

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, OCTOBER 19, 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, OCTOBER 19, 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 regular meeting held on August 17, 2015 and September 21, 2015.

3. MONTHLY REPORTS:

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

3B. Projects update. (staff)

River Trail Project

Cailloux Theater Support Facility

Effluent Construction Project

Workforce Housing Project

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Consider funding application from Playhouse 2000 in the amount of \$125,000. (staff)

4B. Amendments to zoning and the agreements for Airport Commerce Park. (staff)

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 October 16, 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

5. INFORMATION AND DISCUSSION:

5A. Monthly report from Kerrville Economic Development Corporation. (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.

Sections 551.071, 551.072, and 551.087:

- River Trail

7. ITEMS FOR FUTURE AGENDAS:

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 October 16, 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 regular meeting held on August 17, 2015 and September 21, 2015.

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

AUGUST 17, 2015

On Monday August 17, 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 Sheri Pattillo.

Members Present:

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

Members Absent:

Gary Cochrane, Vice President

City Executive Staff Present:

Todd Parton, City Manager
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:

J.C. Davenport of 260 Los Encinos Lane, Kerrville, Texas, President of the Texas Hill Country Senior Softball League spoke regarding the Singing Winds Softball Fields.

2. APPROVAL OF MINUTES:

Ms. Pattillo moved to approve the minutes for July 20, 2015. Mr. Wilson seconded, and the motion passed 6 to 0.

3. MONTHLY REPORTS:

3A. Monthly financials for July, 2015:

Ms. Yarbrough reported a beginning balance of \$3,067,622; with \$290,109 revenue, and \$51,000 expenditures; leaving an ending cash balance on July 31, 2015 of \$3,306,731. There was a 5.15% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 2,513,726

and the cash and investments fund, which showed an (annualized) interest earned of 0.10%.

3B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that the project was projected to be completed in January, 2016.

Lowry Park Trail

Mr. Crenwelge reported that the lowest bid was from Zimmerman Construction, Inc. City Staff will take the bid before City Council on August 25, 2015.

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Review and consider amendments to the agreement for the property on Airport Commerce Park.

Mr. Stracke spoke regarding the current agreement for the property at Airport Commerce Park. He responded to questions from the board.

After some discussion, Mr. Wilson moved to direct City staff to meet with Mr. Stracke to determine a solution for the problem presented regarding the triggers in the current agreement. Ms. Pattillo seconded, and the motion passed 6-0.

4B. Discussion and action regarding the Fiscal Year 2016 EIC budget. (staff)

Mr. Parton presented the proposed budget. He responded to questions from the board, and there was discussion among the board members regarding the proposed work on Interstate 10 at Harper Road, as well as the property surrounding that area.

Mr. Wilson moved to adopt the budget as presented, with the exception of moving the \$160,000 for garage renovations back to FY2016. Ms. Pattillo seconded, and the motion passed 6-0.

Item 5A was heard out of agenda order, prior to item 4B.

5. PUBLIC HEARING AND POSSIBLE ACTION:

5A. Multiyear Economic Development Grant Agreement between the City of Kerrville, Texas Economic Improvement Corporation and the Kerr Economic Development Corporation in an amount not to exceed \$520,000.

Mr. Titas presented the budget for KEDC.

Mr. Wampler opened the public hearing at 4:22 p.m., there were no questions or comments, and the public hearing was closed at 4:22 p.m.

Mr. Wilson moved to adopt the budget as presented. Ms. Pattillo seconded, and the motion passed 6-0.

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 AGENDAS:

8. ANNOUNCEMENTS:

9. ADJOURNMENT:

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

APPROVED: _____

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING** **SEPTEMBER 21, 2015**

On Monday September 21, 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 Sheri Pattillo.

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
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 MINUTES:

Approval of the minutes from the August 17, 2015 meeting. This item was postponed, due to some questions from the board regarding content of the minutes. Approval of the minutes for the August 17, 2015 meeting will be added to the October meeting.

3. MONTHLY REPORTS:

3A. Monthly financials for August, 2015:

Ms. Yarbrough reported a beginning balance of \$3,306,731; with \$297,814 revenue, and \$106,489 expenditures; leaving an ending cash balance on August 31, 2015 of \$3,498,056. There was a 5.67% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 2,477,239

and the cash and investments fund, which showed an (annualized) interest earned of 0.11%.

3B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that HMC Construction completed the concrete foundation, and that curbing and sidewalk installation had begun. The metal building was to be delivered on October 5, 2015. The anticipated completion date was the end of January, 2016.

Lowry Park Trail

Mr. Crenwelge reported that the pre-construction meeting was held on September 10, 2015. Mobilization and construction was scheduled to begin around the beginning of October, with completion of construction by March 2016.

4. PUBLIC HEARING AND POSSIBLE ACTION:

4A. Administrative services contract between City of Kerrville, Texas and the City of Kerrville, Texas Economic Improvement Corporation in the amount of \$100,000.

Ms. Boyle presented the contract. She responded to questions from the board.

Mr. Cochran moved to approve the Administrative Services Contract between the City of Kerrville, Texas and the City of Kerrville, Texas Economic Improvement Corporation in the amount of \$100,000. Mr. Stafford seconded, and the motion passed 7-0.

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 551.087 (deliberation regarding economic development negotiations):

- Discuss the economic development negotiations for a business prospect, and the public discussion of which would not be in the best interests of the Economic Improvement Corporation's bargaining position with third parties.

At 4:12 p.m. the open session recessed and the EIC went into executive closed session at 4:12 p.m. At 4:54 p.m. the executive closed session recessed and the EIC returned to open session at 4:54 p.m. Mr. Wampler announced that no action was taken in executive session.

6. ITEMS FOR FUTURE AGENDAS: None

7. ANNOUNCEMENTS: None

8. ADJOURNMENT:

Mr. Wampler adjourned the meeting at 4:55 p.m.

APPROVED: _____

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary

Agenda Item:

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

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

SUBJECT: EIC Financials

FOR AGENDA OF: October 19, 2015 **DATE SUBMITTED:** October 13, 2015

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

EXHIBITS: Monthly Financials
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 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 September 30, 2015

| | | | |
|------------------------------------|----|----------------|-----------------------------------|
| Beginning Cash Balance | | | \$ 3,498,056 |
| Income: | | | |
| Sales Tax | \$ | 256,246 | |
| Interest Revenue | \$ | 571 | |
| Transfer In- Sock Hop Return | \$ | 8,750 | |
| Total Income | \$ | <u>265,567</u> | |
| Expenses: | | | |
| Administrative Service Fee | \$ | 8,333 | |
| Transfer for Debt Service - 2012 | \$ | 42,667 | |
| Transfer for Debt Service 2015 | \$ | <u>54,703</u> | |
| Total Expenses | \$ | <u>105,703</u> | |
| Revenues Over (Under) Expenditures | | | <u>\$ 159,865</u> |
| Ending Cash Balance | | | <u><u>\$ 3,657,920</u></u> |

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending September 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 | \$ 256,246 | \$ 3,100,311 | 105.75% | \$ (168,673) |
| Interest | \$ 5,000 | \$ 571 | \$ 5,671 | 113.42% | \$ (671) |
| Other Income - Fox Tank | | | \$ 14,000 | | \$ (14,000) |
| Transfer In | | \$ 8,750 | \$ 246,498 | | \$ (246,498) |
| TOTAL REVENUE | \$ 2,936,638 | \$ 265,567 | \$ 3,366,480 | 114.64% | \$ (169,344) |

| | Annual Budget | Current Period | Y-T-D Actual & Encumbrance | % of Budget | Budget Balance |
|--|---------------------|-------------------|----------------------------|----------------|-------------------|
| EXPENDITURES: | | | | | |
| Administrative | | | | | |
| Local Meetings | \$ 100 | | \$ 60 | 60.00% | \$ 40 |
| Legal Fees | | | \$ 786 | | |
| Advertising | \$ 100 | \$ - | \$ 20 | 20.00% | \$ 80 |
| Administrative Services Fee | \$ 100,000 | \$ 8,333 | \$ 100,000 | 100.00% | \$ - |
| Transfer to Debt Service Fund - River Trail | \$ 512,000 | \$ 42,667 | \$ 512,001 | 100.00% | \$ (1) |
| Transfer to Debt Service Fund - Athlex Complex | | \$ 54,703 | \$ 109,406 | | |
| 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 | \$ 105,703 | \$ 1,038,523 | 110.81% | \$ 8,869 |
| Category I - Business Development | | | | | |
| ED Set Aside | \$ 500,000 | | \$ 500,000 | 100.00% | \$ - |
| James Avery | | | \$ 610,000 | | |
| Unspecified | \$ - | \$ - | \$ - | 0.00% | \$ - |
| Total Category I | \$ 500,000 | \$ - | \$ 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 | \$ 105,703 | \$ 2,582,223 | 92.65% | \$ 925,169 |
| NET REVENUES TO EXPENDITURES | \$ 149,439 | \$ 159,864 | \$ 784,257 | | |

| | | |
|----------------------------|--------------|--------------|
| ENDING CASH BALANCE | Budget | Actual |
| | \$ 3,023,101 | \$ 3,657,920 |

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Revenue Analysis - FY15
For the month ending September 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 | \$ 224,909 | \$ 238,328 | \$ 13,419 | 5.97% |
| August | \$ 239,007 | \$ 245,964 | \$ 266,321 | \$ 268,652 | \$ 296,422 | \$ 27,770 | 10.34% |
| September | \$ 203,486 | \$ 224,905 | \$ 238,926 | \$ 241,026 | \$ 256,246 | \$ 15,220 | 0.00% |
| YTD Total | \$ 2,545,329 | \$ 2,739,321 | \$ 2,906,194 | \$ 2,931,638 | \$ 3,099,458 | \$ 173,863 | 5.72% |

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

| | | |
|------------------------------------|-------------------|-----------------------------------|
| Beginning Cash Balance | | \$ 2,477,239 |
| Income: | | |
| | | |
| Total Income: | <u>\$ -</u> | |
| Expenses: | | |
| Transfer out - Sock Hop Return | \$ 8,750 | |
| Habitat for Humanity | \$ 280,881 | |
| Cailloux Theater Expansion | <u>\$ 265,538</u> | |
| Total Expenses: | <u>\$ 555,169</u> | |
| Revenues Over (Under) Expenditures | | <u>\$ (555,169)</u> |
| Ending Cash Balance | | <u><u>\$ 1,922,070</u></u> |

CITY OF KERRVILLE
Economic Improvement Corporation
Project Status Summary
For the month ending September 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 |
| 2013-14 | Cailloux Theater Expansion | \$ 850,000 | \$ 850,000 | \$ 1,113,474 | \$ 354,862 | \$ 758,612 |
| 2013-14 | Habitat for Humanity | \$ 375,000 | \$ 375,000 | \$ 375,000 | \$ 322,229 | \$ 52,771 |
| 2014-15 | Special Events FY15 | \$ 100,000 | \$ 83,700 | \$ 83,700 | \$ 74,950 | \$ - |
| 2014-15 | James Avery | \$ 1,220,000 | \$ 610,000 | \$ 610,000 | | \$ 610,000 |
| 2014-15 | Ed Set Aside | \$ 500,000 | \$ 500,000 | \$ 500,000 | | \$ 500,000 |
| | | | | | | |
| TOTALS | | \$ 3,080,100 | \$ 2,453,800 | \$ 2,717,274 | \$ 786,453 | \$ 1,922,070 |

Cash Balance on 9/30/2015 \$ 1,922,070

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 | \$ 5,991,995 | \$ 4,133,348 | \$ 1,858,647 |
| 2011-12 | Louise Hays/Lehmann Monroe parks | \$ 2,000,000 | \$ 2,600,000 | \$ 2,600,000 | \$ (0) |
| | Funding Agreement - C2011-76Totals | \$ 8,000,000 | \$ 8,591,995 | \$ 6,733,349 | \$ 1,858,647 |

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 September 30, 2015

| Cash and Investment Balances by Fund | | | |
|---|---|---------------------|------------------|
| <u>City G/L</u> <u>Fund</u> | <u>Fund Name</u> | <u>Balance</u> | <u>Period</u> |
| 40 | Sales Tax Improvement Fund (operating fund) | \$ 3,657,920 | 9/30/2015 |
| 75 | EIC Projects Fund (capital projects fund) | \$ 1,922,070 | 9/30/2015 |
| Total Cash and Investments | | \$ 5,579,990 | 9/30/2015 |

| 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 | \$ 1,830,219 | \$ - | 0.00% | 9/30/2015 |
| ST Investment | EIC TexPool | \$ 1,624,624 | \$ 113.52 | 0.08% | 9/30/2015 |
| ST Investment | EIC TexStar | \$ 1,625,939 | \$ 132.84 | 0.10% | 9/30/2015 |
| HILCO FCU | CD | \$ 249,209 | \$ 112.59 | 0.54% | 9/30/2015 |
| Kerr County FCU | CD | \$ 250,000 | \$ 212.14 | 1.02% | 9/30/2015 |
| Total Cash and Investments | | \$ 5,579,990 | \$ 571.09 | 0.12% | 9/30/2015 |

Agenda Item:

3B. Projects update. (staff)

River Trail Project

Cailloux Theater Support Facility

Effluent Construction Project

Workforce Housing Project

EIC Projects Update October 19, 2015

Cailloux Campus Support Facility:

HMC Construction has completed the concrete foundation.

Curbing and sidewalk construction has begun.

The metal building was on delivered on October 5th and the steel framing has begun.

The anticipated completion date is the end of January.

Lowry Park Trail:

Zimmerman Construction is mobilized and has begun site work.

The box culverts are being set for the Town Creek crossing.

Construction should be completed by March 2016.

Agenda Item:

4A. Consider funding application from Playhouse 2000 in the amount of \$125,000.
(staff)

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

SUBJECT: Consider a funding request by Playhouse 2000 Inc. in the amount of \$125,000

FOR AGENDA OF: October 19, 2015 **DATE SUBMITTED:** October 14, 2015

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

EXHIBITS: Funding Application

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

A quality of life funding application has been received from Playhouse 2000 Inc. (P2K) in the amount of \$125,000 for three specific projects at The Cailloux Theater. These projects as outlined in the application are:

1. The replacement of all stage curtains in The Cailloux Theater – (\$33,000);
2. Replacement of portable seating in the VK Garage Theater – (\$52,000); and
3. Repairs and maintenance to the Theater's Steinway Concert Grand Piano – (\$40,000).

After further discussion with P2K, it was concluded that a full restoration was not necessary for the piano and that \$17,500 for repairs and maintenance would be sufficient. An additional \$6,000 is estimated for the cost to rent a piano while the original is under repair. The "GO Team's" recommendation is to fund the three projects in an amount not to exceed \$108,500 as supported below.

| | |
|----------------|------------------|
| Curtains | \$33,000 |
| Seating | \$52,000 |
| Piano | +\$23,500 |
| Total = | \$108,500 |

RECOMMENDED ACTION

Staff recommends consideration and approval of this funding request in the amount of \$108,500 as presented.

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) 896-9893

Board of Directors

Kit Werlein
President

Tom Terrell
Vice President

Stephen Fine
City of Kerrville
Representative

Susan Neely Balentine

Arthur Bell

Chris Distel

Paul E. Stafford

Roxie Orms

Gene Smith

Gary Stork

Nancy B. Watts

James E. Wilson

Staff

Jeffrey Brown

Executive Director

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Extension 303

Nicholas Boland

Technical Director/
Facilities Manager

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Extension 305

Amy Goodyear

Office Manager

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Extension 304

Sarah Distel

Associate Producer for
Children's Programming

distelse@gmail.com

Susan Burns

Front-of-House Manager

susan@callouxtheater.com
Extension 302

Josie Reyes

Box Office Manager

boxoffice@callouxtheater.com
Extension 301

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

Kerrville's
Community Theater

22 September 2015

Kerr Economic Development Corporation (KEDC)
1700 Sidney Baker, Ste 100
Kerrville, Texas 78028

Dear Mr. Titas,

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.

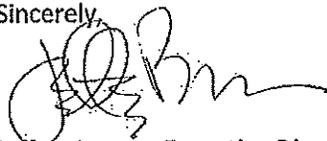
Playhouse 2000, Inc, is a 501(c)(3)-recognized organization whose mission is to ensure a wide variety of performing arts events and activities are available to all residents of Kerrville, Kerr County and the Texas Hill Country. We achieve this mission by managing and programming the City-Owned Kathleen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

We are requesting \$125,000 to be used for three specific projects that are required for the continued safe and efficient use of the Cailloux City Center complex. These projects are: 1) the replacement of all stage curtains in The Cailloux Theater; 2) replacement of portable seating in the VK Garage Theater; and 3) repair and maintenance of the Cailloux City Center's Steinway Concert Grand Piano.

As stewards of this beautiful complex on behalf of The City of Kerrville, we take seriously the need to ensure the continued usability of all of its components, and work hard to be aware of needs for improvement before they become urgent. Even so, successful completion of these three projects is urgent if The Cailloux City Center is to remain an active and vital part of the Hill Country's arts community.

I am hopeful that the balance of our application, including the project narrative, will provide all of the 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@Playhouse2000.com.

Sincerely,



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

Submittal Date: 09/22/15

ORGANIZATION

Playhouse 2000, Inc.

Applicant Name

305 Washington St. Kerrville TX 78028

Address

City

State

Zip

(830) 896-9393

Phone

Alt. Phone

Fax

www.Playhouse2000.com or www.CaillouxTheater.com

Website

PROJECT CONTACT

Jeffrey Brown

Executive Director

Contact Person Name

Title

P.O. Box 290088 Kerrville TX 78029

Address

City

State

Zip

(830) 896-9393 x 303

Phone

Alt. Phone

Fax

jeffrey@playhouse2000.com

Email Address

Amount of Funding Requested: \$ 125,000

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

Playhouse 2000, Inc.
Application to the Kerrville Economic Improvement Corporation
September, 2015

SECTION IV - PROJECT DESCRIPTION

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

Playhouse 2000 has been proud to serve as managers and stewards of this outstanding asset owned by The City of Kerrville, for the past decade. We work hard to ensure that the facility and its furnishings are always in top condition and able to represent the very best our City has to offer to guests from across the region.

We have a regular schedule of inspections and assessments that help us review the condition and fitness of assets within the City Center, and these have helped us uncover three specific areas that need attention soon.

These problem areas, why they are important, and our recommended action, are described below.

1. Replacement of all "soft goods" inside the Cailloux Theater:

Theatrical Curtains are important to the polished look of any performance hall. "Curtains" and "Travelers" are large, full-stage drapes, usually made with velour or similar to enhance their light-carrying characteristics. "Legs" and "Teasers" go together to frame the stage at various distances from front to back. All of them assist theatrical and concert designers to "finish" the set dressing appropriately.

These curtains - known collectively as "Soft Goods" - are treated for fire resistance for safety, and are usually black in color. Occasionally the front curtain (The "Grand Drape") is colored to match the décor of the auditorium.

All of the curtains on The Cailloux stage have been tested for both suitability-to-purpose and fire retarding properties, and almost all of them failed one or the other (or both) aspects of this test. It appears that the curtains, legs, teasers and valances were not replaced during the 2003 renovation, which may explain why they are exhibiting "dry-rot" and other problems. Many are torn and patched, making them unsightly, and all have outlived their fire-resistance treatments.

While it is possible, in some instances to refurbish hanging soft-goods - usually a process of cleaning, repairing tears, and refreshing fire-retardant chemicals - this is impossible in this case due to the curtains' advanced state of wear.

We have an estimate from Texas Scenic Company, a San Antonio based theatrical supplier, to construct and deliver replacement curtains, plus equipment for storage of curtains when they are not in use, totaling \$26,850. A contingency of 15% will cover potential changes in cost or design,

We request a grant of (up to) \$33,000 in this portion of the application.

2. Seating for the VK Garage Theater:

With the opening of the Cailloux Support Facility, the VK Garage will transition to a full-time performance venue, with expanded seating capacity. The chairs that we currently use for audience seating were adequate when they were purchased for use in "The Interim Theater" in 1998; they are now showing wear badly. In addition to being somewhat unsightly and less than comfortable, there are too few of them to outfit the new performance space.

We propose to purchase a full set of 140 chairs manufactured by the Wenger Corporation, a well-known manufacturer of theatrical equipment. The chairs are truly theatrical in style, without

the need for being permanently attached to the floor. With spring-return "flip-up" seats, heavy duty frame and upholstery, and coupling attachments for stability, these chairs provide an excellent audience experience with all the flexibility needed by the VK Garage Theater's "Black Box" design.

We have a quote direct from The Wenger Corporation that includes 140 chairs, storage for times the chairs are not in use, and freight, which totals \$47,235, to which we add a contingency of 10% to cover potential price changes.

We request \$52,000 in this portion of our request.

3. Repairs to the concert piano.

The Cailloux Theater is blessed to house a 1960 Steinway Model "D" Concert Grand Piano. This instrument is the "gold standard" of concert pianos, but ours is definitely "showing its age."

Consistent use over the 55 years of the piano's life have led to predictable wear on the many thousands of moving parts inside the piano, as well as on strings, hammers and felts. This wear has left the piano with an uncharacteristically "bright" tone which is noticeable to both artists and sensitive audience members. Failure to provide upkeep at this point could render the piano inadequate to some of the uses for which we require it now and in the future.

Replacement of the Concert Grand Piano has been considered, but it would be expensive and could leave The Cailloux with an instrument inferior to the one we have now. A brand-new replacement Model D would cost about \$118,000 retail, plus delivery from New York, and according to many experts, it would be an inferior instrument when compared to the 1960 Model D in prime condition. A comparable new piano by Bosendorfer or Mason & Hamlin (there is MUCH discussion about whether or not these are truly comparable pianos) would cost between \$110,000 and \$200,000, according to retail price guides.

Our regular piano technician for many years, Mr. Ramon Ramirez of Austin, has provided a report on the need for a thorough rebuild of the piano. The types of services required include replacing worn parts, re-balancing the action, evening the tone of the instrument, and refinishing the instrument's exterior. His estimate for a comprehensive "re-build" of the Steinway comes to \$35,000. We will also need to factor in the cost of renting a replacement instrument during the rebuilding process.

We request a grant of up to \$40,000 in this portion of the application.

In each of these cases, repair or replacement of vital equipment is needed in the near term, and the cost of repair or replacement is more than we would be able to absorb without years of fundraising. We are requesting the EIC's assistance in tackling these sensitive items before a larger problem or an emergency exists.

Additional information, including financial reports, IRS reports, and time schedules are readily available and will be supplied as needed.



QUOTATION

To: Playhouse 2000 From: Roy Harline
 Attn: Nicholas Boland Date: May 7, 2015
 Re: Stage Curtains and Cable Pages: 1
 Email: nick@caillouxtheatre.com Voice: 830-896-9393 x 305

As per your request, Texas Scenic Company is pleased to provide you with this quotation to provide and install new stage curtains for the Cailloux Theatre in Kerrville, TX, to include the following:

- Valance – 1 panel 45’W x 4’H – 25oz charisma velour (color tbd) sewn with 50% added fullness.
Hung on existing pipe batten
- Front Curtain – 2 panels 24’W x 18’H – 25oz charisma velour (color tbd) sewn with 50% added fullness. Hung on existing track and hardware
- Borders – 3 panels 45’W x 7’H – 25oz black charisma velour, sewn with 50% added fullness. Hung on existing pipe batten
- Side Legs – 6 panels 12’W x 18’H – 25oz black charisma velour, sewn with 50% added fullness.
Hung on existing hardware
- Travelers – 4 panels 24’W x 18’H – 25oz black charisma velour, sewn with 50% added fullness. Hung on existing track and hardware
- Cyclorama – 1 panel 45’W x 18’H – Seamless white FR muslin. Sewn flat with pipe pocket in bottom, grommets and tie lines at top
- Scrim – 1 panel 45’W x 18’H – Seamless black FR Sharkstooth Scrim. Sewn flat with pipe pocket in bottom, grommets and tie lines at top.

The cost for these curtains delivered to you is \$26,850.00

TSC will provide the following

- 2 – Canvas Basket 20 bushel hamper with wood lids \$1,040.00
- 3 – 35’ SO 12/37 multi-cable \$1,790.00
- Installation of the curtains and SO cable \$3,600.00

Total cost for the curtains, hampers, and cable installed is \$33,280.00

General Notes

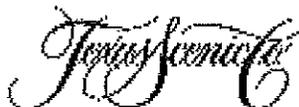
- These prices do not include any applicable bonds or taxes
- This proposal is based on Texas Scenic Company's standard terms and conditions and the issuance of a standard AIA 401 contract or purchase order.
- Please allow 8-12 weeks for delivery and installation of equipment from the time we receive your executed contract

If there are any questions, please give me a call.

Roy Harline

Texas Scenic Company

Phone: 800-292-7400
Office: 210-684-0091
Fax: 210-684-4557



8053 Polman Road
San Antonio, TX 78251-2915
www.texas scenic.com

Customer Quotation



Quote: 970990

Date: 4/29/2015

Effective: For 30 days only

Ship Within: 60 days

Prepared For: Nick Boland
 Playhouse 2000, Inc.
 305 Washington St
 Kerrville, TX 78028-4509

Delivery Within:
 Tax: Not Included
 Terms: PENDING CREDIT APPROVAL
 F.O.B. Point: Destination

Regarding: Standard Portable Aud Chairs/Carts

Page: 1

| Item | Description | Quantity | Unit Price | Price |
|---|--|----------|------------|-----------|
| 027A101.111 | CHAIR,AUD.STD.MODEL 23 SINGLE SIZE: 23 IN. OUTSIDE/OUTSIDE FABRIC: ** UNDEFINED ** | 140 | 280.00 | 39,200.00 |
| 027A036 | STORAGE CART,AUDIENCE CHAIR Note: Cart capacity is 24 chairs. | 6 | 854.00 | 5,124.00 |
| | Total Product Charge | | | 44,324.00 |
| | Freight/Handling Charge | | | 2,911.00 |
| | Total Charge | | | 47,235.00 |
| <p>***** The freight reflected in this quotation is for common carrier shipment with tailgate delivery. Tailgate delivery will require staff at your location to be available for unloading, moving the product to your desired location and completing any assembly or installation. Contact your Wenger representative if you want to look into delivery and installation by Wenger truck and technician. *****</p> | | | | |

* Terms and Conditions of Sale appear on following page.

Submitted By: Doug Olson
 Sales Representative

Phone: 800-733-0393 Ext 182 Fax: 507-455-4258

Email: doug.olson@wengercorp.com

Printed by: Sue Morris

WENGER CORPORATION
 555 Park Drive, PO Box 448
 Owatonna, MN 55060-0448
 Phone 800.4WENGER (493-6437)
 Fax 507.455.4258
 Parts & Service 800.887.7145

WENGER CORPORATION
 CANADA OFFICE
 Phone 800.268.0148

WORLDWIDE
 Phone 1.507.455.4100
 Fax 1.507.774.8576

WEB SITE
www.wengercorp.com





eduardo Ramirez <ramonantonioramirez@gmail.com>

Cailloux Theater Steinway

1 message

Ramon Ramirez <ramonantonioramirez@gmail.com>

Mon, Nov 8, 2010 at 11:04 PM

To: nicholasboland@gmail.com, Ramon Ramirez <ramonantonioramirez@gmail.com>

Mr. Nick Boland
Cailloux Theater
Kerrville, TX
(830) 792-6447

Dear Nick,

At your request, I have assembled the following information to help with the long term maintenance planning of the Cailloux Theater grand piano. It is the result of our conversations along with some research I have done. This piano is a Steinway brand Model D concert grand. (At just under nine feet in length, this model is the gold standard of concert halls the world over.) The Cailloux Steinway bears the serial number 367336 and was manufactured in 1960. It is now fifty years old, and has served the theater very well. However, it has wear issues to be sure and its future use mandates that these issues eventually be dealt with.

The Steinway D is still being manufactured, of course, and replacing 367336 with a new D would be a very simple solution if the high cost were not an issue. A new D retails now for roughly 115,000 dollars. 367336 has trade in value, but given its age and wear, the final cost of a new D would still be high -- my guess would be in the 80,000 to 90,000 dollar range. Our conversations have revealed that cost is an issue, however, and my experience with this instrument has formed the opinion that given appropriate maintenance, 367336 can continue to serve the theater very well for many years to come.

A comprehensive restoration of a quality concert grand piano would currently run in the 35,000 dollar range. Such a restoration would entail a complete rebuilding of the action and damper systems, replacement of the pin block and strings, replacement of the sound board, and complete refinishing and/or case restoration. It would also typically require the removal of the piano from the theater for perhaps a year or so. Therefore, while a considerable savings would be realized over replacing the instrument, some of that savings would be lost in the rental of a suitable piano for the performances that take place during its absence.

In our discussions, the possibility of leaving the finish alone has come up as a viable means of reducing restoration costs since the piano's appearance has proven acceptable. Also, the sound board is in good shape and likely to hold up for another extended period of time. Finally, the pin block is in good shape and would not necessarily need to be replaced; restringing the piano with over-size tuning pins looks to be a viable option.

What we are left with would be: rebuilding the action, rebuilding the damper system, and restringing with oversize tuning pins. By eliminating the case restoration, sound board replacement, and pin block replacement, we would end up with a figure roughly one-half of the cost of a comprehensive restoration. Further, if selected to perform this work, I could do it over the course of one Summer thus eliminating or at least greatly reducing the need for renting a piano while 367336 is being worked on. (I do not perform comprehensive restoration; a quality shop would have to be used.)

All of the three operations in the preceding paragraph could be performed individually. However, when totaled, the cost would be greater due to logistics. (The piano would have to be transported here for restringing. Once here, rebuilding the action and damper systems could be done without trips to Kerrville.) I have most of the information needed to produce an estimate for these operations, but with one more look at the piano I could commit to some solid figures.

Agenda Item:

4B. Amendments to zoning and the agreements for Airport Commerce Park.
(staff)

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

SUBJECT: Amendments to the development agreement and zoning for Airport Commerce Park

FOR AGENDA OF: October 19, 2015 **DATE SUBMITTED:** October 16, 2015

SUBMITTED BY: Ashlea Boyle **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

At the August 11, 2015 City Council meeting, Bruce John Stracke with Brinkman Commercial Properties requested that the Airport Commerce Park Development Agreement and Zoning be considered for revision. A copy of the agenda bill and back up is attached. City Council directed staff to study the agreement and to bring back recommendations to the EIC and Council.

Staff studied the agreement and recommends the following modifications to the PDD and Agreements:

- Use E-26 District as the Base for Zoning;
- Exclude Multifamily Use and Primary Education Use;
- Include General Building Construction and Workforce Training Use;
- Extend Contract Deadline 15 years;
- Collect Payment in Conjunction with Building Permit Fees;
- Alleviate Trigger for Second Phase Based on First Phase Lot Consumption;
- Provide Flexibility to Develop Phases;
- Generalize Allowed Uses
 - I. Heavy Equipment Maintenance
 - II. Fuel Sales
 - III. All Manufacturing and Assembly
 - IV. All Personnel Services and Restaurants
 - V. New and Used Vehicle Sales

- Performance Standards
 - I. Use City's Existing Codes as a Baseline
 - II. Highway Frontage
 - Prohibit Driveway Entrances on Junction Highway
 - Establish Buffer / Screening Standards for Outside Storage along Highway

RECOMMENDED ACTION

Staff recommends consideration and direction to modify the Airport Commerce Park Development Agreement and Zoning.

Agenda Item:

5A. Monthly report from Kerrville Economic Development Corporation. (Jonas Titas)

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

SUBJECT: Update on Kerr Economic Development Corporation Activities

FOR AGENDA OF: October 19, 2015 **DATE SUBMITTED:** October 14, 2015

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 | 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 the Kerr Economic Development Corporation will provide a report regarding KEDC activity.

RECOMMENDED ACTION

This is for information only. No recommended action.