

<p>BOERNE PUBLIC FACILITY CORPORATION</p>	<p>AGENDA ITEM SUMMARY</p>
<p>Agenda Date</p>	<p><i>November 12th, 2024</i></p>
<p>Requested Action</p>	<p>CONSIDER RESOLUTION NO. 2024-R01; A RESOLUTION AUTHORIZING THE BOERNE PUBLIC FACILITY CORPORATION TO USE ITS FUNDS TO SUPPORT A FEASIBILITY STUDY BY THE CITY OF BOERNE FOR THE CONSTRUCTION OF A PARKING GARAGE; AND OTHER MATTERS IN CONNECTION THEREWITH.</p>
<p>Contact Person</p>	<p>Nicholas Montagno, Operations Manager Special Projects</p>
<p>Background Information</p>	<p>This resolution seeks authorization for the Boerne Public Facility Corporation to allocate funds to support a feasibility study for a potential parking garage project in downtown Boerne, conducted by Kimley-Horn & Associates, Inc. The study will assess the feasibility of a structured parking facility on Rosewood Avenue near the Kendall County Courthouse, evaluating parking functionality, efficiency, construction costs, and potential financial sustainability.</p> <p>Background on the Boerne Public Facility Corporation The Boerne Public Facility Corporation was established as a funding mechanism to support high-cost projects with a public purpose that might otherwise be unattainable through traditional funding. PFC proceeds are designated for projects that provide community benefits, including projects like affordable housing, convention center space, and structured parking solutions addressing growing community needs. Since its inception, the Boerne PFC has enabled projects such as LIV Boerne and Estraya Boerne, delivering significant value to Boerne residents.</p> <p>Project Need and Purpose With downtown Boerne’s growth, parking demand has increased, creating accessibility challenges for businesses, county services, and tourism, especially during peak times. A parking garage would directly benefit the community by providing essential parking capacity, supporting the vibrant downtown environment, and accommodating the needs of residents and visitors alike. This project aligns with the PFC’s mission to fund initiatives that offer community-wide benefits, using PFC funds as seed money to explore infrastructure solutions that</p>

	<p>enhance Boerne’s quality of life and sustainable development.</p> <p>Budget Allocation for Feasibility Study The City allocated \$50,000 from PFC funds in the current fiscal year to begin this feasibility study and design work, in partnership with Kendall County. This allocation reflects a shared, proactive commitment to addressing parking demands in Boerne’s downtown, setting the foundation for a strategic collaboration with Kendall County.</p> <p>Feasibility Study Scope Kimley-Horn will develop up to four conceptual designs for the parking garage, including options for a single below-grade level, a maximum of three stories, and approximately 10,000 square feet of office space. The study will also assess potential operating costs and revenue generation, ensuring the proposed structure’s financial sustainability alongside its public benefits.</p> <p>Financial Considerations This feasibility study is funded by existing PFC resources, aligning with the Board’s priority of utilizing PFC proceeds for projects that directly benefit the community. This initiative exemplifies the effective use of PFC funds for impactful projects that support Boerne’s strategic growth and quality of life.</p> <p>Recommendation Staff recommends the Board approve Resolution No. 2024-R01, authorizing the use of PFC funds for the parking feasibility study. This action will enable the City of Boerne and Kendall County to make collaborative progress toward a structured parking solution that will serve our community’s needs and foster continued growth and accessibility for all who visit downtown.</p>
Financial Considerations	The City allocated \$50,000 from PFC funds in the current fiscal year.
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	N/A