

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Henry B. Gonzalez Convention Center
Executive Assembly Conference Center
San Antonio, TX 78205
November 9, 2012
8 a.m. – 10 a.m.

Board Attendance: Madison Smith, Xavier Gonzalez, Sue Ann Pemberton, Dan Lopez, Paul Foster, Rod Radle, Debra Guerrero, Ashley Hixon, Pat DiGiovanni

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Rachel Holland, Ron Schappaugh, Steve Golden (Golden Steves), Celine Thomasson, Linda Deatricks, Andi Rodriguez, Maria Hernandez, Lori Houston

Additional Attendance: Aaron Parks (UTSA-Institute of Texan Cultures), Lance Aaron (U.S.-Mexico Interests), Mark Sullivan (Texposition), Ginger Purdy & Joyce Coleman (Women's Pavilion), Pat Schappaugh, Gini Garcia (Garcia Art Glass)

A. Call to Order

Madison Smith, HPARC Chair, called the meeting to order at approximately 8:07AM.

B. Approval of the October 12, 2012 Meeting Notes

Madison Smith, HPARC Chair, requested edits to the meeting notes from October 12, 2012. There were none offered. HPARC Board member Debra Guerrero made a motion to approve them as written and Sue Ann Pemberton seconded the motion. The motion passed unanimously.

C. Citizens to be Heard

Mark Sullivan of 1113 E. Houston Street requested a letter of support from HPARC for Texposition.

D. Chief Executive Officer Report

Before CEO Andres Andujar began with his report, Board Chair Madison Smith read a proclamation officially thanking Gini Garcia, one of the founding HPARC Board members, for her participation and dedication to the Board. She has recently stepped down from her Board position but will continue to stay involved as a volunteer. Smith also officially thanked Pat DiGiovanni for his support and guidance as a City liaison for HPARC. DiGiovanni also thanked the Board for their civic leadership and dedication.

HPARC CEO Andres Andujar explained that his verbal CEO report is simplified due to previous submission of a written report. He began with several announcements including the following:

- The Executive Committee has devised a new strategy called FAST (Funding, Authority, Staffing, and Transformation) to help guide each committee's goals for the next calendar year
- HPARC has continued to work collaboratively with the Convention Center expansion team
- Andujar recently submitted a 40% design review of the Cesar Chavez and South Alamo complete streets

- Sustainability efforts continue: local agencies are potential partners to implement world-class sustainability standards in Hemisfair’s redevelopment
- SARA has nominated Hemisfair as a LID urban project to implement an innovative stormwater retention system
- Negotiations continue with CIMS for management of 2012 Bond funds that will establish the relationship and help Hemisfair execute exemplary work

E. Briefing and Possible Action on Capital Sources Budget

CEO Andres Andujar reminded the Board that the landscaping of the Eagar complex will be incorporated into the scope of the entire SW corner in order to save costs. Andujar proposed to the Board that HPARC reallocate the \$340K budgeted for the Eagar Complex landscaping to site-wide studies and consultants fees. These studies may include a utility master plan, tree preservation plan, cultural resources study, design and development guidelines, historic guidelines, signage and way finding, etc. The recommendation is to approve HPARC’s request to the City to reallocate these funds within the Capital Sources Budget. Xavier Gonzalez made a motion of approval and Debra Gonzalez seconded the motion. The motion passed.

The second matter that was discussed refers to the southernmost lane of traffic under the IH37 overpass on Commerce Street. Enhancements will be made to the pedestrian experience to include art, lighting, and sidewalk infrastructure, paid for by the TIRZ11 funds. Final completion of this project will be in 2014. The recommendation is to approve the proposed City resolution to receive TIRZ11 funds and enter into a contract as such. Debra Guerrero made a motion to approve the resolution and Rod Radle seconded the motion. The motion was approved unanimously.

F. Briefing and Possible Action on Fundraising Consultant

Omar Gonzalez, HPARC Director of Planning, Operations, and Development briefed the Board on the Finance Committee’s efforts to select a fundraising consultant. Three groups submitted proposals and HPARC staff narrowed the selection down to two firms. Board members Ashley Hixon and Dan Lopez have been involved in the selection process. In an effort to move forward, Gonzalez requests the Board to entrust a Board Member to assist staff in interviews, negotiation with finalists, and recommendation of a firm before the December Board Retreat. A motion to authorize staff to move forward with a Board Member in selecting and negotiating a Fundraising Contract was requested. Debra Guerrero motioned to approve the request first and Dan Lopez seconded. The motion passed unanimously.

G. Briefing on Sustainability Guidelines

CEO Andres Andujar reported that a 2nd Sustainability Charrette was hosted with stakeholders to define specific standards and approve sustainability goals. A presentation was made to the HPARC Planning and Development Committee and HPARC staff is currently identifying future opportunities for collaboration on sustainability measures with various agencies. HPARC will present the Sustainability Standards to the Board at a future date.

H. Briefing on Upcoming Board Retreat

Madison Smith reported that the HPARC Board Retreat will be held December 14th from 8am to 3pm, location TBD.

I. Committee Updates and Next Steps

1. Executive Committee
No additional updates were given.
2. Communications Committee

Hemisfair's Facebook fans have increased to over 2,800. Hemisfair received media coverage on TPR, KSTX, Magic 105.3, SA Current, Daytime @9, Great Day SA, Kens 5, and KSAT 12. Hemisfair merchandise is now available to the public on Hemisgear link on homepage. HPARC continued community outreach presentations to the Children's Museum, King William N.A., and a Downtown Makeover UMAST Conference.

3. Art, Civic and Cultural Committee

Hemisfair Halloween was a success with an estimated 3,000 to 4,000 attendees. Hemisfair will be participating in the Mayor's Light up Downtown contest for the holidays. HPARC staff is planning an event on the third Tuesday of each month at Hemisfair, sponsored by Glazer's Distributors. The first event is scheduled for December 18th.

Art Master Planner Mikiyoung Kim visited from Boston for initial visit and kick-off meeting.

4. Finance Committee

HPARC's 501(c)3 designation has been secured. An internal audit will be conducted over the next month.

5. Historic Committee

Sue Ann Pemberton attended a lecture on rethinking traditional parking lots which was very informative. Historic Design guidelines are still underway.

6. Planning and Development Committee

Madison Smith reported on the continued concentration of development within the Southwest Corner and reiterated the continued coordination with HPARC and Convention Center design/build team.

J. Board Member Comments

There were none.

K. Executive Session

The Executive Session began at 9:33am upon Madison Smith's reading of the proclamation. The meeting concluded at 10:35am.

L. Adjournment

With no further business, HPARC Chair Madison Smith adjourned the meeting at 10:35AM.