

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Henry B. Gonzalez Convention Center
Executive Assembly Conference Center
San Antonio, TX 78205
July 13, 2012
8 a.m. – 10 a.m.

Board Attendance: Dan Lopez, Paul Foster, Rod Radle, Ashley Hixon, Debra Guerrero, Gini Garcia, Xavier Gonzalez, Pat DiGiovanni

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Rachel Holland, Kara Hill, Andi Rodriguez

Additional Attendance: Mike Sawaya (San Antonio Convention Center), Aaron Parks (UTSA-Institute of Texan Cultures), Steve Golden (Golden Steves), Ginger Purdy (Women's Pavilion), Joyce Coleman (Women's Pavilion), Lance Aaron (U.S.-Mexico Interests), Louis Cardenas (Blonde Creative), Rik Wederstrandt (Blonde Creative), Jacob Resendez (Blonde Creative), Pablo Veliz (Blonde Creative), Mark Sullivan (Texposition), Yuki Zepeda (S.A. Carousel Foundation), Lawrence Zepeda (S.A. Carousel Foundation)

A. Call to Order:

Dan Lopez, HPARC Treasurer, called the meeting to order at approximately 8:12AM.

B. Approval of the June 8, 2012 Meeting Notes

Dan Lopez requested edits to the meeting notes from June 8, 2012. There were none offered. Debra Guerrero made a motion to approve them as written and Paul Foster seconded the motion. The motion passed.

C. Chief Executive Officer Report

Andres Andujar, HPARC CEO, explained that his verbal CEO report is simplified due to previous submission of a written report.

Andujar reported that the Sustainability Task Force met on June 16th for a day-long charrette. Participants included private and public sector representatives from water, river, and energy industries. An addition to the Master Plan regarding Sustainability will be implemented within the next three months.

Andujar reported that progress has been made regarding programming for Plaza de Artes, and a summary will be presented during Item F of the Agenda. On July 11, 2012, Andujar and Board Chair Madison Smith met with the City Manager and the Deputy City Manager for an initial discussion of the management of Hemisfair-related Bond dollars. Andujar then introduced HPARC volunteer Kara Hill, who is a principal of a local construction company, and has been helping Hemisfair find additional sources of revenue including a TIRZ application. Hill is now working on compiling a Request for Proposal regarding Historical Tax Credits at Hemisfair. Hill thanked the HPARC Board for the opportunity to volunteer. Debra Guerrero,

HPARC Board Member, asked what a Historical Tax Credit is, and Andujar explained that it is an opportunity to gain Federal tax credits for renovating historical resources.

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

Since the last Board Meeting, Andujar reported that he has spent a significant amount of time positively impacting the proposed alignment of Market and Bowie Streets. He explained that this alignment is important because Market Street will have to be reconfigured to accommodate the Convention Center Expansion. The initial plan lacked pedestrian consideration. There was no street-level pedestrian connectivity on the Montana expansion across IH37 or from the street-level to the suspended pedestrian deck. This proposed plan may have been appropriate for suburban, highway-type infrastructure, but not for an urban setting. There were also conflicts with the street's turning radii largely due to potential future streetcar alignments.

Andujar further explained that he has since been collaborating with the Convention Center and street design teams to create a street alignment plan that accommodates the new urban park and the Convention Center. This includes future construction of a liner parking garage south of the expanded Convention Center. Andujar stressed the need for Bowie to be a tree-lined gateway to downtown and to Hemisfair. Additionally, HPARC has discovered that there are some benefits to keeping the existing alignment of Montana below IH37 as proposed by the street designers. The overall street realignment plan continues to evolve to accommodate a balance between vehicular, pedestrian, and bicycle traffic.

Additionally, HPARC'S coordination efforts with the Convention Center programmers has resulted in an improved Center-Park interface, opening opportunities for future development that are within the intent of the Hemisfair Master Plan and the Guiding Principles.

Andujar described the future street corners as pedestrian-friendly. The Convention Center façade is also currently being adapted to coordinate with the pedestrian street along the East wall. Collaboration between all stakeholders is now greatly improved and effective. Dan Lopez, HPARC Treasurer, asked what the timeline is for the street projects. The Bowie/Montana Street realignment is urgent because the Convention Center expansion is contingent upon it. The URS design will be submitted for 40% CD review at the end of September and will go out to bid in December, with construction beginning in March of 2013. By the end of 2013, there should be construction in the Plaza de Artes, Convention Center, Chavez Blvd, Bowie Street, and Montana Street.

Debra Guerrero, HPARC Board Member, asked Mike Sawaya, Director of Convention, Sports, and Entertainment Facilities, how involved HPARC will be in the Convention Center design and construction process. Sawaya assured that HPARC is involved in the current programming documents which are integral to the Request for Proposal that has already been released to Design/Build firms. All design will be based on the programming documents. Phasing is incredibly important so that everyone is coordinated and access to loading docks remains available. Sawaya stated that Convention Center construction will begin in October 2013. By April 2016, the expansion will be completed. Demolition of the West side of the Convention Center will then begin in July 2016. HPARC recused itself from the Convention Center Expansion Selection Committee because more than one Board member has expressed interest in the upcoming work. While it is

clear that the Convention Center work is not funded nor managed by HPARC, recusal will avoid any perceived conflicts of interest.

Dan Lopez expressed appreciation of the collaboration and hoped for shared success, closing with a thank you to Mike Sawaya for his comments.

E. Briefing on Eagar House

Omar Gonzalez, HPARC Director of Planning, Operations and Development, updated that the only remaining construction items to be installed are door and cabinet hardware. Due to the rain this week, the team was unable to paint the porch. Construction will be substantially completed by the end of the month. Landscaping plans are 50% complete. HPARC will be able to move their office into the building before the landscaping is complete, if desired. Renovation of the Carriage House is finished. The restrooms are now operable again and have been passed back to the City for control and maintenance.

Gini Garcia, HPARC Board Member, inquired about the furnishings in the interior of the buildings and if they are aligned with the historical past. The furnishings will accommodate a modern office space. Parsons has agreed to loan office furniture so that HPARC can move into the new office as soon as possible. Bill Sinkin, CEO of the 1968 World's Fair, has offered the team original 1968 posters for the walls. 1968 HemisFair memorabilia will be displayed in the new office. Additionally HPARC CEO Andres Andujar explained that the fireplaces and wood flooring have been restored. Sue Ann Pemberton, HPARC Secretary and architect specializing in restoration, oversaw selection of a delicate lighting system.

Dan Lopez, HPARC Treasurer, asked if there is an art component to the Eagar Complex. Andujar explained that the infrastructure of the landscaping portion will accommodate public art displays in the future. Gini Garcia also voiced that eventually HPARC may relocate art from the current Hemisfair inventory.

F. Plaza de Artes Programming Update and Review

The southwest corner of Hemisfair is currently being programmed by MIG and Project for Public Spaces (PPS). They are developing a play and place-making deliverable. Plaza de Artes is the first phase of park development, and the Civic Park in the northwest corner of Hemsifair will be the second phase.

HPARC released a public survey testing programming concepts for the Plaza de Artes, and 500 replies were received.

The play experience in the Plaza de Artes will transcend to all ages. Play elements will be interactive, artistic, sustainable, ecological, authentic, and respectful. Specific activities will be the basis of design for each play component. The Plaza de Artes will be an active play space. Andujar also showed the Board several visuals of what may be incorporated into this area based on the programming efforts.

HPARC will be finished with programing in August of this year. The Design RFP will go out soon after. Construction bids may be received in the fourth quarter of 2013, and construction be completed in late 2014.

Ashley Hixon, HPARC Board Member, added to keep in mind that the Children’s Museum will be opened in 2015 and will have similar play components. It is important not to duplicate efforts.

Gini Garcia, HPARC Board Member, asked if the design effort really requires a full year. The HPARC team responded that it is possible to accelerate the design schedule but that the current plan incorporates substantial community outreach efforts. As we learned during the Master Plan, design at Hemisfair will benefit from substantial public interaction.

G. Committee Updates and Next Steps

1. Executive Committee

Dan Lopez, HPARC Treasurer, and Rachel Holland, HPARC Executive Assistant, updated the Board on the Discovery Green Excursion taken June 16, 2012. HPARC staff, volunteers, and three Board members met with the developers of Houston’s downtown park Discovery Green. The Discovery Green project, completed in 2008, has many similarities to the Hemisfair redevelopment in that it is adjacent to the Convention Center and the civic park space is a green roof over an underground parking structure. The size of Discovery Green, at 12 acres, is similar to Hemisfair’s Civic Park.

2. Communications Committee

Debra Guerrero, Communications Committee Chair, updated the Board on several proposed events including an Eagar House housewarming party, a potential New Year’s party at the Eagar House, and a possible Halloween activation. The Committee plans to increase activity on the Hemisfair Facebook page through monthly drawings for free dinners and other giveaways. Blonde Creative is creating an “Inspiration” portal on the Hemisfair website to post park ideas and world-class design elements. A smart phone based historical tour through Hemisfair is being discussed. The material is already drafted.

3. Arts, Civic and Cultural Committee

The Art Master Plan Selection Committee will be selecting a firm on Monday. An HPARC Board member will be on the Selection Committee representing HPARC.

4. Finance Committee

Dan Lopez, HPARC Treasurer, reported that HPARC is committed to transparency and there will be an internal audit scheduled this year.

5. Historic Committee

No updates were given.

6. Planning and Development Committee

Due to time constraints, no updates were given.

H. Citizens to be Heard

1. Lawrence Zepeda, member of the San Antonio Carousel Foundation, requested for HPARC to consider incorporating a 95-year-old carousel into the Hemisfair plan. Most of the carousel is original and must be operated indoors. It came to San Antonio in the 1930’s and has a 50ft diameter. The Foundation would like the Plaza de Artes to include the carousel and allow children to ride on it for free.

2. Mark Sullivan of 1113 Houston Street stated that HPARC is unfairly competing with his company Texposition.
3. Lance Aaron of 622 Mesa Lane updated the HPARC Board on his family's Mexican art collection currently on display at the Museo Alameda. He explained his vision to connect the sister cities of Guadalajara and San Antonio through art and requested an opportunity to further discuss this with HPARC.

I. Board Member Comments

None.

J. Executive Session

None.

K. Adjournment

With no further business, Dan Lopez made a motion to adjourn the meeting. Debra Guerrero seconded the motion, and the meeting was adjourned at 9:59AM.