

MINUTES
The Board of Directors of the
Boerne Public Facility Corporation
Ronald C. Bowman City Council Chambers
447 N Main
Boerne, TX 78006
NOVEMBER 12, 2024 – 6:00 PM

Minutes of the Boerne Public Facility Corporation of November 12, 2024.

Present **6 -** Chairman Frank Ritchie, Board Member Bret A. Bunker, Board Member Sharon D. Wright, Vice Chairman/Vice President Ty Wolosin, Board Member Quinten Scott, and Secretary/Treasurer Joseph Macaluso

City Staff Present: Ben Thatcher, Sarah Buckelew, Jeff Carroll, Lori Carroll, Lissette Jimenez, Mike Mann, Mick McKamie, Nick Montagno, Mike Raute, Chris Shadrock, Chastity Valdes, Toby Vicknair, and Mary Woods.

Recognized/Registered Guests: Summer Greathouse with Bracewell, LLP., Carlin Friar, Patti Mainz, Mark Stahl, Deacon Del Eulberg, Stephanie Anderson, Joi Sanders, and Paula Jo Lemonds.

1. CALL TO ORDER – 6:00 PM

Chairman Ritchie called the Boerne Public Facility Corporation meeting to order at 6:00 p.m.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

No comments were received.

4. APPROVAL OF MINUTES OF THE AUGUST 8, 2023, BOARD

MEETING.

A MOTION WAS MADE BY VICE CHAIR WOLOSIN, SECONDED BY SECRETARY MACALUSO, TO APPROVE THE MINUTES OF THE AUGUST 8, 2023, BOARD MEETING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Ritchie, Board Member Bunker, Board Member Wright, Vice Chairman/Vice President Wolosin, Board Member Scott, and Secretary/Treasurer Macaluso

5. UPDATE ON PFC PROJECTS.

Chairman Ritchie called on Mr. Nick Montagno. Mr. Montagno provided an update on the Boerne Public Facility Corporation (PFC) Projects. LIV Boerne is a 162-unit, 55 and over age restricted apartment complex which was issued a certificate of occupancy for the project in October 2021. The complex continues to be successful in terms of leasing. The PFC partnered with Waypoint Residential in 2021 to construct a 288-unit apartment complex which was issued a certificate of occupancy for its first of nine buildings in May of 2022. In August of last year, the board elected to take the sale proceeds from any potential sale of the project. That sale was completed in August of this year. The Boerne PFC received the 27.5% of the net proceeds after the capital distribution. Currently the PFC has in excess of \$3.1M in fund balance and will be able to contribute to or fund projects that enhance the community.

6. 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

Chairman Ritchie called City Manager Ben Thatcher. City Manager Thatcher stated that none of the PFC proceeds have been expended. A proposed project would be to participate in a 50/50 joint study with Kendall County for a downtown parking garage on the county's property. With the board's approval \$50,000 will be moved to the city's fund.

A MOTION WAS MADE BY SECRETARY MACALUSO, SECONDED BY BOARD MEMBER BUNKER, TO APPROVE 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 NOT TO EXCEED \$50,000.00. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Ritchie, Board Member Bunker, Board Member Wright, Vice Chairman/Vice President Wolosin, Board Member Scott, and Secretary/Treasurer Macaluso

7. ADJOURNMENT

Chairman Ritchie adjourned the Boerne Public Facility Corporation meeting at 6:11 p.m.

Approved:

Chairman

Attest:

Assistant Secretary