was received from Jeffrey Brown, Executive Director of Playhouse 2000 Inc. (P2K) regarding the Cailloux Theater support facility expansion project. P2K reported that design was currently underway and cost estimates were being refined as is common when design nears 50% completion. The refined estimates may exceed existing financial resources. In the event that additional funds are required, P2K plans to continue its capital campaign. Since the approved funding agreement requires construction to commence by February 1, 2015, the EIC and City Council may need to consider extending the deadline.

EIC deferred action for a timeline extension and asked P2K to provide a report at the November meeting with solid estimates and a timeline. Jeffery Brown will provide this report.

RECOMMENDED ACTION

Staff recommends receiving the report and approving a project timeline extension as may be requested by P2K. Staff further recommends providing direction to amend the funding agreement to also include that the project design be tabled until such time that P2K has been able to secure adequate funds to complete the project to the current scope.

KERRVILLE'S COMMUNITY THEATER

PLAYHOUSE

— 2 • 0 • 0 • 0 —

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

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Arthur Bell
Chris Distel

Paul E. Stafford
Roxie Orms
Gene Smith
Gary Stork

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

To: The Kerrville Economic Improvement Corporation,
Mr. David Wampler, President

Cc: Board of Directors, Playhouse 2000

From: Jeffrey Brown, Executive Director

Date: 18 November 2014

Re: Playhouse 2000 presentation at November meeting

Dear Mr. Wampler, and Corporation members

At the September meeting of the EIC, Playhouse 2000 presented a status update on EIC funded projects at the Cailloux City Center for the Performing Arts. As part of that report, we discussed how a preliminary estimate of costs for the construction of the Cailloux Campus Support Facility substantially exceeded our original estimates. We reported that we were awaiting a more extensive estimate in order to assess the need for fundraising beyond that already achieved. We also requested a one-year extension of the current funding agreement to allow Playhouse 2000 to undertake the necessary fundraising.

Due, in part, to our inability to state with confidence how large a difference exists between our current funding and the necessary funding, the Corporation asked us to return in November to report the findings of our new estimate, and lay out preliminary plans for continued fund raising efforts.

We will appear before the Corporation at your November 24th meeting to report on the estimate we have received, describe our plans for raising necessary additional funds, and respectfully re-state our request for a one-year extension of the current funding agreement in order to fulfill those plans.

I look forward to talking with you again on Monday, and appreciate the chance to address the Corporation.

Agenda Item:

4D. Fiscal Year 2016 EIC Budget Workshop. (staff)

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

SUBJECT: FY16 EIC Budget Workshop

FOR AGENDA OF: November 24, 2014 **DATE SUBMITTED:** November 19, 2014

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

EXHIBITS:

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

Staff is requesting the Economic Improvement Corporation discuss and select a date in January 2015 to hold a workshop to discuss the FY16 budget and capital projects.

RECOMMENDED ACTION

Staff is requesting direction to schedule a FY16 budget and capital projects workshop for the Economic Improvement Corporation for the date selected at this meeting.