**HemisFair Park Area Redevelopment Corporation**

**Board of Directors Monthly Meeting**

**Henry B Gonzalez Convention Center**

**Executive Assembly Conference Center**

**San Antonio, TX 78205**

**March 9, 2012**

**8 a.m. – 10 a.m.**

**Board Attendance:** Paul Foster, Gini Garcia, Xavier Gonzalez, Debra Guerrero, Ashley Hixon, Sue Ann Pemberton, Rod Radle, Bill Shown, and Madison Smith.

**HPARC Staff/Volunteer Attendance:** Andres Andujar, Omar Gonzalez, Rachel Holland, Ron Schappaugh, and Celine Thomasson.

**COSA Attendance:** Lori Houston

**Additional Attendance:** RL Whynot (San Antonio Conservation Society), Lance Aaron (US-Mexico Platform), Marisa Ahuja (Instituto Cultural de Mexico), Blanca Uribe (Women’s Pavilion), Joan Gaither (San Antonio Conservation Society), Mark Sullivan (Texpo), Aaron Parks (UTSA-Institute of Texan Cultures), Karl Baker (Golden Steves) and Sonia Jimenez (Ximenes & Associates).

1. **Call to Order**

Madison Smith, HPARC President, called the meeting to order at approximately 8:06 a.m.

1. **Approval of the February 10, 2012 Meeting Notes**

Mr. Smith asked if there were any comments on the meeting notes from last month’s meeting. There were none. Rod Radle made a motion to approve them as written and Paul Foster seconded the motion. The motion passed.

1. **Chief Executive Officer Report**

Andres Andujar, HPARC CEO, reported that work continues on the Complete Streets project. The second Complete Streets public meeting was held on Tuesday, March 6th at the Institute of Texan Cultures with approximately 200 people in attendance. The meeting also included updates on the Downtown Transportation Study and the Market Street realignment. MIG, the firm leading the Complete Street effort, is also on the team for Market Street. The biggest issue for both the Complete Streets and the Market Street realignment is the massive amount of underground utilities.

HPARC and the City are progressing to the next level of discussion with the Federal Government regarding the funding of the courthouse swap for the former SAPD building.

Mr. Andujar concluded by thanking Philippa Martinez Berrier for her service as an intern.

1. **Committee Updates and Next Steps** 
   1. Executive Committee – Mr. Smith reported his committee is exploring the best way for all committees to interact and collaborate. He would like each committee to develop a one-year plan. Rod Radle has proposed a process for more effective communication between committees, and will be presenting it to the board next month. The committee is working with Mr. Andujar on HPARC staffing needs. Finally, the committee is discussing the possibility of the Board visiting Discovery Green in Houston to study the site and learn from the project’s leaders.
   2. Communications Committee – Debra Guerrero, Communications Committee Chair, deferred her report until agenda item E.
   3. Cultural and Civic Committee – Xavier Gonzalez, Cultural and Civic Committee Chair, reported that Rod Radle is now a member of the committee. Preliminary Cultural and Civic guidelines for the southwest corner of Hemisfair are being drafted. Andres Andujar reported there is a final draft of the Art Master Plan RFQ to be funded with the one percent allotment under the bond projects. HPARC is working with the City’s Office of Cultural Affairs to finalize the nationwide request.
   4. Finance Committee – Daniel Lopez, Finance Committee Chair, was unable to attend this month’s Board meeting. Omar Gonzalez, Director of Planning, Operations, and Development for HPARC, reported that the Finance Committee is working on a formal staffing and funding plan. The establishment of the 501(c)(3) status for HPARC is critical for fundraising, and the filing with the IRS is in process. An investment policy is also being drafted.
   5. Historic Committee – Sue Ann Pemberton, Historic Committee Chair, reported that she is also drafting historical design guidelines. Additionally, she and Andres Andujar met with the Texas Historic Commission in Austin. The land swap, and other items, may require a Section 106 process, which is a review to determine if any mitigation is necessary. The process is triggered when federal monies are used to fund potentially historic properties. There was a discussion about Hemisfair ’68-era buildings approaching the 50-year mark, and thus, being potentially eligible for historical protection. Mr. Andujar added that an independent historical property survey will be conducted at Hemisfair to properly assess inventory. This work will be in addition to the two structures assessments conducted previously.
   6. 6. Planning and Development Committee - Bill Shown, Planning and Development Committee Chair, reviewed the S. Alamo and Cesar Chavez Complete Streets program, being led by COSA CIMS Department. Bill Shown commented that the Alamo Street right-of-way cannot be reduced to less than 110 feet due to the vast underground utilities network. Andres concluded that creating a multi-modal street program is critical to the success of the redevelopment of Hemisfair. Ron Schappaugh, Volunteer Project Manager for the Eagar Complex restoration, is pleased with construction company J.C. Stoddard’s attitude toward safety, attention to quality, and expertise in historic preservation. The project is about one week behind schedule, which will be made up. The primary reason for the delay is discovery of issues often encountered in this type of restoration work. The landscaping design has progressed to schematic and is temporarily on hold to allow for definition of the surrounding areas.
2. **Briefing on Hemisfair Website and Hemisfoto & Hemisfest Events**

Debra Guerrero, Communications Committee Chair,presented the new Hemisfair website to the Board. She suggested that TxDOT highway signs be updated to reflect the change of the name from HemisFair Park/Plaza to Hemisfair and possibly include the new logo. Omar Gonzalez informed the Board that HPARC will have a presence in the Luminaria festival on May 5, and that the Hemisfair website is available to the public effective immediately. It was also suggested that HPARC commission a license plate as a fundraising opportunity. The current tagline for Hemisfair is “Transforming San Antonio”. The Hemisfoto event is posted on the website and the CE Group has been selected as the event coordinator for Hemisfair’s role in Luminaria.

1. **Briefing on 2012 City Bond Education Process**

Andres Andujar, HPARC CEO, invited the Board to educate voters on the 2012 Bond, and advised that a PowerPoint presentation is available for use to interested groups. Andujar emphasized that HPARC is a non-lobbying institution, and only factual information can be presented without soliciting support. Recent public outreach has included South Central Neighborhood Alliance, Northwest Neighborhood Alliance, Highland Hills Neighborhood Association, St. Paul Square Tenant Association, and the Women’s Pavilion Board. The Board requested a schedule of presentations. Rachel Holland, HPARC Executive Assistant, informed Board Members that she will contact them to volunteer to present to neighborhood groups leading up the Bond Election. Madison Smith also encouraged Board Members to attend each other’s presentations.

1. **Briefing of Plaza de Artes Programming Update**

Bill Shown, Planning & Development Chair, and Xavier Gonzalez, Civic & Cultural Chair**,** reported that they conducted a programming exercise with MIG and PPS to look at existing conditions and the potential for the southwest parcel of Hemisfair now called Plaza de Artes. If the bond passes, part of the Park funds will go toward the development of this parcel. The development will expand play options, restore historic structures and the acequia, and integrate art. Educational components of the history and archaeology of the site will be incorporated into the design. The preliminary concepts will be completed in June, and if the bond passes, design and construction will follow.

1. **Citizens to be Heard**

Mark Sullivan requested that HPARC not replicate Texposition.

**Board Member Comments**

Mr. Smith expressed appreciation of all HPARC volunteers and is encouraged that the redevelopment is moving forward. HPARC does its best to represent the community’s interest.

1. **Executive Session**

None.

1. **Adjournment**

With no further business to discuss, Madison Smith adjourned the meeting at 9:26 a.m.