



AGENDA ITEM SUMMARY

DATE	<i>September 26, 2017</i>
DESCRIPTION	<i>Boerne Public Facility Corporation Meeting</i>
CONTACT PERSON	Jeff Thompson
SUMMARY	<p>Tuesday at 4:30 the Board of the new Boerne Public Facility Corporation will convene for the first time. Attached is the agenda for the meeting which basically has four parts:</p> <ol style="list-style-type: none">1) Items 1-5; Administrative and organizational matters – The Board will need to establish a “temporary” Chair to call the meeting to order (Item 1), take public comments, and adopt the bylaws. Included in the packet sent to the Secretary of State which includes the incorporation matters already approved at the City Council meeting. We are submitting a correction for the spelling of Mr. Anzollitto’ s last name. The last document in that packet is the bylaws which the Board needs to adopt in Item 4 of the agenda. Item 5 is the official election of the officers of the Corporation. Mr. Plummer suggests the Mayor and Mayor Pro-Tem serve as Chair & Vice Chair and that Mr. Cisneros, who also signed the organizational documents submitted to the state, serve as Secretary/Treasurer. The Assistant Secretaries are proposed to be Lori Carroll and Jeff Thompson. This is to facilitate administrative functions as needed such as creating minutes for the meetings or signing documents that the Board has approved.2) Item 6; Will establish the BPFC’s fiscal year to match the city’s and authorize staff to open a bank account at the city’s depository bank. It will also designate Norton Rose Fulbright as the corporation’s attorney. This will allow staff to go forward with the engagement letter with them (attached). Finally, this agenda item will approve an Administrative Services Agreement (attached) which will allow the BPFC to reimburse the City of Boerne for actual costs incurred such as labor costs and printing, and emphasize the separation of the BPFC from the City of Boerne.3) Item 7; Briefings on proposed project – Jeff Thompson will briefly summarize the project and introduce Mr. Joel Pollack of 210 Development Group who will provide information about the proposed apartment project on Shooting Club Road. Mr. Jim

	<p>Plummer will also make a brief presentation (PowerPoint attached). We do not anticipate requiring the Executive Session item but it is there in case it becomes necessary.</p> <p>4) Item 8; Consideration of non-binding resolution – This is the document (attached) that 210 Development Group will need to have in place prior to submitting their project to TDHCA for consideration which will need to occur by October 14 if the Board wishes to go forward with this project. There is time for the Board to consider the proposal for the next 2 weeks and not approve this agenda item Tuesday by having another Board meeting prior to the October 12 City Council meeting. This item is included so that if the Board becomes satisfied with the project it would be possible to approve the resolution and move forward and not require another meeting of the Board on October 12. Mr. Plummer will stress that this resolution even, if approved, is non-binding meaning it does not commit the Board to actually go forward with BPFC involvement in the project. That approval won't occur until the Board is presented with the full project proposal.</p> <p>As the Board is aware, development of an apartment project has been discussed at this site for some time. Staff supports the project for several reasons based on goals in our Economic Development Workplan including:</p> <ul style="list-style-type: none"> • Diversity of housing options and workforce housing even though it is age restricted to 55+ • Development of quality projects in Boerne's Northside • Seeking infill projects which, in this case, provides for 161 utility customers for water, sewer and solid waste
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.