

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

**Regular Meeting  
March 15, 2010**

On Monday, March 15, 2010, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:03 p.m. by Bill Crumrine, President, in the City Hall Council Chambers, 800 Junction Highway, Kerrville, Texas.

**Members Present:**

Bill Crumrine, President  
Jack Pratt, Vice President  
Warren Ferguson  
Lindsay Duff  
Ed Hamilton  
Alan Massey (left at 6:00 pm)

**Members Absent:**

Ben Modisett

**Staff Present**

Todd Parton, City Manager  
Mike Hayes, City Attorney  
Mike Erwin, Director of Finance  
Mindy Wendele, Director of Business Programs  
Teri Kinsey, Administrative Assistant to City Secretary  
Sandra Yarbrough, Finance Division  
Barbara Lanning, Budget Analyst

**2. INVOCATION:**

Given by President Bill Crumrine.

**3. VISITORS FORUM:**

Nobody spoke during the visitors forum.

**4. PRESENTATION:**

**4A. Presentation by the Economic Development Task Force**

Mike Huff, representing the KEDTF, noted the major findings of the task force:

- All major stakeholders must be included
- ED entity limited to 9 members
- No single entity should have absolute control
- EDP must have a degree of autonomy
- EDP priorities/objectives be established through joint efforts of stakeholders
- All stakeholders must have a financial commitment
- Desired outcomes and expectations must be clearly defined
- Routine reporting must be required
- No more business as usual.

Mr. Huff outlined new organizational structure, the sources of revenues, annual budget, and duties of the director.

Mark Armstrong addressed questions and answers from city council members at the council meeting held February 23, 2010, asked if the EIC Board foresees a relationship between themselves and the proposed ED Board and wants the EIC to give the ED Board a chance to compete.

Judge Pat Tinley outlined the “incentives program” and explained that procedures have been implemented for the Incentives Committee to make recommendations not decisions.

The EIC board discussed the following:

- What would be considered a quorum
- What is the procedure for tax abatement and whose decision is it to grant or deny it
- Will all requests go before the EIC board
- How will the task force effect the city
- Will there be duplication of work or redundancy
- What was the rational of having 3 business representatives, the Chamber being one of them
- Financial commitment, equal funding
- Accountability
- Why was the Board of Realtors not included
- Why is KISD include and Schreiner University not included

It was suggested that the ED Board consist of 5 members, one of which being an EIC Board member and possibly report back the EIC quarterly.

Mr. Huff noted the discussion before the board and after the ED Board was appointed they would come back with responses to the EIC board questions and at the time of the funding request.

Ms. Pratt moved to accept the concept of the governing body with the understanding that the governing body would address the EIC concerns; Mr. Hamilton seconded the motion and it passed 5-0.

A recess was called at 5:55 pm and the meeting went back into session at 6:06 pm.

## **5. DISCUSSION AND POSSIBLE ACTION:**

### **5A. Appointment to the Economic Development Governing Body**

**It is not required that an EIC Board member be appointed to the Economic Development Governing Body** but it was suggested that whoever is appointed should have been present at the March 15, 2010 EIC meeting.

Mr. Ferguson moved to nominate Jack Pratt the Economic Development Governing Body; Mr. Duff seconded the motion and it passed 4-0.

Ms. Wendele advised that all appointments to the governing body would be made by the end of March.

### **5B. Update concerning Convention Center and appointment to the RFP review committee (Wendele)**

Mindy Wendele that four (4) of the five (5) RFPs received for the Multi-Purpose Meeting Facility qualified. There is a meeting scheduled for the week of March 22, 2010 after coordinating a review panel and will be presented to City Council on April 27, 2010.

Ms. Wendele asked that the EIC board appoint a member to serve on the Multi-Purpose Meeting Facility review committee.

Mr. Pratt nominated Warren Ferguson to be appointed to the Multi-Purpose Meeting Facility; Mr. Hamilton seconded the motion and it passed 4-0.

**6. APPROVE THE MINUTES OF THE FEBRUARY 13, 2010, MEETING:**

6A. Mr. Duff moved to approve the minutes of the February 13, 2010 meeting, pending changes; Mr. Pratt seconded; motion passed 5-0, Mr. Massey abstained.

**7. MONTHLY REPORTS**

7A. Monthly financials December 2009

Mike Erwin presented the February 2010 financials. Mr. Pratt moved to accept the financials as presented; Mr. Ferguson seconded the motion and it passed 5-0.

7B. EIC Construction project status

Mike Erwin presented the February 2010 construction project status report. No motion was made; the construction report was accepted by consensus.

**8. INFORMATION AND DISCUSSION:**

8A. Commercial Business Incentive Program (Hamilton)

Ed Hamilton reviewed his proposal for a Commercial Business Incentive Program.

Staff was directed to create a draft of guidelines and procedures for implementing this program, this draft was to be submitted by the next EIC Board meeting on April 19, 2010.

8B. Response to Board questions (Erwin)

Mike Erwin responded to the EIC Board questions and approved in conjunction with item 7A.

**9. EXECUTIVE SESSION:**

The Board did not meet in Executive Session.

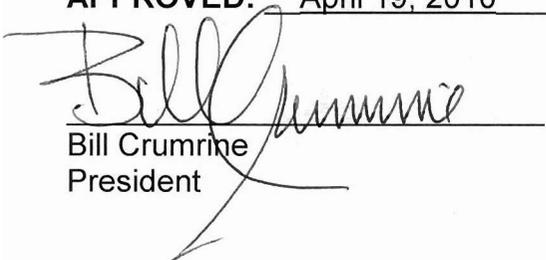
**10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:**

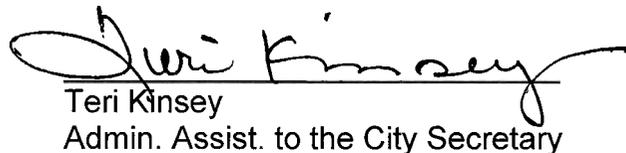
No action was taken.

**11. ADJOURNMENT:**

Mr. Ferguson moved to adjourn the meeting; Mr. Hamilton seconded; motion passed 4-0. The meeting adjourned at 6:40 PM.

APPROVED: April 19, 2010

  
Bill Crummie  
President

  
Teri Kinsey  
Admin. Assist. to the City Secretary