

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Executive Assembly Conference Center
San Antonio, TX 78205
August 9, 2013
8:30 a.m. – 10 a.m.

Board Attendance: Madison Smith, Bill Shown, Sue Ann Pemberton, Rod Radle, Bill Shown, Paul Foster, Debra Guerrero, Ashley Hixon

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Debbie Serot, Rachel Holland, Linda Deatrick, Roger Tavares, Steve Golden (Golden Steves), Emily Youngblood, Celine Thomasson, Lori Houston (CCDO)

Additional Attendance: Lance Aaron (U.S.-Mexico Interests), Howard Peak (Parks Foundation), Ginger Purdy and Joyce Coleman (Women's Pavilion), Patricia Gonzalez and Erika Bucher (Instituto Cultural de Mexico), Jed Maebius (Mayor's Office), Richard Rosen (Magik Theatre), Aaron Parks (Institute of Texan Cultures), Xavier Urrutia (Parks & Recreation Department), Shanna Smith (SACVB)

A. Call to Order

Madison Smith, HPARC Chair, officially called the meeting to order at 8:39AM. He expressed gratitude to HPARC Board Member Debra Guerrero for her dedicated service to the Hemisfair Board since its inception in 2009 as her term expires today. HPARC Board Member Xavier Gonzalez's term also expires this month. Smith also thanked intern Emily Youngblood for her volunteer position with Hemisfair this summer and wished her best in her endeavors.

B. Approval of the June 14, 2013 Meeting Notes

No changes were offered to the June 14, 2013 Meeting Minutes. HPARC Board member Debra Guerrero motioned to approve the notes as written and HPARC Board member Sue Ann Pemberton seconded the motion. The motion passed unanimously.

C. Citizens to be Heard

There were none.

D. Chief Executive Officer Report

Hemisfair CEO Andres Andujar reported on the following:

- The Governor signed the Texas Bill allowing HPARC to expand the park and improve its quality. It also called for a deed restriction to be finalized by the City of San Antonio. Chair Madison Smith commended the Board and Staff for their vigilance in seeing the Bill through the legislative process. The Bill allows the Hemisfair team to move forward with public improvement projects and private-public partnerships
- HPARC is working on P3 policies and project schedules
- HPARC has continued community outreach presentations to several organizations including the Conservation Society, the SA Bar Association, and Leadership San Antonio
- Hemisfair coordination efforts have continued with City Management staff, Centro, CIMS, Downtown Operations, SAISD, SAHA, VIA, Convention Center Expansion Team, Mayor's Office, County Officials, and City Council members
- HPARC has been in close coordination with Convention Center Expansion Team to ensure that the end result of the expansion project is compatible with Hemisfair redevelopment and mutually beneficial to both entities
- The Play Escape Design and the Civic Park Programming continue to progress. Public outreach is embedded in the process of both efforts

E. Briefing on Global Project Schedule

HPARC CEO Andres Andujar reviewed the Hemisfair global project schedule and key map, walking through the timeline of planning, design and construction of the Hemisfair projects. He explained that the expansion of the Convention Center towards highway US 281 allows for the deconstruction of the western portion of the Convention Center, thus creating land for more park space.

Additionally, Andujar mentioned his technical analysis of the proposed streetcar routes, and indicated that it is more beneficial for the future of Hemisfair to have a Chavez-aligned streetcar route because it will serve more residents and allow for more development opportunities along Chavez.

Other updates on the overall project schedule included the following:

- The Hemisfair Play Escape is currently under design with an estimated completion date in 2015
- The Magik Theatre architect is completing an assessment of this institution's structure, and will be programming of the Theater's needs.
- Programming of the northwest corner Civic Park is currently underway and will continue integrating public feedback throughout the process. Construction will begin on the Civic Park immediately after the older portion of the Convention Center is deconstructed in 2016.
- Underground parking may be set-up as a public-private partnership to bring private investment similar to those seen in Discovery Green and Millennium Park. There is an opportunity at Hemisfair to look at parking, utility infrastructure, and commercial leases globally to provide a high level of service throughout the park development.

Board member Rod Radle expressed that the opening of the Play Escape in 2015 will be a massive community success.

F. Briefing and Possible Action on P3 Guidelines and Process

HPARC Director of Planning, Operations, and Development Omar Gonzalez reported that the team has been studying public-private partnership (P3) relationships for the past two years, attended P3 conferences, and met with numerous P3 firms. Hemisfair, as an agent of the City of San Antonio, can provide land through a long-term lease arrangement to developers who can finance, design, build and operate buildings that will provide amenities to the park, including residential development and local retail, restaurants and other type of storefronts.

The Hemisfair P3 Guidelines include a 5-month developer selection process. Gonzalez described the Development Selection Process from RFQ to executed contract. Andujar added that City leadership is embedded within the process as an oversight committee including various City executives and departments. This committee will be involved throughout the selection process so that the City is fully coordinated. All contracts will be approved by the HPARC Board of Directors and the City Council, consistent with City policies.

HPARC Board Chair Madison Smith explained the importance of Hemisfair looking for qualified developers, and within that pool, being able to identify a firm with aligned culture and vision with the Hemisfair project. This philosophical compatibility will ensure a positive working relationship.

One of Hemisfair's goals is to qualify as a LEED certified gold neighborhood development. It would be the first Gold-level certification in Texas.

During the September Board Meeting, staff will ask the Board to formally adopt the vetted P3 Policy.

G. Committee Updates and Next Steps

- **Executive Committee**

Board Chair Madison Smith reported that City Council and the Mayor will select new HPARC Board Members in order to fill vacated Board spots.

- **Communications Committee**

Committee Chair Debra Guerrero reported that the committee has finalized a video infographic of Hemisfair's plans to garner public support and excitement. HPARC staff then showed the Board the new promotional video which can be found on the Hemisfair website at www.hemisfair.org/hemisvideo.

Hemisfair consultant Debbie Serot also reported that the team is continuing to build relationships with the media including meeting with journalists. The team is also hosting two CEO forum breakfasts next week to inform and gain further support for the transformation plans. Fundraising efforts continue to be planned.

- **Art, Civic and Cultural Committee**

Committee Chair Rod Radle reported that the funds committed by 80/20 Foundation to help activate the park have been redirected to operational funds including fundraising, outreach, and marketing efforts. A fast-approaching construction schedule limits activation possibilities. The committee is also working on the existing leases within the SW Corner.

- **Finance Committee**

Committee member Ashley Hixon confirmed that City staff recommended \$1.15M contribution to Hemisfair from the General Fund for FY2014. City Council will vote on the final city budget on Sept. 12th. Although this amount is lower than the original request, HPARC plans to augment it through philanthropic efforts. The final budget will be taken to the HPARC Board of Directors in September.

- **Historic Committee**

Committee Chair Sue Ann Pemberton reported that architectural firm Quimby McCoy has begun the Historic Homes Assessment of ten homes in the Southwest Corner of Hemisfair. Pemberton also reported that she was a judge for the San Antonio Low Impact Design competition in which Hemisfair was a featured project. Teams that presented showcased innovative sustainable design models for all the new construction.

- **Planning and Development Committee**

Committee Chair Bill Shown reported that there is an intense effort to focus on the western portion of Hemisfair and preparation for P3 relationships. HPARC Project Manager Ron Schappaugh updated the Board that design work has begun on the Southwest Corner Play Escape including a design charrette with about 40 members of the public. The next step includes reviewing concept design with several key community groups. Schappaugh also reported that staff met with several public focus groups to review the Civic Park program. The next step will be releasing a public survey of the Program ideas, followed by completion of the programming document.

The Conditions Assessment of Historic Homes is underway, and recommendations will be submitted in November. This report will allow Hemisfair to move forward with construction decisions.

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

Chair Madison Smith adjourned the meeting at approximately 10:03AM.