

**KENDALL APPRAISAL DISTRICT
MINUTES OF SPECIAL MEETING: CONDUCTION OF RFQ BUILDER INTERVIEWS
OF THE BOARD OF DIRECTORS
CONDUCTED on JULY 29, 2026**

PLACE: Kendall Appraisal District
118 Market Avenue
Boerne, Texas 78006

MINUTES

1. **CALL TO ORDER:** Meeting was called to order at 9:00 am
2. **RECITE PLEDGES OF ALLEGIANCE TO THE UNITED STATES of AMERICA AND THE STATE OF TEXAS.**
3. **ESTABLISH A QUORUM:** Quorum was established with a roll call of members including Ed Barron, Rex Sprunger, Chris Godsey, Joe Paolilli, and Rodney Edmondson. Absent was member Jonathan Cluck. Representative for City of Boerne in transition. KAD staff present included Chief Appraiser Nelia Zapata, Deputy Chief Lanell Pfeiffer, Finance/HR Jordan Marcum, and recording clerk for board Katherine Nini, Administrative Assistant.
4. **RECOGNITION OF VISITORS/ PUBLIC COMMENTS:** Board recognized visitors as follows.
Ben Adam, Architect (Contractor for KAD)
For **Waterman Construction:** Art Waterman (Partner), Bryant Rodriguez(Proj. Mgr.), Eddie Villarreal (Super), Kaitlin Leider (Estimator)
For **W.R. Tisdale Construction:** Russell Tisdale (Owner), Jessica Moran (Proj. Mgr.), Frank Valdez (Architect)
For **GRIT Company, LLC:** Dakota Durden (Owner), Christine Hendershot (Estimator), Nathan Smith (Project Mgr.), Erick Valdez (Onsight Super), Todd Calder (Project Lead), Alvin Peters (Architect), James McGarr (Civil Engineer)
5. **OPEN AND CONDUCT SPECIAL HEARING TO CONSIDER RFQ SUBMITTALS AND INTERVIEWS:**

~Conduction of interviews were by the drawing of lots as to the order.~

WATERMAN CONSTRUCTION: Company was founded in 2017. Local family run business with 19 employees. Currently at \$30M a year with a bonding capacity of \$20M for single project and \$40M aggregate. 100% project completion with no litigation or claims filed against company. Projects may have issues occur but they work effectively to resolve any issues on all levels, working as a team with clients. Recently completed Atascosa Central Appraisal District, ahead of schedule and on budget. It was an active facility with safety and security playing a key role. Bryant was the PM who had a great relationship with the Chief Appraiser. Latest projects of Waterman are/were: McMullen County ISD, Boerne ISD, which was a project, taken over from a previous contractor, Southside SA Fire Department, which was also a takeover, and an on-going project with the City of Boerne for the Northside City Park. This project is 41 acres and Waterman is replacing all the amenities which are extensive. Ms. Leider, Estimator, gave a presentation explaining process of controlling costs and working off of prices from historical data as well as actual costs from trusted and qualified subcontractors and work through costs to give the client the best snapshot (budget trending) in the CSI division. Estimations are redone during every single phase as things can change, making sure the best price is achieved without compromising quality and safety. Further presentation explained safety, security, communication, and quality are key to achieving a successful project and customer satisfaction.

W.R. TISDALE: Company has been in Kendall county for 15 years. Has been working with a design team for nearly 15 years and has been in Boerne since 2000. Listed team projects with one of the biggest projects being Mark Motors, which was designed and built from the ground up. Electro Lab, with a 5K square foot addition. After hurricane Harvey, demolition of some condos in Rockport which was a 35K square foot that was also built back up. Currently working on restoring a building for Hill and Bach Winery on Main Street as well as other projects for the owner. They have worked around clients existing working environments without disruption. Other projects mentioned were at the Shops at Faithville in Spring Branch. Ground up

builds ending up being over 13K square feet. River Nine Office Complex, here in Boerne, was developed by TISDALE and architect Frank Valdez as a joint venture bringing in an investor. The Tres Bella Salon, which was in the top 25 salons of the county, was a successful project of over \$1M. A similar project to KAD was the Cow Creek GCD and was successfully completed. TISDALE continuously gets 75% repeat business from clients due to listening and following through to delivery of the finished product. As a design team, they strive to not only meet with TX DOT, county, or city officials, but they look into the historical architecture of a location to find a solution in restoration and therefore raise values. Architect Valdez helped develop the Hill Country Mile and make Main St, doing the central district master plan for the City of Boerne in 2007. Project on Water St Plaza is a comparable build-out in size and design to the plans the KAD has proposed. Jessica Moran, listed as Project Manager, makes everything run in the office on the administrative roll but also goes out on the field.

GRIT CO: Dakota Durden, Pres/Founder, stated that GRIT Co has been in business for almost 15 years and started in San Antonio but grew up in Comfort, TX. They are a full team who loves what they do, from start to finish, and work towards integrating with the client. Communication starts within their team and reiteration to the client is important throughout the process. They will work to create efficiency to speed things up, but will be mindful of the on-going business, especially during busy season, of the district without concerns. We have experience in this process with design/build being the core of this company. All this results in transparency. What you hear or see from us will never have to be questioned. You will also get decision ready options along the way that will be fully vetted in a decision format. Projects worked on included: Cordillera Ranch (\$1.6M project in-house), Albany Engineered Composites (\$10M project), various medical facilities including Freedom Spine (\$300K Project), VCA Leon Springs, St. Helena's Parish Hall to name a few. Over the last 14 years, the company has done hundreds of millions of dollars in business and attention to detail, delivering on-time and on budget is their goal for their clients. A detailed schedule was presented to the board for review with GRIT company stating that they have essentially a 2-month design schedule at the moment to take it from where the district is now to ready-to-go to permit. Details were discussed and explained to the board. The city of Boerne takes the longest for permits but GRIT is working to improve that. Regular meetings and a working relationship help with the process. Kick-off for construction is January 2027, but it may be expedited if desired. Cost methodology was discussed. For this project, a base-line budget estimate was established per the plans provided by Ben. Costs to be disclosed as project proceeds. The budget was broken down by CSI division. Budget based on multiple factors. Mr. Durden wrapped the presentation up by reiterating their Montra of Design/Build and quality assurance.

6. CLOSE OF SPECIAL HEARING OF CONDUCTION OF INTERVIEWS for RFQ SUBMITTALS and CONSIDERATION OF APPLICANTS:

~ Chairperson Godsey announced the conclusion and close of this portion of the meeting at 10:18am ~

7. DISCUSSION AND POSSIBLE ACTION OF RESULTS FROM THE RFQ CANIDATES REVIEWED
(Discussion and interviews may take place in Executive Session per Gov't Code § 551.072)

~Board moved into Executive Session at 10:19am ~

8. THE BOARD MAY AT ITS DISCRETION ADJOURN TO EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. 551.001 et seq [THE TEXAS OPEN MEETING ACT] INCLUDING:

SEC. 551.071; Receive information on pending and/or anticipated lawsuits. Consultation with attorney if present.
SEC. 551.072; Deliberation Regarding Real Property
SEC. 551.074; Personnel matters.

~ Board moved out of Executive Session at 11:42pm ~

9. DISCUSSION AND POSIBBLE ACTION ON INFORMATION DISCUSSED IN EXECUTIVE SESSION

MOTION: Motion was made by Director Paolilli to select GRIT Contractor based on qualifications. Seconded by Director Sprunger.

Motion Carried: 4/0

Director Edmondson made a statement that his resignation to the KAD Board of Directors is effective at the conclusion of this meeting. A resignation letter was handed to the Chairperson Godsey.

10. SET DATE AND TIME FOR NEXT MEETING: September 2, 2026 (Tentatively)

11. ADJOURNMENT

MOTION: Motion was made by Director Paolilli to adjourn the meeting. Seconded by Director Sprunger.
Montion Carried: 4/0

~ Chairperson Godsey announced adjournment. Meeting was adjourned at 11:45 am. ~


Chris Godsey, Chairperson

Date: 9/2/2026


Secretary:

Date: 9/2/2026


Nelia Zapata, Chief Appraiser

Date: 8/7/2026