

MINUTES
The Board of Directors of the
Boerne Public Facility Corporation
City Council Chambers
124 Old San Antonio Road
Boerne, TX 78006
September 11, 2018 – 4:30 PM

Minutes of the Boerne Public Facility Corporation Board of Directors Meeting held September 11, 2018 at 4:30 p.m.

Present **5 -** Chairman/President Michael Schultz, Vice Chairman/Vice President Nina Woolard, Secretary/Treasurer Ron Cisneros, Board Member Joe Anzollitto, and Board Member Steven Tye

Absent **1 -** Board Member Tim Handren

Vice Chairman/Vice President Nina Woolard arrived at 4:33 p.m.

Recognized/Registered Guests: Ron Bowman, Siria Arreola, Lori Carroll, Kirsten Cohoon, Mike Raute, Sandy Mattick, Jim Kohler, Jeff Thompson, Joel Pollack, Rich McCormick, Richard Chapman, Susan Nelson, Skipper Nelson, Mark Tolley, Denise Dever, William Dever, John W. Brown, Shannon Young, Deb Liberatore, Greg Vanlandingham, Alyce Olson, Wayne Olson, Mike Luckey, Jerry Belcher, and James Plummer.

1. CALL TO ORDER – 4:30 PM

Chairman Schultz called the meeting of the Boerne Public Facility Corporation to order at 4:30 p.m.

2. PUBLIC COMMENTS:

Joel Pollock, 24611 Fairway Springs, San Antonio and Mark Tolley, 702 W. El Prado Dr. San Antonio, developers of the LIV Boerne Hills, LP spoke on the proposed development. This will be a gated community for seniors age 62 and older with 42 market rate units and 120 units for households with incomes at or below 60% of the Average Median Income (AMI) of Kendall County. They displayed the proposed site plan and discussed the amenities.

3. [2018-604](#) CONSIDER APPROVAL OF MINUTES OF MARCH 27, 2018

A MOTION WAS MADE BY SECRETARY/TREASURER CISNEROS, SECONDED BY CHAIRMAN/PRESIDENT TYE, TO APPROVE THE MINUTES OF MARCH 27, 2018 BOERNE PUBLIC FACILITY CORPORATION BOARD OF DIRECTORS MEETING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman/President Schultz, Vice Chairman/Vice President Woolard, Secretary/Treasurer Cisneros, Board Member Anzollitto, and Board Member Tye

Absent: 1 - Board Member Handren

4. [2018-605](#) BRIEFING REGARDING LIV AT BOERNE SENIOR APARTMENTS

Chairman Schultz called on Assistant Secretary Jeff Thompson. Mr. Thompson provided the history of the formation of the Boerne Public Facility Corporation (BPFC) which was approached by 210 Development Group, now called Alamo DG, to construct a 162-unit Senior apartment project on Shooting Club Road. Mr. Thompson discussed the process for tax credit funding for the project. The project's funding has been reviewed by the city's financial advisor, Duane Westermann of SAMCO Capital Markets.

Mr. Mark Tolley of Alamo DG stated they have been working on this project since late 2015. They will be recording the plat in the next few weeks and hope to start construction in October. Mr. Tolley provided an overview of the financing. Discussion ensued regarding the apartment's gas water heaters.

Present 5 - Chairman/President Michael Schultz, Vice Chairman/Vice President Nina Woolard, Secretary/Treasurer Ron Cisneros, Board Member Joe Anzollitto, and Board Member Steven Tye

Absent 1 - Board Member Tim Handren

5. [2018-606](#) CONSIDERATION AND ACTION REGARDING A RESOLUTION AUTHORIZING BOERNE PUBLIC FACILITY CORPORATION HOUSING REVENUE BONDS (LIV AT BOERNE SENIOR APARTMENTS), SERIES 2018; AND OTHER MATTERS IN CONNECTION THEREWITH

Mayor Schultz called on PFC Board's legal counsel, Mr. James Plummer of Bracewell LLC. Mr. Plummer discussed the Boerne Public Facility Corporation

Housing Revenue Bonds, Series 2018 and explained the process of the bond issuance.

A MOTION WAS MADE BY BOARD MEMBER ANZOLLITTO, SECONDED BY VICE CHAIRMAN/VICE PRESIDENT WOOLARD, TO APPROVE THE RESOLUTION AUTHORIZING BOERNE PUBLIC FACILITY CORPORATION HOUSING REVENUE BONDS (LIV AT BOERNE SENIOR APARTMENTS), SERIES 2018; AND OTHER MATTERS IN CONNECTION THEREWITH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman/President Schultz, Vice Chairman/Vice President Woolard, Secretary/Treasurer Cisneros, Board Member Anzollitto, and Board Member Tye

Absent: 1 - Board Member Handren

6. [2018-607](#) **CONSIDERATION AND ACTION REGARDING A RESOLUTION AUTHORIZING THE LIV AT BOERNE SENIOR APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE LEASE OF LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN BPFC LIV BOERNE GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING BOERNE PUBLIC FACILITY CORPORATION TO SERVE AS A JOINT VENTURER IN THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH**

Mr. Plummer continued with discussion of the Resolution which authorizes execution of all financing and regulatory documentation necessary for the project.

A MOTION WAS MADE BY SECRETARY/TREASURER CISNEROS, SECONDED BY VICE CHAIRMAN/VICE PRESIDENT WOOLARD, TO APPROVE A RESOLUTION AUTHORIZING THE LIV AT BOERNE SENIOR APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE LEASE OF LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN BPFC LIV BOERNE GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING BOERNE PUBLIC FACILITY CORPORATION TO SERVE AS A JOINT VENTURER IN THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman/President Schultz, Vice Chairman/Vice President Woolard, Secretary/Treasurer Cisneros, Board Member Anzollitto, and Board Member Tye

Absent: 1 - Board Member Handren

7. ADJOURNMENT

A MOTION WAS MADE BY VICE CHAIRMAN/VICE PRESIDENT WOOLARD, SECONDED BY CHAIRMAN/PRESIDENT TYE, TO ADJOURN THE BOERNE PUBLIC FACILITY CORPORATION MEETING AT 4:56 P.M. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman/President Schultz, Vice Chairman/Vice President Woolard, Secretary/Treasurer Cisneros, Board Member Anzollitto, and Board Member Tye

Absent: 1 - Board Member Handren

Approve:

Chairman

Attest:

Assistant Secretary

