

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, JULY 20, 2015 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, JULY 20, 2015, 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 Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

2. APPROVAL OF THE MINUTES:

2A. Minutes of the special joint meeting with City Council held on June 22, 2015, and the regular meeting held on June 22, 2015.

3. MONTHLY REPORTS:

3A. Monthly financials for June 2015. (staff)

3B. Projects update. (staff)

River Trail project

Cailloux Theater Support Facility

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Kerr Economic Development Corporation Fiscal Year 2016 funding request in the amount of \$154,404. (Jonas Titas)

4B. Appointment of KEDC liaison to the Kerr Economic Development Corporation Board of Directors. (staff)

4C. Discussion and action regarding the Fiscal Year 2016 EIC budget. (Staff)

5. INFORMATION AND DISCUSSION:

5A. Update from Habitat for Humanity regarding the Maud Jennings Subdivision. (Philip Stacy, Executive Director, Habitat for Humanity)

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service 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 July 15, 2015, 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

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.

7. ITEMS FOR FUTURE AGENAS:

8. ANNOUNCEMENTS:

9. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service 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 July 15, 2015, 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 special joint meeting with City Council held on June 22, 2015, and the regular meeting held on June 22, 2015.

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
JOINT CITY COUNCIL AND EIC MEETING**

June 22, 2015

On Monday June 22, 2015, Mayor Jack Pratt called the City Council to order, and President David Wampler called the City of Kerrville Economic Improvement Corporation to order at 3:00 p.m. for the Joint Meeting of the City Council and City of Kerrville Economic Improvement Corporation in the Upstairs Conference Room of City Hall, at 701 Main Street, Kerrville, Texas.

City Council Members Present:

Jack Pratt, Mayor
Gary Stork, Mayor Pro-Tem
Gene Allen
Stephen P. Fine
Bonnie White

Members Absent:

None

EIC Members Present:

David Wampler, President
Gary Cochrane, Vice President
Sheri Pattillo, Secretary
Delayne Sigerman
Paul Stafford
Gary Stork
James Wilson

Members Absent:

None

City Executive Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Kristine Day, Deputy City Manager
Cheryl Brown, Deputy City Secretary
Sandra Yarborough, Director of Finance
Ashlea Boyle, Special Projects Manager
Malcolm Matthews, Parks and Recreation

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

DISCUSSION AND POSSIBLE ACTION:

Discussion and direction to city staff regarding the construction of western segments of the river trail:

The Councilmembers and City of Kerrville Economic Improvement Corporation members discussed the various options for further construction of western segments of the river trail. There were several questions from the audience, which were answered by both Councilmembers and EIC members. No action was taken by either the City Council or the City of Kerrville Economic Improvement Corporation.

Discuss and provide direction to staff regarding the FY2016 City of Kerrville Economic Improvement Corporation budget to include capital projects.:
Due to time concerns, this item was not discussed.

The consensus of the Councilmembers and the City of Kerrville Economic Improvement Corporation members was to schedule another joint meeting in the near future to further discuss both of the items on this agenda.

ADJOURN

The City Council was adjourned by Mayor Jack Pratt, Jr. at 3:59 p.m.
The City of Kerrville Economic Improvement Corporation was adjourned by President David Wampler at 3:50 p.m.

APPROVED: _____
City Council:

Economic Improvement Corp.:

Jack Pratt, Mayor

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary

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

June 22, 2015

On Monday June 22, 2015, 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 Gary Cochrane.

Members Present:

David Wampler, President
Gary Cochrane
Sheri Pattillo
Delayne Sigerman
Paul Stafford
Gary Stork
James Wilson

Members Absent: None

City Executive Staff Present:

Todd Parton, City Manager
Kristine Day, Deputy City Manager
Mike Hayes, City Attorney
Ashlea Boyle, Special Projects Manager
Cheryl Brown, Deputy City Secretary
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:

Robert Naman of 1800 Glenn Road, Kerrville, TX stated that he would not speak about trees. He said he saw a few new faces on the Economic Improvement Corporation Board, and that he hoped it would not be the same as the lyrics from the song by *The Who*-meet the new boss, same as the old one. He stated "we are here not to enrich the few at the expense of the taxpayers of Kerrville, but to do what is in the best interest of the general public. I do not know if you are legally bound by the prudent man rule, but regardless, ethical behavior demands transparency. To paraphrase Supreme Court Justice Brandeis, 'sunshine is the best disinfectant.' No bid contracts, and closed room dealings are not transparent. I implore each of you to ask discerning questions, and demand the truth. It is said 'Ye shall know the truth, and the truth shall make you free.'"

2. INTRODUCTION OF NEW MEMBERS:

Mr. Wampler introduced new board members Delayne Sigerman and Paul Stafford, as well as new Council appointee to the EIC, Councilmember Place 3 Gary Stork. All three spoke briefly.

3. ELECTION OF OFFICERS:

Mr. Wilson moved to nominate and elect Mr. Wampler as President, Mr. Cochrane as Vice President, and Ms. Pattillo as Secretary. Mr. Stork seconded, and the motion passed 7-0.

4. APPROVAL OF THE MINUTES:

4A. Mr. Cochrane moved to approve the minutes for the regular meeting held May 28, 2015. Mr. Wilson seconded, and the motion passed 7-0.

5. MONTHLY REPORTS

5A. Monthly financials for April, 2015

Ms. Yarbrough reported a beginning balance of \$3,249,907; with \$273,767 revenue, and \$51,000 expenditures; leaving an ending cash balance on May 31, 2015 of \$3,3,472,674. There was a 6.53% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 1,754,960 and the cash and investments fund, which showed an (annualized) interest earned of 0.11%.

5B. Projects update:

Cailloux Campus Support Facility:

Mr. Crenwelge reported that the bid opening was scheduled for June 23, 2015, with an award date of July 14, 2015.

Lowry Park Trail:

Mr. Crenwelge reported that the bid opening was scheduled for July 7, 2015, with an award date of July 21, 2015.

Schreiner University Athletic and Event Center:

Mr. Mark Tuschak gave a final report on behalf of Schreiner University, in which he stated that the project finished \$1,181 under budget.

He also gave a presentation of the opening of the Athletic and Event Center, as well as some of the events that had taken place in the Center since its opening.

6. CONSIDERATION AND POSSIBLE ACTION:

6A. Kerr Economic Development Corporation Fiscal Year 2016 funding request in the amount of \$175,750:

Mr. Titas gave a report on behalf of KEDC, which was awarded the ED Award of Excellence. He reported on the number of visitors in 2013 (212), as well as 2014 (2012). He presented the proposed budget for Fiscal Year 2016 to the EIC members, stating that the KEDC board of directors approved the Fiscal Year 2016 budget. Mr.

Titas responded to several questions from EIC members regarding his contingency fund of \$50,000.

Mr. Cochrane moved to ask Mr. Titas to go to his board and see about getting the contingency down to \$40,000, and bring his budget back to the EIC meeting in July. Mr. Cochrane also commended Mr. Titas on the job he has done in his tenure with the KEDC. Mr. Stork commended Mr. Titas for the amount of jobs and revenue that had increased in the City of Kerrville under Mr. Titas' tenure as well.

Mr. Wampler commended Mr. Titas for achieving the Certified Economic Development Professionals. He asked Mr. Titas how many Certified Economic Development Professionals there were in the state of Texas, and Mr. Titas responded that there were 24. The board congratulated Mr. Titas for his accomplishments.

6B. Discuss Fiscal Year 2016 Budget:

Mr. Parton spoke regarding the current and future EIC budgets. He went over the sales tax projections, interest rates, capital plan, water supply, and future uses for effluent water. He discussed affordable housing in the Kerrville area, and plans that Habitat for Humanity has for the near future. He mentioned the City swimming pool, and the need for repairs in the next couple of years, as well as the options available for the pool.

The consensus of the EIC was to direct Mr. Parton to email a "shopping list" of budget items to them, so they can discuss it in a meeting in the near future.

6C. Discuss changing the meeting day to the third Monday of each month:

Mr. Wampler reported that the board member who requested the meetings be held on the fourth Monday of each month was no longer on the board. He suggested that the meeting revert back to the third Monday of each month.

Mr. Wilson moved to change the meeting day to the third Monday of each month at 4:00 p.m. Ms. Pattillo seconded, and the motion passed 7-0.

6D. Appointment of "GO Team" Liaison.

Ms. Boyle reported that it was time to appoint a "GO Team" liaison from the board. Ms. Pattillo moved to appoint Mr. Wilson as "GO Team" liaison. Mr. Cochrane seconded, and the motion passed 7-0.

7. 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.

8. ITEMS FOR FUTURE AGENDAS: None

9. ANNOUNCEMENTS:

10. ADJOURNMENT:

Mr. Wampler adjourned the meeting at 5:13 p.m.

APPROVED: _____

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary

Agenda Item:

3A. Monthly financials for June 2015. (staff)

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

SUBJECT: EIC Financials

FOR AGENDA OF: July, 20, 2015 **DATE SUBMITTED:** July 14, 2015

SUBMITTED BY: Sandra G. Yarbrough *SY* **CLEARANCES:**
Director of Finance

EXHIBITS: Monthly Financials
AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *RP*

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 June 30, 2015

Beginning Cash Balance		\$ 3,472,674
Income:		
Sales Tax	\$ 255,511	
Interest Revenue	\$ 497	
Total Income	\$ 256,008	
Expenses:		
Office Supplies	\$ 60	
Administrative Service Fee	\$ 8,333	
Transfer for Debt Service - 2012	\$ 42,667	
Transfer out - Capital project - James Avery	\$ 610,000	
Total Expenses	\$ 661,060	
Revenues Over (Under) Expenditures		<u>\$ (405,051)</u>
Ending Cash Balance		<u><u>\$ 3,067,622</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending June 30, 2015

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 2,873,663		\$ 2,873,663		
REVENUE:					
Sales and Use Tax	\$ 2,931,638	\$ 255,511	\$ 2,308,462	78.74%	\$ 623,176
Interest	\$ 5,000	\$ 497	\$ 4,052	81.03%	\$ 948
Other Income - Fox Tank			\$ 14,000		\$ (14,000)
			\$ 186,475		\$ (186,475)
TOTAL REVENUE	\$ 2,936,638	\$ 256,008	\$ 2,512,989	85.57%	\$ 624,125
	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
EXPENDITURES:					
Administrative					
Local Meetings	\$ 100	\$ 60	\$ 60	60.00%	\$ 40
Advertising	\$ 100	\$ -	\$ 20	20.00%	\$ 80
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 75,000	75.00%	\$ 25,000
Transfer to Debt Service Fund - River Trail	\$ 512,000	\$ 42,667	\$ 384,000	75.00%	\$ 128,000
Economic Development Governing Body	\$ 175,000	\$ -	\$ 166,250	95.00%	\$ 8,750
River Trail Contribution	\$ 150,000	\$ -	\$ 150,000	100.00%	\$ -
Total Administrative	\$ 937,200	\$ 51,060	\$ 775,330	82.73%	\$ 161,870
Category I - Business Development					
ED Set Aside	\$ 500,000	\$ -	\$ 500,000	100.00%	\$ -
James Avery	\$ -	\$ 610,000	\$ 610,000		\$ -
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
Total Category I	\$ 500,000	\$ 610,000	\$ 1,110,000	100.00%	\$ -
Category II - Quality of Life					
Special Events	\$ 100,000	\$ -	\$ 83,700	83.70%	\$ 16,300
Streetscape	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Baseball Complex	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Boardwalk	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Theater Expansion	\$ -	\$ -	\$ 350,000		\$ -
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
Total Category II	\$ 1,350,000	\$ -	\$ 433,700	32.13%	\$ 916,300
Category III - Public Infrastructure					
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
Total Category III	\$ -	\$ -	\$ -	0.00%	\$ -
Contingency	\$ -	\$ -	\$ -	0.00%	\$ -
	\$ -	\$ -	\$ -		\$ -
TOTAL EXPENDITURES	\$ 2,787,200	\$ 661,060	\$ 2,319,030	83.20%	\$ 1,078,170
NET REVENUES TO EXPENDITURES	\$ 149,439	\$ (405,052)	\$ 193,959		
ENDING CASH BALANCE	Budget \$ 3,023,101		Actual \$ 3,067,622		

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Revenue Analysis - FY15
For the month ending June 30, 2015

Revenue Month	Actual FY 2012	Actual FY 2013	Actual FY 2014	Approved FY 2015	Actual FY 2015	FY14 vs FY15	Budget vs Actual
October	\$ 219,934	\$ 226,663	\$ 241,503	\$ 243,616	\$ 238,933	\$ (2,570)	-1.92%
November	\$ 203,379	\$ 210,744	\$ 234,150	\$ 236,201	\$ 257,654	\$ 23,504	9.08%
December	\$ 208,227	\$ 204,782	\$ 214,424	\$ 216,303	\$ 251,851	\$ 37,427	16.43%
January	\$ 204,051	\$ 217,647	\$ 229,761	\$ 231,772	\$ 245,845	\$ 14,073	6.07%
February	\$ 264,744	\$ 284,177	\$ 296,036	\$ 298,620	\$ 335,071	\$ 36,451	12.21%
March	\$ 186,812	\$ 205,749	\$ 207,869	\$ 209,693	\$ 223,251	\$ 13,557	6.47%
April	\$ 185,835	\$ 215,800	\$ 218,030	\$ 219,942	\$ 227,065	\$ 7,123	3.24%
May	\$ 223,320	\$ 251,468	\$ 268,682	\$ 271,032	\$ 273,281	\$ 2,249	0.83%
June	\$ 195,775	\$ 234,781	\$ 267,530	\$ 269,871	\$ 255,511	\$ (14,360)	-5.32%
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%
YTD Total	\$ 2,545,329	\$ 2,739,321	\$ 2,906,194	\$ 2,197,051	\$ 2,308,462	\$ 117,455	5.07%

CITY OF KERRVILLE
Economic Improvement Corporation
Capital Projects Fund - Summary
For the month ending June 30, 2015

Beginning Cash Balance		\$ 1,754,960
Income:		
Transfer in - James Avery Craftsman	\$ 610,000	
Total Income:	<u>\$ 610,000</u>	
Expenses:		
Cailloux Theater Expansion	\$ 15,521	
Habitat for Humanity	<u>\$ 7,810</u>	
Total Expenses:	<u>\$ 23,331</u>	
Revenues Over (Under) Expenditures		<u>\$ 586,669</u>
Ending Cash Balance		<u><u>\$ 2,341,629</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Project Status Summary
For the month ending June 30, 2015

Fiscal Years	Projects	Agreement Commitment	EIC Funded To Date	Total Funded	Expenses to Date	Project Balance
2012-13	Downtown Streetscape	\$ 35,100	\$ 35,100	\$ 35,100	\$ 34,412	\$ 688
2012-13	Cailloux Theater Lighting	\$ 200,652	\$ 200,652	\$ 200,652	\$ 149,379	\$ 51,273
2013-14	Cailloux Theater Expansion	\$ 850,000	\$ 850,000	\$ 850,000	\$ 66,847	\$ 783,153
2013-14	Habitat for Humanity	\$ 375,000	\$ 375,000	\$ 375,000	\$ 27,184	\$ 347,816
2014-15	Special Events FY15	\$ 100,000	\$ 83,700	\$ 83,700	\$ 35,000	\$ 48,700
2014-15	James Avery	\$ 610,000	\$ 610,000	\$ 610,000		\$ 610,000
2014-15	Ed Set Aside	\$ 500,000	\$ 500,000	\$ 500,000		\$ 500,000
TOTALS		\$ 2,670,752	\$ 2,654,452	\$ 2,654,452	\$ 312,822	\$ 2,341,629

Cash Balance on 6/30/2015 \$ 2,341,629

General Capital Improvement Projects - supported by EIC

Fiscal Years	Projects	Agreement Commitment	Total Funded	Expense To Date	To Balance
2011-12	River Trail	\$ 6,000,000	\$ 5,990,947	\$ 4,021,735	\$ 1,969,212
2011-12	Louise Hays/Lehmann Monroe parks	\$ 2,000,000	\$ 2,600,000	\$ 2,512,870	\$ 87,130
	Funding Agreement - C2011-76Totals	\$ 8,000,000	\$ 8,590,947	\$ 6,534,605	\$ 2,056,342

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 replenished - \$600,000.00 approved at EIC meeting related to Louise Hays/Lehman Monroe park improvements (see note above) reported on 9/30/14 financial report at October 2014 meeting.

Cash and Investments

For the month ending June 30, 2015

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)	\$ 3,067,622	6/30/2015
75	EIC Projects Fund (capital projects fund)	\$ 2,341,629	6/30/2015
Total Cash and Investments		\$ 5,409,251	6/30/2015

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	\$ 1,661,100	\$ -	0.00%	6/30/2015
ST Investment	EIC TexPool	\$ 1,624,324	\$ 76.75	0.06%	6/30/2015
ST Investment	EIC TexStar	\$ 1,625,593	\$ 96.09	0.07%	6/30/2015
HILCO FCU	CD	\$ 248,863	\$ 112.44	0.54%	6/30/2015
Kerr County FCU	CD	\$ 249,371	\$ 211.61	1.02%	6/30/2015
Total Cash and Investments		\$ 5,409,251	\$ 496.89	0.11%	6/30/2015

Agenda Item:

3B. Projects update. (staff)
River Trail project
Cailloux Theater Support Facility

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

SUBJECT: Projects Update

FOR AGENDA OF: July 20, 2015

DATE SUBMITTED: July 9, 2015

SUBMITTED BY: Ashlea Boyle 
Special Projects Manager

CLEARANCES: Todd Parton
City Manager

EXHIBITS: Project Status Reports

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 will provide reports on the following projects:

- River Trail Project
- Cailloux Theater Support Facility

RECOMMENDED ACTION

This report is for informational purposes only. No action required.

EIC Projects Update July 20, 2015

Cailloux Campus Support Facility:

The low bidder for the Cailloux Campus Support Facility is HMC Construction in the amount of \$932,099.00.

Lowry Park Trail:

The bid opening scheduled for July 7th was cancelled.

The new bid opening date is scheduled for August 8th.

Agenda Item:

4A. Kerr Economic Development Corporation Fiscal Year 2016 funding request in the amount of \$154,404. (Jonas Titas)

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

SUBJECT: Kerr Economic Development Corporation FY2016 funding request in an amount not to exceed \$154,404

FOR AGENDA OF: July 20, 2015

DATE SUBMITTED: July 9, 2015

SUBMITTED BY: Ashlea Boyle *AB*
Special Projects Manager

CLEARANCES: Todd Parton
City Manager

EXHIBITS:

Letter from Jonas Titas, KEDC Executive Director Dated July 7, 2015
KEDC FY2016 Budget

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *MP*

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

Pursuant to the economic development grant agreement between the Economic Improvement Corporation (EIC) and the Kerr Economic Development Corporation (KEDC), the EIC considered the KEDC FY2016 funding request on June 22, 2015. The request was in the amount of \$175,750. The EIC requested adjustments be made to the budget to be reconsidered at this meeting.

KEDC is requesting \$20,865.38 each from the City, County, and KPUB and \$154,403.84 from the EIC. The City Council approved the funding request of \$20,865.38 on July 7, 2015. This brings KEDC's total income from stakeholders to \$216,999.98. The EIC's contribution for FY2015 was \$166,250.

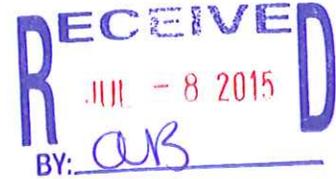
RECOMMENDED ACTION

Staff recommends consideration and approval of the KEDC FY2016 funding request as presented.



Kerrville Economic Development Corporation
1700 Sidney Baker, Suite 100
Kerrville, TX 78028

Phone: 830/896-1157
Fax: 830/896-1175
Kerr-edc.com



July 7, 2015

Kerrville Economic Improvement Corporation
701 Main St.
Kerrville, TX 78028

Re: Funding Request for FY 2015/16

Mr. Wampler:

The Kerrville Economic Development Corporation (KEDC) is beginning our fifth year of operations. KEDC's mission is to retain existing jobs and create new job opportunities in Kerrville and Kerr County. The Board is comprised of representatives of the County, City, City of Kerrville Economic Improvement Corporation, Kerrville Public Utility Board, Kerrville Independent School District, Kerrville Area Chamber of Commerce, the Kerrville Convention & Visitors Bureau and two members of the local business community.

KEDC had a great fiscal year 2014/15. We worked with 3 companies that will create 650 new primary jobs with annual wages of \$20 million and invest \$30 million in new plant and equipment in Kerrville and Kerr County. KEDC was awarded the Economic Excellence Award from the Texas Economic Development Council, Jonas Titas attained Certified Economic Developer status from the International Economic Development Council and KEDC will be applying for the Community Economic Development Award from the Texas EDC. We have seen increased prospect activity and visits to the KEDC website are increasing exponentially.

The KEDC Board of Directors recently approved our budget for FY 2015/16. Our new budget requests funding from our stakeholders in the amount of \$20,865.38 from the City, County and the Kerrville Public Utility Board and \$154,403.84 from the Economic Improvement Corporation. Funding allocations are necessary for KEDC to continue operations and prepare for the coming year. We will also ask the City Attorney to draft language in future funding agreements that any unallocated resources in KEDC accounts be returned to our funding stakeholders on a prorata basis should KEDC go dormant for a twelve month period.

KEDC greatly appreciates our stakeholder's continued support and the KEDC Board of Directors looks forward to a bright future and partnership that will be beneficial for all.

Respectfully,

Jonas Titas, CEcD
Executive Director

Kerrville Economic Development Corporation
2015/2016 Budget

	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Per EIC Req.
Income					
City of Kerrville	14,500.00	17,500.00	16,250.00	23,750.00	20,865.38
EIC	127,000.00	60,000.00	166,250.00	175,750.00	154,403.84
Kerr County	14,500.00	17,500.00	16,250.00	23,750.00	20,865.38
KPUB	14,500.00	17,500.00	16,250.00	23,750.00	20,865.38
Other Income	-	-	-	-	-
Total Income	170,500.00	112,500.00	215,000.00	247,000.00	216,999.98
Expense					
Business Expenses	54,550.00	42,000.00	34,000.00	34,500.00	34,500.00
Contract Services	5,000.00	2,000.00	7,500.00	5,000.00	5,000.00
Operations	32,517.00	20,139.00	18,780.00	19,850.00	19,850.00
Other Types of Expenses	2,000.00	1,100.00	900.00	900.00	900.00
Payroll Expenses	151,723.60	149,794.00	160,420.00	171,281.60	171,281.60
Travel & Meetings	23,500.00	20,000.00	20,500.00	25,000.00	25,000.00
Total Expenses	269,290.60	235,033.00	242,100.00	256,531.60	256,531.60
Net Income:		-122,533.00	-27,100.00	-9,531.60	-39,531.62

Agenda Item:

4B. Appointment of KEDC liaison to the Kerr Economic Development Corporation Board of Directors. (staff)

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

SUBJECT: Appointment of EIC liaison to the Kerr Economic Development Corporation Board of Directors

FOR AGENDA OF: July 20, 2015

DATE SUBMITTED: July 9, 2015

SUBMITTED BY: Ashlea Boyle 
Special Projects Manager

CLEARANCES: Todd Parton
City Manager

EXHIBITS:

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

As a funding stakeholder for the Kerr Economic Development Corporation (KEDC), one member of the EIC is appointed annually by the board to serve as the EIC liaison on the KEDC Board of Directors. David Wampler currently serves as the EIC liaison.

RECOMMENDED ACTION

Staff recommends that the EIC appoint a board member to serve on the Kerr Economic Development Corporation Board of Directors.

Agenda Item:

4C. Discussion and action regarding the Fiscal Year 2016 EIC budget. (Staff)

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

SUBJECT: Discussion and action regarding the FY2016 budget

FOR AGENDA OF: July 20, 2015 **DATE SUBMITTED:** July 15, 2015

SUBMITTED BY: Todd Parton,
City Manager **CLEARANCES:**

EXHIBITS: EIC Proposed FY2016 Budget
Prioritized Capital Projects – Draft 7-15-15

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

Attached is an updated draft of EIC's FY2016 budget. The budget has been modified to include a funding schedule for capital projects. Each of these projects is described and prioritized in the attached summary titled, "Prioritized Capital Projects – Draft 7-15-15." This project summary and prioritization is being provided as requested by the EIC board at its last regular meeting.

The draft FY2016 budget document includes a new entry at the bottom of the table. This entry shows the accumulated cash for the ED Set Aside budgeted each year. These funds are being placed in a restricted reserve and no expenditures are shown since there are no current obligations. These funds are in addition to the Fund Balance shown for each fiscal year.

RECOMMENDED ACTION

City staff requests additional discussion and direction from the EIC board.

EIC - Proposed FY16 Budget - WORKSHEET

	FY15 Approved	FY15 Estimated	FY16 Projected	FY17 Projected	FY18 Projected	FY19 Projected	FY20 Projected	FY21 Projected
BEGINNING CASH BALANCE	\$1,293,825	\$2,873,663	\$3,547,035	\$3,612,894	\$3,504,229	\$3,337,278	\$3,337,278	\$2,093,070
REVENUE:								
Sales and Use Tax	\$2,931,638	\$3,063,453	\$3,185,991	\$3,281,571	\$3,347,202	\$3,514,562	\$3,655,145	\$3,764,799
Interest	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Transfers In		\$186,475						
TOTAL REVENUE	\$2,936,638	\$3,254,928	\$3,190,991	\$3,286,571	\$3,352,202	\$3,519,562	\$3,660,145	\$3,769,799
EXPENDITURES:								
Administrative								
Local Meeting - Workshops	\$100	\$100	\$500	\$500	\$500	\$500	\$500	\$500
Advertising	\$100	\$100						
Transfer to General Fund Debt Service	\$512,000	\$621,406	\$1,108,882	\$1,114,736	\$1,118,653	\$1,115,536	\$1,118,853	\$1,112,636
Economic Development Governing Body	\$175,000	\$166,250	\$175,750	\$180,000	\$180,000	\$185,000	\$185,000	\$185,000
River Trail Funding	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Services Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Administrative	\$937,200	\$1,037,856	\$1,385,132	\$1,395,236	\$1,399,153	\$1,401,036	\$1,404,353	\$1,398,136
Category I - Business Development								
ED Set Aside	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
James Avery Craftsman		\$610,000	\$610,000					
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Category I	\$500,000	\$1,110,000	\$1,110,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Category II - Quality of Life								
Schreiner University Project								
Special Events	\$100,000	\$83,700						
Streetscape	\$500,000							
Cailloux Theater Expansion		\$350,000						
Tennis Center				\$750,000	\$750,000			
LHP Lighting			\$250,000					
Olympic Pool			\$100,000					
Downtown Streetscape Enhancements								
Parking Garage			\$160,000					
Planter Boxes			\$20,000					
Street Furniture			\$100,000					
Water Feature				\$250,000				
Gateway Features					\$120,000			
Singing Wind Ball Fields					\$750,000			
Guadalupe Park Enhancements						\$1,500,000		
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Category II	\$1,350,000	\$433,700	\$630,000	\$1,000,000	\$1,620,000	\$1,500,000	\$0	\$0
Category III - Public Infrastructure								
Affordable Housing				\$500,000		\$500,000		\$500,000
Village West Utilities								
Water 1/2 cost								
Wastewater (line extension)							\$3,000,000	
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Category III	\$0	\$0	\$0	\$500,000	\$0	\$500,000	\$3,000,000	\$500,000
Contingency								
TOTAL EXPENDITURES	\$2,787,200	\$2,581,556	\$3,125,132	\$3,395,236	\$3,519,153	\$3,901,036	\$4,904,353	\$2,398,136
NET REVENUES TO EXPENDITURES	\$149,438	\$673,372	\$65,859	-\$108,665	-\$166,951	-\$381,474	-\$1,244,208	\$1,371,663
FUND BALANCE	\$1,443,262	\$3,547,035	\$3,612,894	\$3,504,229	\$3,337,278	\$2,955,804	\$2,093,070	\$3,464,733
Accumulated ED Set Aside	\$	\$ 500,000	\$ 1,000,000	\$ 1,500,000	\$ 2,000,000	\$ 2,500,000	\$ 3,000,000	\$ 3,500,000

EIC Budget – FY2016
Prioritized Capital Projects – Draft 7-15-15

1. **Workforce Housing Initiative – Housing to Serve Primary Job Growth (Land Dedication)**
 - a. **Objective** – Develop Housing to Support Growth of Primary Jobs
 - b. **Project**
 - i. **New Housing Project**
 1. 250 to 300 Units
 2. Primarily 2 to 3 Bedroom Units
 3. Family-Oriented Design/Construction
 - ii. **Public-Private Partnership**
 - c. **Kerrville Participation**
 - i. **Donate Land**
 1. 15 Acres
 2. Peterson Farm Road
 - ii. **Equity Partnership**
 1. Percentage of Revenues Belong to City (30% in Pharr)
 2. Revenues Used for Funding of Other Workforce Housing Projects
 - d. **Private Participation**
 - i. **Secure Financing for Construction**
 - ii. **Build Facility**
 - iii. **Contract w/Kerrville to Manage Facility**
 - e. **Corporate Participation** – Mooney to Pre-Lease Approx. 30 Units for 5 Years
2. **Singing Winds Ball Parks – Upgrade Softball Fields for Competitive Play (\$750,000)**
 - a. **Objective** – Upgrade 3 Existing Fields to Accommodate Competitive Play; Will Support Planned Athletic Complex for Adult League Play
 - b. **Project**
 - i. **Replace Lights (\$600,000)**
 - ii. **Field Rehabilitation (Infield and Outfield) (\$100,000)**
 - iii. **Field Irrigation Upgrades (\$50,000)**
 - c. **Fully 4B Revenue Funded**
3. **Louise Hays Park Lighting – Installation of Lighting in the Park (\$250,000)**
 - a. **Objective** – Increase the Ambiance of the Park and Enhance the Attractiveness of the Downtown Area
 - b. **Project**
 - i. **Lighting to Emphasize the Dam**
 - ii. **Lighting Beneath the Sidney Baker Bridge**
 - iii. **Additional Pole Lights Along the Park Road by the Splash Pad**
 - c. **Fully 4B Revenue Funded**
4. **Tennis Center – Upgrade and Repair to Existing Facility (\$1 Million)**
 - a. **Objective** – Major Repairs to Courts and Enhancements for Increased Activity
 - b. **Project**
 - i. **Tennis Court Overlay**
 - ii. **Shade Structures for Attendees**
 - iii. **Flatwork for Foot Traffic Areas**

- iv. Renovations to Club House and Restrooms
 - v. Install Landscaping and Irrigation
 - vi. Reconstruct Parking Lot
 - c. **Fully 4B Revenue Funded**
- 5. **Olympic Pool** – Repair and Enhance the City’s Olympic Pool (\$5 Million)
 - a. **Objective** – Replace Aged Mechanical Systems and Upgrade the Pool Facility (Updates for Consumer Demands and for Competitive Swimming and Diving)
 - b. **Project**
 - i. Replace Pump Systems
 - ii. Install Heaters
 - iii. Retrofit Pool Area to Accommodate 25 Meter Competitive Swimming
 - iv. Update Diving Area for Competitive Events
 - v. Establish 25 Meter Lap Swimming Area
 - vi. Demolish Kid Wading Pool
 - vii. Construct Youth Area Splash Zone
 - viii. Renovate Pool House (Restrooms and Customer Service Areas)
 - ix. Install Removable Recreational Items (Slides and Pool Covers)
 - c. **Project Phasing**
 - i. Hire Consultant to Prepare Pool Plan – FY2016
 - 1. Pool Concept Plan
 - 2. Cost Estimates
 - ii. Construction Phase – TBD
 - d. **Fully 4B Revenue Funded**
- 6. **Downtown Streetscape Enhancements** – Create a More Pedestrian-Oriented Atmosphere for the Historic Downtown Area (\$650,000)
 - a. **Objective** – Further Enhance Downtown to Enhance the Pedestrian Atmosphere, Create a Sense of Place, and Increase Economic Growth in the District
 - b. **Project – Phase 1**
 - i. Architectural Enhancements to Parking Garage
 - 1. Rock Cladding for Columns (Ground Floor) (\$50,000)
 - 2. Canopies at Major Entryways (\$10,000)
 - 3. Water Street Hardscaping (\$50,000)
 - 4. Water Street Landscaping and Irrigation (\$50,000)
 - ii. Planter Boxes at Key Locations (\$20,000)
 - iii. Street Furniture (\$100,000)
 - iv. Water Feature at Sydney Baker and Water Street (\$250,000)
 - v. Gateway Features – Design and Construction (\$120,000)
 - c. **Project – Future Phases**
 - i. To Be Determined
 - ii. Consistent w/Adopted Streetscape Plan
- 7. **Guadalupe Park Enhancements** – Upgrade Amenities at the Park to Emphasize Water Access and Active Park Functions (\$1.5 Million)
 - a. **Objective** – Improve the Park to Take Full Advantage of its Water Access, Amazing Hill Country and Water Views, and Add Amenities to Support Park Activities

- b. **Project**
 - i. Improve River Frontage to Facilitate Canoe/Kayak Access and Fishing
 - ii. Install Sidewalks for Pedestrian Circulation Through the Park
 - iii. Install Picnic Pavilions
 - iv. Construct Restroom Facilities
 - v. Cover for Basketball Courts
 - c. **Fully 4B Funded**
8. **IH-10/Harper Highway Roadway Improvements** – Address Low Bridge Crossing at IH-10 and Harper Highway and Construct Additional IH-10 Access Between SH-16 and Harper Highway (\$10 to \$20 Million)
- a. **Objective** – Facilitate Large Loads Travelling On IH-10 and Open Up Development Potential On the South Side of IH-10
 - b. **Project**
 - i. Modify the Intersection of IH-10 and Harper Highway
 - 1. Diamond Interchange, or
 - 2. Lower Paving Section Below Overpass
 - ii. Additional IH-10 Access
 - 1. Construct an Interchange Midway Between Harper Highway and SH-16, or
 - 2. Construct a New On Ramp Midway Between Harper Highway and SH-16
 - iii. Construct Service Road(s) to Connect from IH-10/Harper Highway Intersection to Additional IH-10 Access
 - c. **Kerrville Participation**
 - i. Acquire ROW
 - ii. Fund Construction (for a Portion w/Amount TBD)
 - iii. Utility Relocation
 - d. **State Participation**
 - i. Design
 - ii. Fund Construction (for a Portion w/Amount TBD)
 - iii. Conduct Construction
 - iv. Receive Approval of Federal Government
 - e. **Private Participation**
 - i. Dedicate ROW
 - ii. Fund Construction (for a Portion w/Amount TBD)
9. **Village West Industrial Park Utility Extensions** – Extend Water and Wastewater Service to the Industrial Park (\$5 Million)
- a. **Objective** – Connect the Industrial Park to Full Municipal Utilities to Facilitate Business Expansion and Job Growth
 - b. **Project**
 - i. Phase 1 - Sewer Extensions (\$3 Million)
 - 1. Sewer Mains
 - 2. Sewer Taps
 - 3. Sewer Service Lines
 - ii. Phase 2 - Water Extensions (\$2 Million)
 - 1. Water Mains
 - 2. Water Taps

- 3. Water Service Lines
 - 4. Requires Acquisition of Mary Meade CCN
 - c. **City Participation (TBD)**
 - i. Engineering Design
 - ii. Off-Site Construction
 - iii. Other
 - d. **Corporate Participation (TBD)**
 - i. Special Assessments for Improvements w/in Park
 - ii. Direct Costs for Taps and Service Line Extensions
 - iii. Other
 - e. **Grants In Aid**
 - i. EIC Funds
 - ii. State Grant Funds (Difficult to Qualify)

Agenda Item:

5A. Update from Habitat for Humanity regarding the Maud Jennings Subdivision. (Philip Stacy, Executive Director, Habitat for Humanity)

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

SUBJECT: Update from Habitat for Humanity regarding the Maud Jennings Subdivision

FOR AGENDA OF: July 20, 2015 **DATE SUBMITTED:** July 9, 2015

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

EXHIBITS:

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

The Executive Director of Habitat for Humanity will provide a report regarding the Maud Jennings Subdivision project.

RECOMMENDED ACTION

This is for information only. No recommended action.