

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Henry B. Gonzalez Convention Center
Executive Assembly Conference Center
San Antonio, TX 78205
September 14, 2012
8 a.m. – 10 a.m.

Board Attendance: Madison Smith, Bill Shown, Sue Ann Pemberton, Dan Lopez, Paul Foster, Rod Radle, Ashley Hixon, Xavier Gonzalez, Pat DiGiovanni

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Rachel Holland, Ron Schappaugh, Kara Hill, Andi Rodriguez, Celine Thomasson, Maria Hernandez

Additional Attendance: Aaron Parks (UTSA-Institute of Texan Cultures), Stephen Skinner (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), Mark Sullivan (Texposition), Linda Deatrick (Port San Antonio), Lori Houston (Center City Development Office), Richard Rosen (The Magik Theatre)

A. Call to Order:

Madison Smith, HPARC Chair, called the meeting to order at approximately 8:04AM.

B. Approval of the July 13, 2012 Meeting Notes

Madison Smith, HPARC Chair, requested edits to the meeting notes from July 13, 2012. There were none offered. HPARC Board member Paul Foster made a motion to approve them as written and Dan Lopez seconded the motion. The motion passed.

C. Chief Executive Officer Report

Before the CEO report, Madison Smith announced that Board Member Gini Garcia has resigned from her Board duties, but would like to continue participation through task forces and meetings.

HPARC CEO Andres 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:

- The HPARC office has moved to the restored Eagar House until a tenant is found in the future. HPARC staff hosted an Eagar House “Sip and See” to showcase the finished restoration of the Eagar and Carriage Houses in Hemisfair.
- HPARC has accepted a new intern, Maria Hernandez, who is a graduate student at UTSA studying Urban Planning.
- HPARC has continued to work collaboratively on the Convention Center expansion and the Market and Bowie Street alignment projects.
- HPARC had collectable posters made depicting Hemisfair’s transformation, and are available for all that would like to have one.

Upon conclusion of several brief announcements, Andujar continued with the latest information regarding the TIRZ11 application. At the TIRZ11 Board meeting, three projects were nominated for funding

following the selection process, including Hemisfair, but none were approved. A new TIRZ selection committee will review the projects again in October to determine whether any of these projects will receive TIRZ dollars.

The Board then thanked Linda Deatrack of Port San Antonio for donating her time to help develop the Hemisfair Sustainability Goals. On a note regarding Sustainability, Andujar added that HPARC will no longer be printing hard copies of Board packets unless requested by Board Members in advance of the meeting.

Andujar closed with the announcement that Deputy City Manager Pat DiGiovanni will be taking over as the CEO of Centro Partnership on January 1, 2013. DiGiovanni stated that he felt compelled to take the position and confirmed that he would like to continue working closely and collaboratively with Hemisfair. Andujar also congratulated Lori Houston for being selected as the new Director of the Center City Development Office.

D. Briefing and Possible Action on FY13 Budget

HPARC Director of Planning, Operations, and Development Omar Gonzalez reminded the Board that HPARC will conclude its fiscal year 2012 budget at the end of September. HPARC ended the third quarter of fiscal year 2012 under budget. Surplus funds will roll over to FY2013. Funds were saved on fixed expenses such as office telephone/fax line and computer server.

The proposed budget for Fiscal Year 2013 was reviewed by the Board. Gonzalez explained that HPARC will have a balanced budget but a gap in funds does exist. The Finance Committee is working with staff to identify funding sources to fill the gap. The management of the 2012 Bond funds is still being negotiated with the City.

Gonzalez then went over an organizational chart highlighting current positions that are filled, positions projected to be filled in 2013, and positions to be filled in future years.

Finance Committee Chair Dan Lopez added that the Finance Committee will come back to the Board to address the gap based on HPARC increasing staff needs. Staff and Finance Chair stated that they have begun identifying specific fundraising initiatives. A fundraising strategy will be developed to identify individuals, grants, and partnerships. Madison Smith made a motion to approve the FY2013 budget; the motion was seconded by Paul Foster and passed.

E. Briefing and Possible Action on Sustainability Goals

HPARC Director of Planning, Operations, and Development Omar Gonzalez explained to the Board that Arup, HPARC's Sustainability consultant and a world leader in sustainable initiatives, came to San Antonio to lead a task force of experts in a sustainability workshop. Arup then developed a report of Sustainability goals for Hemisfair covering energy, water, transport, community, materials and waste management, and economics, among others. HPARC would like to add the Sustainability goals as a chapter to the Master Plan document. The Board agreed that this document sets the goals for the entire redevelopment project, but whether or not they will look for a LEED certification is to be determined. Madison Smith requested a timeline report of Sustainable initiatives as the project and surrounding projects proceed. HPARC Vice-Chair Bill Shown agreed that this timeline is urgent because the Convention Center expansion and street alignments have already started. Andujar pointed out that there is currently no budget for a Sustainability consultant in 2013, so HPARC will need to find funds to appropriate.

HPARC Chair Madison Smith motioned to approve the goal structure outlined in the Sustainability Master

Plan Draft document. Sue Ann Pemberton moved to approve, Xavier Gonzalez seconded, all were in favor unanimously, and the Sustainability Goals document was adopted.

F. Briefing and Possible Action on Plaza de Artes Programming Document

HPARC brought on expert consultants in play and place-making, MIG and PPS, to help develop a programming document for the SW Corner of Hemisfair. Numerous public outreach efforts were conducted including focus groups, interviews, and public surveys. HPARC has presented the plan and renderings to numerous neighborhood associations, the City Manager and Mayor, and various other organizations. The design of the Plaza de Artes will be based on the programming document.

Andujar explained that staff will continue with community and stakeholder outreach as the design process develops. A couple of months of the design process will be allocated for public outreach and input gathering. While there is an urgency to deliver this project, Andujar explained that it is more important to allocate appropriate time to receive feedback.

HPARC wants to deliver a quality that the public deserves. Andujar projected that the design and construction costs may be higher than the amount received from the 2012 Bond. HPARC's solutions to this discrepancy are project phasing and private donations. Cost estimates are based on research of similar world-class projects nationwide. Board member Ashley Hixon who has been involved in capital campaigns this year stated that the Plaza de Artes offers a fantastic opportunity to raise funds, and that there are a lot of dollars floating around for projects like this. The Board agreed that raising money for this project is reasonable. Bill Shown suggested that if the southwest corner was completed at the same time as Cesar Chavez and S. Alamo Street, it would make a much larger impact on the city and in turn be easier to collect donations. The Board would like staff to develop a strategy to incorporate fundraising with the design process.

Xavier Gonzalez motioned to approve the Plaza de Artes Programming Document, Bill Shown seconded, and the motion carried.

G. Briefing and Possible Action on MIG Contract Modification

When an HPARC contract exceeds \$50,000, the HPARC CEO must bring it to the Board to be reviewed. During the process of MIG's consulting contract, they were needed in San Antonio more often, so spent more on their travel, exceeding the \$50,000 threshold. At the same time, less was spent on PPS's contract travel allowance, so there was no impact on the overall budget. CEO Andres Andujar requested for the Board to approve payment of reimbursable expenses to MIG up to the amount of \$8,000. Bill Shown motioned to approve payment, Xavier Gonzalez seconded, and the motion passed.

H. Briefing and Possible Action on New Hire Policies and Procedures

HPARC staff has developed a draft of new hire policies and procedures for full-time staff. The guidelines are based on research from other public and private firms, and include the minimum number of interviews and job announcements that must be conducted before a hire is made. The Board expressed concern about whether or not the Executive Committee or the CEO should have final say in selecting employees. The Board concluded that the document needs to be refined in regards to structure of hiring high-level staff. DiGiovanni expressed concern with hiring decisions resting with the Board, other than for the CEO position. Finance Committee members Ashley Hixon and Dan Lopez will guide staff with refining these policies.

I. Briefing on Eagar Complex

Ron Schappaugh, HPARC Project Manager, reported on the major milestone of the completion of construction of the Eagar Complex structures. Staff has moved into the Eagar House and is now finalizing

office furniture procurement.

Last week, HPARC received five landscape bids, and while they were all significantly over budget, Schappaugh is confident that the project cost will be adjusted to be within the budget. The budget for landscaping is \$340,000. A level of excellence will be delivered with the solution of lower cost.

J. Committee Updates and Next Steps

1. Executive Committee
Board Chair Madison Smith stated that most of the Executive Committee updates have already been covered.
2. Communications Committee
Rachel Holland, HPARC Executive Assistant, reported that the Hemisfair team appeared on KLRN “Conversations,” in SA Woman Magazine, on News 4 WOAI, and on Texas Public Radio in the past month. A merchandising plan is being developed, and community outreach presentations continue.
3. Art, Civic and Cultural Committee
Art, Civic, and Cultural Committee Chair Rod Radle announced that there will be a calendar of events developed. HPARC staff is hosting a children’s Halloween event called Hemisfear on Oct. 31 from 4-8:30pm featuring a haunted maze, trick or treating, face painting, and more. The event will be funded by the 80/20 Foundation, and sponsored by groups such as Gemini Ink, the Food Bank, SA2020 and Magik Theatre among others.
4. Finance Committee
No additional updates were given.
5. Historic Committee
Historic Committee Chair Sue Ann Pemberton invited the Board to support preservation and attend the Power of Preservation gala. The Historic Committee is developing historical guidelines of restoration to maintain historic integrity.
6. Planning and Development Committee
Planning and Development Committee Chair Bill Shown touched on the Plaza de Artes Programming document and P3 opportunities. Omar Gonzalez discussed the opportunity of a vertical circulator at the SE corner of the Convention Center expansion that would connect Hemisfair and the Convention Center.

K. Citizens to be Heard

1. Mark Sullivan of 1113 E. Houston Street requested for HPARC Board members to all read a full report on his invention Texposition.
2. Lance Aaron of 622 Mesa Lane discussed the sustainability of history with the Board and its importance to him. He expressed concern for the future of the historic acequia remnants on site. He also requested a follow up meeting with CEO Andres Andujar to review his project.

L. Board Member Comments

None.

M. Executive Session

None.

N. Adjournment

With no further business, Madison Smith adjourned the meeting at 10:11AM.