

**MINUTES**  
**The Board of Directors of the**  
**Boerne Public Facility Corporation**  
**City Council Chambers**  
**447 N Main**  
**Boerne, TX 78006**  
**September 15, 2020 – 5:00 PM**

**Due to the COVID-19 pandemic, this meeting was held telephonically only as allowed by the Governor of Texas during this public health emergency.**

**Present Virtually:** Chairman/President Tim Handren, Vice Chairman/Vice President Nina Woolard, Secretary/Treasurer Joseph Macaluso, Board Member Ty Wolosin, Board Member Bryce Boddie, and Board Member Quinten Scott.

**Staff Present:** Ben Thatcher, Lori Carroll, Sandy Mattick, Barbara Quirk, and Mike Raute.

**Recognized Guests Virtually:** James Plummer, Chris Harness, Eric Hade, and Mark Mack

**1. CALL TO ORDER – 5:00 PM**

Chairman/President Handren called the meeting to order at 5:00 p.m.

**2. CONFLICTS OF INTEREST**

No conflicts of interest were declared.

**3. PUBLIC COMMENTS:**

No comments were received.

**4. [2020-535](#) APPROVE MINUTES OF THE SEPTEMBER 8, 2020 BOARD MEETING.**

A MOTION WAS MADE BY VICE CHAIRMAN/VICE PRESIDENT WOOLARD, SECONDED BY SECRETARY/TREASURER MACALUSO, TO APPROVE THE MINUTES OF THE SEPTEMBER 8, 2020 BOARD MEETING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 6 - Chairman/President Handren, Vice Chairman/Vice President Woolard, Secretary/Treasurer Macaluso, Board Member Wolosin, Board Member Boddie, and Board Member Scott

**5. [2020-536](#) CONSIDERATION AND POSSIBLE APPROVAL OF A NONBINDING TERM SHEET FOR THE DEVELOPMENT OF THE WAYPOINT APARTMENTS.\***

Mayor Handren introduced Chris Harness and Eric Hade from Waypoint and Jim Plummer from Bracewell LLP. Mr. Hade introduced Waypoint Development and the various locations they have developed. He provided the proposed property description, the cost per unit, the structure of the Public Facility Corporation (PFC) and site plan of a similar development. Mr. Plummer stated that the developers can not get financing without the PFC. This is a high quality facility for the community and provides housing for the workforce. Discussion ensued about fees, terms for the development, financing of the project, and using Gray Star as the Management Company. Discussion about using some of the funds that the city receives to assist the Boerne Housing Authority. This could be a future agenda item for consideration.

A MOTION WAS MADE BY SECRETARY/TREASURER MACALUSO, SECONDED BY BOARD MEMBER WOLOSIN, TO APPROVE A NONBINDING TERM SHEET FOR THE DEVELOPMENT OF THE WAYPOINT APARTMENTS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 6 - Chairman/President Handren, Vice Chairman/Vice President Woolard, Secretary/Treasurer Macaluso, Board Member Wolosin, Board Member Boddie, and Board Member Scott

**6. ADJOURNMENT**

Chairman/President Handren adjourned the meeting at 5:42 p.m.

Approved:

\_\_\_\_\_  
President/Chairman

Attest:

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Assistant Secretary