

HemisFair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Marriott Plaza Conference Center
San Antonio, TX 78205
December 14, 2012
8 a.m. – 4 p.m.

Board Attendance: Madison Smith, Dan Lopez, Rod Radle, Bill Shown, Dirk Elmendorf, Sue Ann Pemberton, Paul Foster, Carlos Contreras, Debra Guerrero, Ashley Hixon and Xavier Gonzalez

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

Additional Attendance: Aaron Parks (UTSA-Institute of Texan Cultures), Lance Aaron (U.S.-Mexico Interests), Philip Branson (CIMS), Mike Bacon (Bacon & Lee Consulting), Pat DiGiovanni, Lori Houston (Center City Development Office), and Angela Covo

A. Call to Order

Madison Smith, HPARC Chair, called the meeting to order at approximately 8:12AM. He also welcomed new HPARC Ex-officio Board Member Carlos Contreras, City of San Antonio Assistant City Manager.

B. Approval of the November 9, 2012 Meeting Notes

Madison Smith, HPARC Chair, requested edits to the meeting notes from November 9, 2012. There were none offered. HPARC Board member Sue Ann Pemberton made a motion to approve them as written and Rod Radle seconded the motion. The motion passed unanimously.

C. Citizens to be Heard

Lance Aaron expressed concern that citizens should decide the dedication of parkland.

D. Chief Executive Officer Report

Before CEO Andres Andujar began, he stated that the Board Retreat location was chosen to honor the 1968 HemisFair, Inc. which had its office at the German School. He then read a quote from 1968 HemisFair CEO Bill Sinkin honoring the site.

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:

- On Nov. 28th, Andujar met with the Mayor and City Manager to give updates on plans for 2013.
- Last week, HPARC Chair Madison Smith and Andujar visited 3CDC in Cincinnati. 3CDC raised \$450 million to restore a public square and a 70-block district within the urban core of Cincinnati. The HPARC team toured the project, reviewed financial strategies, and learned lessons from 3CDC.
- HPARC continues to review the Complete Streets effort of the URS-led team on Market and Bowie Streets. The interior street grid has been proposed and the HDR+MIG-led team has developed three right-of-way examples to review regarding the internal park streets. Andujar then reviewed examples of successful public Complete Streets in other countries.

- Mikyoung Kim, Art Master Planner presented a preliminary analysis to HPARC in early December.
- HPARC is progressing with the internal audit.

Andujar introduced Philip Branson, Capital Programs Manager at CIMS for the Convention Center Expansion project. Branson briefly reported that the team has started design on the expansion and presented several preliminary design concepts. The critical project goals are urban integration, maximization of the program within available funds, and support of surrounding operations.

E. 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. Gonzalez thanked Board Member Ashley Hixon for her involvement in the selection process. Fundraising is the philanthropic arm of HPARC's finance strategy. After an in depth review, Bacon & Lee, a local firm, was selected based on their expertise, commitment, and relationship with the local community. Hemisfair is preparing for the largest capital campaign in the city's history. Mike Bacon introduced himself to the HPARC Board and thanked them for the immense opportunity. He also explained the process of the gifting ask and the phased deliverables. Omar Gonzalez explained that the consultant fees will be paid for in savings from hiring and \$45,000 budgeted for miscellaneous consulting contracts. HPARC met all procurement requirements. The total contract will be \$128,000.

Debra Guerrero motioned to approve Bacon & Lee's consulting contract and the required budget adjustments. Bill Shown seconded and the motion passed unanimously.

F. Briefing on Upcoming Events at Hemisfair

Rachel Holland, HPARC Executive Assistant, updated the Board on the following activations:

- Light Up Downtown Contest—Hemisfair participated in the Mayor's holiday contest by lighting up Goliad from S. Alamo to the Tower. Voting ends December 19th for best holiday lighting display.
- Third Brewsday—Hemisfair will be hosting a monthly pop-up beer garden with live music on the third Tuesday of each month in conjunction with Downtown Tuesday. The first Brewsday will be December 18th from 5-9pm and is free and open to the public.
- ULI Young Leaders focus group—HPARC staff will be hosting a workshop with the Urban Land Institute Young Leaders on January 22 to brainstorm features for the southwest corner play environment.
- Yoga in the Park—Hemisfair is planning a free monthly fitness class, open to all ages. Details to be determined.

G. Board Member Comments

There were none.

H. Executive Session

There was no Executive Session.

I. Board Strategic Planning Session

The Board discussed challenges and accomplishments of 2012 and prioritized action for 2013.

J. Adjournment

With no further business, HPARC Chair Madison Smith adjourned the meeting at 9:02AM.