

**HemisFair Park Area Redevelopment Corporation
Board Of Directors Monthly Meeting
Henry B. Gonzalez Convention Center
Executive Assembly Conference Center
August 12, 2011
8 a.m. – 10 a.m.**

Board Attendance: Gini Garcia, Xavier Gonzalez, Debra Guerrero, Art Hall, Daniel Lopez, Sue Ann Pemberton, Rod Radle, Bill Shown, and Madison Smith.

COSA Attendance: Lori Houston, Carolyn Kelley (City Council District 1), and Gabe Castillo (City Council District 7).

Additional Attendance: Marisa Ahuja (Instituto Cultural de Mexico, Bob Wise (AIA), Andi Rodriguez (UTSA-HPARC Intern), Luis Miguel Martinez (UTSA-HPARC Intern), Hugh Farr (Cystic Fibrosis Foundation), Mark Sullivan (Texpo), Aaron Parks (UTSA-Institute of Texan Cultures), Omar Gonzalez (HPARC Consultant), Karl Baker (Drenner & Golden), and Sonia Jimenez (Ximenes & Associates).

A. Call to Order

Madison Smith, HPARC President, called the meeting to order at approximately 8:08 a.m.

B. Approval of July 8, 2011 Meeting Notes

Mr. Smith asked if the board had reviewed the meeting notes and if there were any comments or amendments. Daniel Lopez made a motion to approve the notes as drafted. Sue Ann Pemberton seconded the motion. There was no further discussion and the motion passed.

C. Chief Executive Officer Report

Andres Andujar, HPARC CEO, reported the 2007 Bond Savings Project for HemisFair streets and drainage received responses from seven teams. Bill Shown and Mr. Andujar will be participating on the selection committee. There will be three teams shortlisted and invited to interview. The final recommendation will be determined by the end of August and set for City Council approval in September.

With regard to the Master Plan, a financial charrette was held last week and this week a Project for Public Spaces (PPS) charrette will be conducted. The phasing and financial strategies for the park redevelopment are being developed.

The HPARC budget has been approved by the City Manager and went to City Council yesterday. It has received preliminary approval from city staff and is scheduled for City Council adoption on September 15th. With the policies and procedures in place, Mr. Andujar has hired a bookkeeper (see agenda item E) as well as a human resources firm. The human resources firm will handle payroll, employee benefits packages, and assist with hiring needs. The two positions listed in the budget, Operations/Development Officer and an analyst, will be advertised positions and hired as soon as possible.

Administratively, Mr. Smith and Mr. Andujar met with the Mayor's Office to discuss the board rotation that was presented at last month's meeting. The City is friendly to the idea of amending the Articles of Incorporation to reflect the change.

Mr. Andujar closed his report by introducing the newest intern to the HPARC effort, Luis Miguel Martinez Flores. Mr. Martinez is a UTSA Architecture student and is most interested in getting young people involved in the effort.

D. Committee Updates and Next Steps

1. Executive Committee – Mr. Smith reported HPARC is moving into a new era with the passage of the framework plan and the bond contributions. The physical, financial, branding and communications, and other details are more than the board has time or manpower to address. One challenge, moving forward, is to select which of these items we need to address and which can be deferred for a little while. Mr. Smith reiterated the continuation of seeking non-board members to assist and participate on various HPARC task forces. He will continue to seek board support to assist with this decision in order to move forward and have the greatest impact.
2. Communications Committee – Debra Guerrero reported that on Monday a group of women from around the city will meet with the PPS consultants. PPS is donating their time to this effort. This meeting is expected to bring a different perspective to the park's redevelopment. The Magik Theatre is contributing their space for the event. Lori Houston added that NPR would like to do a similar event with kids in the park. Ms. Guerrero also reported the request for qualifications (RFQ) is being redrafted and will be available for review at the next board meeting.
3. Cultural and Civic Committee – Xavier Gonzalez reported he is continuing his committee's work. He is also looking forward to the selection of new board members and new opportunities. Mr. Andujar added that research on other parks, the City's Cultural Affairs Program, and the San Antonio River Foundation is currently being conducted to explore other organizations policies and procedures and fundraising efforts.
4. Finance Committee – Dan Lopez began his report by emphasizing Mr. Smith's comments about the process of engagement and inviting others to be part of HPARC's efforts. Mr. Lopez went on to report HR&A organized a financial charrette. The workshop included seven participants representing city finance and civil interests. They reviewed financial plans and the assumptions associated with financing HPARC. The feedback was positive and the participants felt it was worth their time. Mr. Lopez concluded his report by stating HPARC is moving toward being fully operational and auditable with the selection of the bookkeeper.
5. Historic Committee – Sue Ann Pemberton reported she is in the process of setting up a meeting with the Texas Historic Commission. She also informed the board that the City's Preservation Office has selected the Villa Costa House for its window restoration workshop. The workshop will be held on September 16th and 17th and anyone who is interested is invited to attend.
6. Planning and Development Committee – Mr. Smith reported in Bill Shown's absence. The Master Plan schedule has been pushed to October in order to complete the sustainability plan. The Framework Plan is being built upon with the

development of a Cultural/Civic, Financial, and Sustainability Master Plan. Design completion is scheduled for early 2012 with Construction Manager hired prior to completion. Ms. Guerrero suggested that Sue Ann Pemberton may be better serving on the Planning and Development Committee in her place since historic is becoming so important. Mr. Smith will be meeting with each board member and assessing each committee's composition. He will be looking at ways to augment committee efforts with the task force and how best to communication between committee chairs.

E. Briefing on Bookkeeper Selection

Omar Gonzalez briefed the board on the selection of SJC Bookkeeping. There were five firms recommended and four submitted proposals. The Finance Committee and Padgett Stratemann reviewed the proposals. SJC Bookkeeping, represented by Carmen Camara, was interviewed and selected based on her fee, relevant non-profit experience, flexible time, and commitment to a quick turnaround on requested tasks. SJC Bookkeeping is in the process of getting certified as a small-, minority-, woman-, owned business enterprise (SMWBE).

F. Briefing on 2012 Bond Package Delivered to City Staff

Mr. Andujar briefed the board about the process and status of HPARC's 2012 Bond request. The letter of request was submitted to the Capital Improvements Management Services (CIMS) Director on July 20. City staff is in the process of reviewing it before submitting it to City Council at the end of the month. During the months from September to December, various community bond committees review the requests. In January, the City finalizes the list of projects for the referendum and the call for election will occur in February. The election will be held in May. Mr. Andujar went on to explain HPARC's request was presented as eight development phases over the next 10 years. The phases are divided into four categories: streets/sidewalks, parkland, community initiatives, and drainage. These categories reflect the City's capital improvements/bond categories. The elements that make up each phase are necessarily attached to the 2012 bond; they were included to give the City a more comprehensive idea of how the bond projects would tie into the redevelopment effort.

The streets and sidewalks elements that are tied to the bond request include the creation of the streets adjacent to tower park, improvements to Market and Bowie, and other interior grid streets on the HemisFair campus. The bond request associated with these improvements is \$27.6 million. With regard to parkland elements, these elements include improvements to the southeast corner of the park including the acequia, the playground, a 4-6 acre tower park, a linear park west of the tower, and a neighborhood park totaling \$28.6 million. The community initiatives category includes the creation of a marketplace with a bond request in the amount of \$7.7 million. The bond request does not have a drainage element. The possibility of Bexar County contributing to drainage improvement projects is being explored. The total bond request is \$64 million. All costs are pre-conceptual order of magnitude preliminary cost. Art Hall indicated his willingness to serve on a bond committee and suggested board members, or advocates for the HemisFair Park redevelopment, should also volunteer.

Mr. Andujar also presented information related to future phases of the proposed redevelopment. The elements included improvements to the historic structures, creation of an assortment of parks, relocating existing civic institutions including the Institute of Texan Cultures, Universidad Nacional Autónoma de México (UNAM), and the Instituto Cultural de México as well as the creation of large (10-acre) civic park and potential amphitheatre. These phases, slated for beyond the five-year bond cycle, total \$70 million with no funding currently identified. For all phases, including the 2007 bond contributions (\$19 million) for the streets and the 2012 bond request, the total publically financed improvements are \$153 million. The impact on economic development is forecasted at \$600 million from private investment and \$15 million in annual property taxes at build out.

The various elements requested in the bond package, if approved for inclusion on the ballot, will be voted on according to the categories (streets/sidewalks, etc.) and therefore some or all could be passed. In the event voters do not approve a particular item, other funding sources will be explored. With regard to the additional \$89 million needed for future phases, the Finance Committee is looking at current options (i.e. TIRZ/TIF) and how to best leverage dollars to meet this need.

G. Briefing and Presentation on resolutions thanking former Board members for their service to HPARC

Mr. Smith announced this as Art Hall's last meeting as a HPARC board member. A resolution thanking Mr. Hall for his time and service was read by Andi Rodriguez and presented to Mr. Hall by Mr. Smith. Mr. Hall expressed his gratitude for being part of the founding group of board members and looks forward to assisting as an ambassador moving forward. Mr. Smith indicated similar resolutions will be presented to former board members Andres Andujar, Lisa Schmidt, and David Zachry as well as former interim Executive Director, Pat DiGiovanni.

H. Citizens to be Heard

Mark Sullivan, 1113 East Houston, representing Texposition 2020 would like to further his idea of another world's fair at HemisFair in 2020. He suggested the world's fair could provide HPARC with the sustainability it is seeking. Mr. Sullivan urged the board to form a Texpo committee to fully embrace and recognize the potential of such an endeavor.

Hugh Farr, representing the Cystic Fibrosis Foundation, distributed *save the date* cards for the 27th Annual Tower Climb and Run scheduled for February 25, 2012. Last year the event attracted athletes from all over the United States and as far away as Australia and raised over \$116,000 for the cause.

I. Board Member Comments

None.

J. Executive Session

None.

K. Adjournment

Mr. Smith adjourned the meeting at approximately 9:59 a.m.