

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

Board Attendance: Paul Foster, Debra Guerrero, Sue Ann Pemberton, Rod Radle, Bill Shown, Madison Smith, and Daniel Lopez

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Ron Schappaugh, Celine Thomasson, and Kara Hill

COSA Attendance: Pat DiGiovanni and Lori Houston

Additional Attendance: RL Whynot (San Antonio Conservation Society), Joan Gaither (San Antonio Conservation Society), Lance Aaron (US-Mexico Cultural Platform), Aaron Parks (UTSA-Institute of Texan Cultures), Steve Golden (Golden Steves), Dave Hedlund (URS), Bill Roberts (Zachry), Troy Love (San Antonio CVB), Hector Morales (Council District 1 Representing Diego Bernal), Marisa Ahuja (Instituto Cultural de Mexico), Zac Harris

A. Call to Order

Madison Smith, HPARC President, called the meeting to order at approximately 8:07 a.m.

B. Approval of the April 13, 2012 Meeting Notes

Madison Smith asked if there were any comments on the meeting notes from last April's meeting (there was no Board Meeting in May). There were none. Bill Shown made a motion to approve them as written and Rod Radle seconded the motion. The motion passed.

C. Chief Executive Officer Report

Andres Andujar, HPARC CEO, reported the statistics of the May 2012 Bond Passage by district. In reference to Hemisfair's redevelopment, Proposition #1 regarding Streets, Bridges, and Sidewalks had a high approval rating with 72% in favor. Proposition #3, regarding Parks, received 64% approval. One-third opposes allocation of bond money to parks and open spaces, further emphasizing HPARC's responsibility to persist with outreach efforts.

HPARC is organizing to execute Bond projects totaling \$30 million, immediately starting with the Parks component. HPARC is currently programming the Plaza de Artes section of Hemisfair, which will be located at the SW corner of the site.

The Sustainability component of design is currently underway with consultant Arup, who will be leading a Sustainability workshop with Hemisfair stakeholders on June 19, 2012. This will kick-off the effort to develop a Sustainability chapter of the Hemisfair Master Plan for future design.

Due to the influx of Bond dollars, HPARC is currently looking to expand its full-time staff. Andujar reported that HPARC has reached out to volunteer Ron Schappaugh to join the team on a contractual basis. Schappaugh has agreed.

Lastly, Andujar reminded the Board that this coming weekend is the Institute of Texan Cultures Folk Life Festival, and encouraged attendance. Upon concluding the CEO Report, Rod Radle asked if there has been any feedback from the City regarding takeover of operations within the park. Andujar responded that there have been initial discussions but no formal request has been made. Park operations are not in the immediate plans for HPARC.

D. Briefing on Convention Center Expansion, and Market and Bowie Street Alignment

Omar Gonzalez, HPARC Director of Planning, Operations, and Development, gave an overview of the Convention Center Expansion presentation that was given by Mike Sawaya to City Council in early June. The history of the Convention Center began in 1968, and it contains about 1.3 million total square feet, 426, 000 of which is continuous exhibit space. The rationale for expansion is a greater demand for space. Right now, the Convention Center maintains about 70% occupancy, which is as high as it can be without expanding continuous exhibit hall space or modernizing the 1968 facilities to meet modern industry standards.

The annual economic impact of the Convention Center is about \$465 million. With the expansion, they would increase employment about 18% and increase Convention Center spending to about \$516 million per year.

The CVB is proposing to expand to 525-528,000 square feet of prime, contiguous exhibit space, to create a new ballroom that would be the largest in Texas, and to implement a more flexible and consistent quality of the space offered. The proposed expansion would rank San Antonio in the top ten convention center markets. Andres Andujar and Omar Gonzalez continue to meet with Convention Center staff on an ongoing basis and are actively engaged in conversation regarding Eastern expansion and the outcome of the Mission Room.

Gonzalez reported that the Convention Center Expansion RFQ will be released this month. After bidders have been narrowed down to 3-5 contractors, they will return for an RFP process in July. One design-build team will be awarded the contract in September, design will start in October, and then construction will start in September of 2013. The project is scheduled for completion in April of 2016. Once the eastside is fully functional, they will be able to demo the western side, and construction of the civic park will begin in July 2016.

The expansion will cost about \$325 million, and they have a current debt of \$254 million. The proposal to Council is to use only HOT dollars, the current rate of which is the second highest in the nation at 16.75%. The HVS recommends using a Public Facility Corporation to allocate finances. This structure would allow the City to set up PFC then make lease payments back to the City. It is called a lease payment, but it is comparable to a debt service agreement. The payments will be funded from the growth of the 2% at return of 4-5% annually. The City would pledge all available funds to cover debt service, so the PFC would have an AA+ credit rating, based on the City's pledge amount. The PFC should be created this month and will then go out to investors to market it. Bonds should be issued by October of this year.

This timeline is contingent upon Market and Bowie Street realignment. The first step will be the demolition of the SAWS building. The street realignment project is scheduled to begin construction in March 2013 and complete by June 2014.

Gonzalez then introduced Dave Hedlund with URS Corporation, to provide a status report on the design of Market Street. Hedlund highlighted features of the project and reported that they are close to beginning production of plans. Most of the surveys have been completed, and design has begun. Hedlund described the process on a fast track.

Some of the features of the plan include a connection between Market and Commerce, allowing for eastbound movement on Commerce and better highway access for delivery trucks to load/unload into the Convention Center. A new pedestrian bridge over IH37 will be constructed. Hedlund reiterated the fast track of the project,

how design will be finished by December, that a contractor will be chosen in March 2013, and that the project is scheduled for completion by June 2014. The Convention Center construction will then start in September 2013, creating quite a bit of overlap and potential for complications regarding Convention Center access until Market Street is completed.

Debra Guerrero, HPARC Board member asked Hedlund if the Tower of Americas Way would remain open to Cesar Chavez. Hedlund clarified that while the design change does not include the Caesar Chavez connection, the project will enable a connection to Tower of Americas Way that will allow service for an undetermined period of time. Guerrero then asked to explain the alternative pedestrian ramp. Hedlund explained that the images prepared three weeks ago display two alternative ways to access pedestrian ramp, but one will be removed from plans.

Madison Smith, HPARC President, asked Hedlund what stage of design URS Corporation was in. Hedlund reported that the design is still conceptual and the final design has not yet been completed. They will begin preparing the final drawings in 2-3 weeks. Smith expressed concern that it is currently very congested at Montana and Tower of Americas Way, and there is not a strong connection there to Hemisfair. He is concerned with how to service the Convention Center during the street realignment, without creating more congestion.

Hedlund responded by explaining that Texas DoT rejected the possibility for two-way traffic on the freeway frontage road. Regarding the eastern entrance into Hemisfair, Hedlund stated that he thought the plan would allow for good vehicular access, and that there is potential to create an artistic, visual statement with the pedestrian bridge into Hemisfair. Hedlund only believes that truck stacking in front of the Convention Center may be an issue for a temporary amount of time.

Bill Shown asked if there had been consideration to reroute the pedestrian bridge over IH37, away from the Convention Center loading docks and through Hemisfair. Hedlund reported that pedestrians will take the shortest route to their destination from parking lots, and that this is the most direct route. Madison Smith addressed concern that this route does not give pedestrians direct access into Hemisfair, and suggested alternatives off Montana Street. Paul Foster, HPARC Board member, also expressed concern that with this plan, pedestrians would actually be taken away from Hemisfair with this schematic. Hedlund understood the HPARC Board's concern and will report it to his team for consideration.

The Board voiced concern that there has been no Hemisfair representative present at any of the street realignment meetings. Andres Andujar reported that he was only shown a line document, not this detailed schematic. Bill Shown brought up the need for the Convention Center to take into account the new parking resources that are part of Hemisfair Redevelopment as they design the street realignment. Hedlund agreed to review design again. Sue Ann Pemberton reiterated the public's complaints about the current disconnect between the Convention Center and Hemisfair. There needs to be more integration. If Hemisfair is to be connected to the Eastside, Saint Paul Square, and the Alamo Dome, the proposed pedestrian bridge will have to be tweaked.

Hedlund explained that these shortcomings are due to the budget and time constraints of Convention Center construction schedule. Andres Andujar concluded on a positive note that we are partners and will work together get the project done on time. He is confident that Hemisfair will be represented and heard in the continuing discussions and that pedestrian and bicycle traffic will have more influence on the street schematic.

E: Briefing on Eagar Complex Construction

Ron Schappaugh, HPARC Volunteer Project Manager reported that significant progress has been made on the renovation of the Eagar Complex structures, and that completion remains scheduled for July 1. The major construction components that remain are painting, interior trim, cabinets, plumbing, and electrical. Schappaugh also reported that they are within budget or may go over 1% of budget on construction costs.

Fifty percent of the landscaping construction documents are completed. HPARC has temporarily paused TBG from continuing landscape design while the renovation plans of the entrance to the Magik Theatre, adjacent to the Eagar Complex, are developed and how this will affect the palm court. There are ADA access issues with the Magik Theatre, and it may be possible to use the 2012 Bond money, allocated to the Magik Theatre, to address this. The Magik Theatre will choose a landscaping firm for their renovations in July, and they anticipate completion by the end of 2012.

F: Briefing and Possible Action on Communication Protocol for Board Committees

Rod Radle, HPARC Board member, proposed to enhance Board communication by adopting a policy. The primary point is to deliver information to Board members in advance of Board and Committee meetings so that they have adequate time to review and come to meetings prepared. Radle proposed for Board to receive reports, agendas, or some form of written documentation at least 72 hours before meetings. There will be more opportunities coming up for joint committee collaboration, which further emphasizes the need for advance document sharing to allow for maximum productivity during meetings.

Radle also expressed support for a policy which requires individual Board members to update the rest of the Board if they have relative correspondence with outside citizens regarding Hemisfair. An additional proposal was that there should not be any committee meetings the same week of the Board meeting to allow for document preparation and sharing. Bill Shown agreed that it would be helpful to receive the CEO update in bullet point format ahead of the Board meetings. This Communication Protocol does not require formal adoption; however, the Board agreed that staff should implement.

G. Committee Updates and Next Steps

1. Executive Committee

Madison Smith reported that the Executive Committee is responsible for everyone staying on track with the vision, corporate oversight, and coordination of committees. With regards to the vision, HPARC staff is developing a long range strategic plan. In regard to corporate oversight, Omar Gonzalez is the point staff member responsible for the future staffing plan. Gonzalez is researching benchmarks of other similar organizations and developing a draft of staffing structure. Each committee has met to prioritize goals and actions, and has sent drafts to the Executive Committee for review and coordination.

Omar Gonzalez reported that on June 16, some of the Board members and HPARC staff will visit Discovery Green in Houston. A passenger van has been rented and meetings with the Discovery Green developers have been scheduled. Currently, there is no quorum.

2. Communications Committee

Debra Guerrero, Communications Committee Chair, reported on lessons learned from Luminaria. Staff learned that they are capable of managing more of the event planning in-house, and Hemisfair needed to establish more of our own presence within the festival. It was a great opportunity to spread the word about redevelopment; however, the Communications Committee is considering an official brand launch event. The Eagar Complex Press Conference was executed internally and done well. Hemisfair has over 2000 Facebook friends, and social media feedback and participation has been positive. The Committee will conduct an internal brainstorm session for future events to maintain high public interest. Blonde Creative has developed a video series of one-minute interviews promoting the redevelopment of Hemisfair for our website and social media outlets. The first video that is available online features an interview of Andi Rodriguez, Vice Chair of Luminaria and HPARC Volunteer.

3. Art, Cultural and Civic Committee

Andres Andujar, HPARC CEO reported that the City received 21 proposals to the Art Master Plan RFP. The Selection Committee has had an initial selection meeting and will meet again June 12 to narrow down

to two candidates. Rod Radle, Committee member, also added that the committee name has changed to “Arts, Cultural and Civic” to incorporate the immense importance of art to the redevelopment effort.

4. Finance Committee

Daniel Lopez, Finance Committee Chair, reported that the HPARC bookkeeper has accepted a full-time job, and the Committee must secure a new bookkeeper. All financials are on target and there is nothing significant to report. Lopez has scheduled an informal internal audit by 2012 to maintain transparency, and then will schedule an independent audit thereafter. The Finance Committee concluded that the two main strategic initiatives are to ensure financial transparency and to derive a comprehensive fundraising and development strategy.

5. Historic Committee

Sue Ann Pemberton, Historic Committee Chair, reported that a Historic and Architectural Conditions Inventory of the existing structures within Hemisfair was prepared and distributed to the Texas Historic Commission, the Historic Preservation Office, and the San Antonio Conservation Society. This report will be posted on the Hemisfair website. The U.S. ICOMOS, The International Council on Monuments and Sites, was in San Antonio last week because the San Antonio Missions have been officially nominated to become a World Heritage Site.

6. Planning and Development Committee

Bill Shown, Planning and Development Committee Chair, reported that the committee lead a reorganization effort to prioritize actions to make Hemisfair as productive as possible. He communicated to the Board, Planning and Development Committee’s almost exclusive focus on four key initiatives: leadership on Complete Streets, interaction with Convention Center expansion team, development of Plaza de Artes and Northwest Park. Shown concluded with a recommendation to find funding for more staff.

H. Citizens to be Heard

At 9:51AM, Lance Aaron of 622 Mason Lane spoke on behalf of Americans for the Arts to announce an exhibition called “Coming to America” at the Museo Alameda.

I. Board Member Comments

None.

J. Executive Session

Madison Smith moved the meeting into Executive Session at approximately 9:53AM.

K. Adjournment

With no further business, Madison Smith adjourned the meeting at approximately 10:06AM.