

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Executive Assembly Conference Center
San Antonio, TX 78205
December 13, 2013
8:30 a.m. – 10 a.m.

Board Attendance: Madison Smith, Bill Shown, Paul Foster, Dirk Elmendorf, Rod Radle, Sue Ann Pemberton, Daniel Lopez

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Rachel Holland, Roger Tavares, Ron Schappaugh, Steve Golden (Golden Steves), Linda Deatrack, Carlos Contreras, Lori Houston

Additional Attendance: Debbie Serot (The Marketing Factors), Ginger Purdy (Women's Pavilion), Theresa Britts (Britts & Associates), Stephen Cross and Richard Rosen (The Magik Theatre), Veronica Zertuche (City Legal Department), Madeline Guyer (San Antonio Conservation Society), Lincoln Avant (District 1 Office), Mike Sawaya (Convention and Sports Facilities)

A. Call to Order

Madison Smith, HPARC Chair, officially called the meeting to order at 8:40AM.

B. Approval of the November 8, 2013 Meeting Minutes

No changes were offered to the November 8, 2013 Meeting Minutes. HPARC Board Member Sue Ann Pemberton motioned to approve the notes as written and HPARC Board Member Rod Radle seconded the motion. The motion passed unanimously.

C. Citizens to be Heard

There were no citizens to be heard.

D. Chief Executive Officer Report

HPARC CEO Andres Andujar reported on the following:

- City Council approved new parkland designation at Hemisfair increasing dedicated parkland from 14.97 to 18.47 acres, as well as the transfer of the land to a newly formed Public Facilities Corporation (PFC). The PFC also now owns approximately 14 acres for improvements to benefit the parkland. This effort required weeks of coordination with the City, attorneys, development experts, and others to fulfill the intentions of the State legislation.
- HPARC achieved clarity for the usage of 2007 and 2012 Bond dollars, specifically related to the Eagar and Carriage Houses that were restored with 2007 Bond dollars. While it remains possible for the 2012 Bond dollars to be used to restore historic homes that will have commercial uses, the homes improved with 2007 bond dollars must only be used for non-commercial purposes until the Bond is paid off. For the foreseeable future, HPARC will continue to office out of the buildings since they are located in the center of the upcoming construction.
- Interviews are currently being conducted for the Executive Director of the new Hemisfair fundraising organization after receiving 28 resumes from around the country. HPARC staff will interview seven candidates before the selection committee interviews two finalists.
- The Play Escape schematic design was approved by the Historic and Design Review Commission after due diligence with neighborhood associations, the Conservation Society, Magik Theatre Board, the Institute of

Texan Cultures, the Convention Center, Centro, and others. HPARC followed up with a public presentation at the Magik Theatre that same evening.

- HPARC staff continues to coordinate regularly with the City Manager, Mayor, city staff, agencies, civic organizations, the community and the media.
- Staff will be presenting a site-wide parking strategy report to P&D this month.
- The RFP for design of the civic park closed with 18 submittals. The list was very impressive and the selection committee has shortlisted to four firms that will be interviewed for final selection in January.
- Andujar thanked HPARC project managers Ron Schappaugh and Roger Tavares, M&M Contracting, Howell Crane & Rigging, LBJ Fleet services and the City of San Antonio for saving two oaks from the Convention Center expansion footprint. The trees are being temporarily stored near Chavez and S. Alamo and will be relocated permanently within the next year at Hemisfair. The team volunteered their time and resources, and moved the trees on the day after Thanksgiving. The trees are being watered by the City of San Antonio.

HPARC Chair Madison Smith reported that a new Board appointee has been identified and will be voted on by City Council at the January 9, 2014 meeting.

E. Briefing and Possible Action on FY13 Audit Report

Theresa Britts of Britts & Associates announced that her firm completed the independent financial audit of Fiscal Year 2013 ending September 30, 2013. Britts & Associates has issued their independent auditors report and letter on conduct of audit. The audit found the financial statements presented fairly the respective financial position and cash flows in accordance with accounting principles accepted in the U.S. The financial highlights were that total assets increased by \$69K for the year, and HPARC's total net position for the year ended at \$358,353.

Finance Committee Chair Daniel Lopez added on behalf of the audit committee, the process was very smooth and the new audit committee is capable of addressing more complicated audits in the future.

Board Member Rod Radle asked how the new foundation will implicate audits in the future. Andujar stated that the new organization would have its own independent audit if required. Andujar also reiterated that he sees the new organization to be completely independent from HPARC with a separate Board of Directors.

Staff recommended approval of the FY13 Audit Report. Daniel Lopez motioned for approval, Bill Shown seconded, and all were in favor. The FY13 Audit Report was approved.

F. Briefing on Dedicated Parkland and Land Bank Transfer

HPARC CEO Andres Andujar reviewed the implications of City Council's vote on dedicated parkland at Hemisfair. Andujar showed a map of the previously dedicated 14.97 acres of parkland that sat under the Convention Center and parking lots at the base of the Tower of the Americas. Then a map of the newly designated 18.47 acres of parkland was shown, including the future civic park located where the western portion of the current Convention Center will be removed.

Andujar additionally explained that 14.45 acres of land was transferred to the Hemisfair Park PFC, which includes potential developable sites. The Land Bank provides land usage clarity to HPARC. It is important to note that the legal action does not include any land currently owned by the federal government because it is not controlled by the City of San Antonio.

At City Council, many members of the community voiced their support for the Hemisfair parkland measures, including members from the Conservation Society, Lavaca Neighborhood Association, Chamber of Commerce,

Hispanic Chamber of Commerce, and the Magik Theatre. There was some opposition from Native American clans that felt left out of the planning process—participation that HPARC welcomes.

G. Committee Updates and Next Steps

- **Executive Committee**

Board Chair Madison Smith reported that Andujar covered most updates during the CEO Report. He also reported that there has been much discussion of the west bank building and the need to secure an active cultural use at least on the park level of the building.

- **Communications Committee**

Board Chair Madison Smith reported that HPARC needs clarity of message and branding for Hemisfair. Board Member Dirk Elmendorf shared excitement for telling the story in 2014. HPARC Staff member Rachel Holland revealed the homepage for the new website that will be up by January.

- **Art, Civic and Cultural Committee**

Art, Civic, and Cultural Committee Chair Rod Radle shared that Hemisfair will be developing an art gift acceptance policy to guide potential donations in the future. Andujar reported that he is still coordinating with Tres Centurias on fundraising efforts so that both entities are working together towards the same goals.

- **Finance Committee**

Finance Committee Chair Daniel Lopez reported that the team has formed an investment subcommittee to help the organization with cash management. The first order of business was deciding on how to invest and manage FY14 operating dollars. Treasury Policy Revisions will go before the Board in January.

- **Historic Committee**

Historic Committee Chair Sue Ann Pemberton reported that the conditions assessments and cost estimates have been completed for the first 10 historic buildings at Hemisfair. A scope of work has been developed for the homes within the Play Escape environment in accordance with available funds. Additionally, the Magik Theatre assessments are complete and have been sent to Texas Historic Commission for recommendations. UTSA students are also submitting historic conditions assessments for several of the homes that were outside the scope of the first 10 homes, developed under the supervision of Historic Committee chair Sue Ann Pemberton.

- **Planning and Development Committee**

Vice Chair Bill Shown reported that the most important thing HPARC achieved this month was parkland clarity. In the meantime, the play escape design continues to move forward, along with selection of a civic park designer. The interior streets conceptual design will be presented to Planning and Development Committee in January. Parking strategy and utilities strategy are both underway which will set the stage for the built environment.

H. Board Member Comments

Board Chair Madison Smith congratulated Director of the Center City Development Office Lori Houston for taking oversight of the Downtown Operations office. Smith also congratulated Carlos Contreras for overseeing Transportation and Office of Historic Preservation. Lastly, Smith thanked everyone in the room for helping drive the Hemisfair vision as staff, volunteers, partners, and stakeholders.

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

HPARC Chair Madison Smith adjourned the meeting at approximately 10:04AM.