

**Hemisfair Park Area Redevelopment Corporation**  
**Board of Directors Monthly Meeting**  
**Executive Assembly Conference Center**  
**San Antonio, TX 78205**  
**February 8, 2013**  
**8 a.m. – 10 a.m.**

**Board Attendance:** Paul Foster, Daniel Lopez, Sue Ann Pemberton, Rod Radle, Bill Shown, Ashley Hixon

**HPARC Staff/Volunteer Attendance:** Andres Andujar, Ron Schappaugh, Steve Golden (Golden Steves), Celine Thomasson, Linda Deatrick

**Additional Attendance:** Lance Aaron (U.S.-Mexico Interests), Allison Elder (San Antonio Conservation Society), Lincoln Avant (District 1), Carmen Garcia (C.C. Garcia & Co.), Jed Maebius (Mayor's Office), Aaron Parks (Institute of Texan Cultures), Javier Tamez (SA Convention & Visitors Bureau)

**A. Call to Order**

Bill Shown, HPARC Vice Chair, officially called the meeting to order at 8:16AM.

**B. Approval of the January 11, 2013 Meeting Notes**

No changes were offered to the January 11, 2013 Meeting Minutes. HPARC Board member Dan Lopez motioned to approve the notes as written and HPARC Board member Rod Radle seconded the motion. The motion passed unanimously.

**C. Citizens to be Heard**

There were no citizens to be heard.

**D. Chief Executive Officer Report**

HPARC CEO Andres Andujar reported on the following:

- The Board member Financial Disclosure deadline is March 31<sup>st</sup>.
- The Hemisfair Fundraising Feasibility Study has begun with the establishment of a task force. Fundraising phases are expected to take five to six months.
- Andres Andujar and Director of Planning, Operations, and Development Omar Gonzalez traveled to Austin, Texas to tour the Waller Creek Conservancy project and Mueller Airport Redevelopment. The primary funding for the Waller Creek Conservancy project is from a TIRZ. The project budget is estimated at \$200 million. Funding has been established to pay for basic infrastructure; however, no funds have been established for surface improvements at this time. The Waller Creek project is similar to the River North project in San Antonio; additionally, the Conservancy has raised private funds to cover staffing costs and development of the master plan.
- Also while in Austin, the HPARC team met with Catellus, the firm who has developed Mueller Airport through a public-private partnership. Catellus has a master agreement with City of Austin giving them the necessary authority to execute the plan.
- HPARC staff continues attending weekly collaboration meetings with the Convention Center Expansion team and Complete Street Designers
- HPARC activities related to management of Bond Projects will be reimbursed by CIMS. A master schedule has been developed regarding Hemisfair construction over the next four years.
- SARA launched a design competition for Low Impact Development Best Management Practices. Hemisfair was one of three sites selected to benefit from the competition for ideas, with team winners receiving \$15,000.

Andujar cited this as an example of creative ways to leverage resources, and thanked Dan Lopez for attending the LID kick-off event on behalf of Hemisfair.

#### **E. Briefing and Possible Action on FY12 Audit Report**

Carmen Garcia of C.C. Garcia & Co., HPARC's internal auditor, reviewed the audit report with the Board. Garcia noted that her report has been the first official audit of HPARC. Pending approval from the Board, this audit will be included in the City of San Antonio comprehensive financial report. Garcia explained that the HPARC audit appears different from traditional nonprofit audits for the reason that HPARC is a "component" of the City of San Antonio and, as such, GASBE rules and standards are used in the preparation and presentation of the report. Board members received a copy of the audit report, and HPARC met the City deadline to submit the report by January 25, 2013.

There are nine requirements that were reviewed according to the GASBE rules. HPARC met all nine required items.

Vice Chair Bill Shown asked if there were any areas for improvement. Garcia responded that she did not see anything out of compliance. Board member and Finance Committee Chair Dan Lopez asked for further explanation regarding the change in the beginning balance. Garcia reported that the CEO's compensation agreement signature and formal direct employment dates didn't align, representing a difference in the accrual of vacation time earned by the CEO. This was due to the fact that the CEO acted as a consultant during the initial months as the corporation HR policies and procedures were put in place. Dan Lopez motioned to approve the audit report and Board Member Sue Ann Pemberton seconded the motion. The motion passed unanimously and the audit report was approved.

#### **F. Briefing and Possible Action on Funding, Authority, Staffing, Transformation (FAST)**

Andres reviewed the purpose, vision and guiding principles. In a brief explanation of FAST, Andujar reviewed the proposed uses of land, including a balance between open space and developable land. Private development functions as a financial engine that sustains the open space and provides opportunities for establishing a neighborhood. To achieve the vision and purpose of HPARC, Andres recommended that each area of FAST must be met:

- **Funding:** The FY13 budget was passed with a funding gap. HPARC is exploring several options to meet this gap including securing City and/or philanthropic dollars.
- **Authority:** Various authorities – such as the control of the land, leases and naming rights – need to be secured by HPARC.
- **Staffing:** Current staffing plan targets an organization size reaching 12-14 FTEs by 2014/2015. This staffing matrix is complemented by various consultants. Funding needs to be secured to meet the staffing projections.
- **Transformation:** All the above elements are required to achieve Hemisfair's transformation.

#### **G. Committee Updates and Next Steps**

- **Executive Committee**  
Vice Chair Bill Shown reported that a list of upcoming concrete milestones is almost completed.
- **Communications Committee**  
HPARC Volunteer Celine Thomasson reported on the month's media coverage, that Facebook "likes" are up to 3,300, and that the committee will be working on a communications strategy designed to further the goals of each of the other HPARC committees.
- **Art, Civic and Cultural Committee**  
Art, Civic, and Cultural Committee Chair Rod Radle reported that existing tenant leases are currently being reviewed to formulate a strategy before construction begins. Andres Andujar clarified that final decisions regarding existing leases will be made by the City. Radle additionally reported that he met with an art professor who is interested in establishing an art school at Hemisfair. Lastly, the Art Master Plan consultants have tested initial ideas with artists and local stakeholders, and will be ready to present their recommendations to the HPARC Board or the Planning and Development Committee in about one month.

- **Finance Committee**  
Finance Committee Chair Dan Lopez concluded that the internal audit is complete as of today which will be a useful tool in discussions with the City. Dan reported the progress on the development of a fundraising strategy. He reminded the Board that fundraising is one piece of four-pronged funding effort. Lopez reiterated HPARC's cash flow position and stressed the need to secure funding to cover the budget gap.
- **Historic Committee**  
HPARC has contracted Milton Babbitt to develop Hemisfair Historic Design Guidelines. Historic Committee Chair Sue Ann Pemberton participated in the City's historic restoration workshop by teaching a class on window restorations in the Acosta/ Half home Hemisfair. While teaching the window workshop, a paint analysis revealed the original "blue" color of the window panes.
- **Planning and Development Committee**  
HPARC Volunteer Linda Deatrick is currently drafting the Hemisfair Design Development Guidelines. The City will issue the RFQ for professional design services on the southwest corner "Play Escape" on Monday. Proposals will be due on March 12, 2013. The City will be receiving bids for the Market Street realignment project soon.

#### **H. Board Member Comments**

None

#### **I. Executive Session**

HPARC may meet in executive session pursuant to Chapter 551 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of certain real properties.

No executive session was held.

#### **J. Adjournment**

Vice Chair Bill Shown adjourned the meeting at approximately 9:18AM.