

**HemisFair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Henry B Gonzalez Convention Center
200 E. Market Street
Executive Assembly Conference Center
San Antonio, TX 78205
January 13, 2012
8 a.m. – 10 a.m.**

Board Attendance: Paul Foster, Gini Garcia, Xavier Gonzalez, Ashley Hixon, Daniel Lopez, Sue Ann Pemberton, Rod Radle, Bill Shown, and Madison Smith.

HPARC Staff/Volunteer Attendance: Andres Andujar, Rachel Holland, Ron Schappaugh, and Celine Thomasson

COSA Attendance: Pat DiGiovanni

Additional Attendance: Richard Whynot (San Antonio Conservation Society), Louis Cardenas (Blonde Creative), Lance Aaron (SAHCC), Hugh Farr (CFF), Richard Rosen (Magik Theatre), Mark Sullivan (Texpo), Aaron Parks (UTSA-Institute of Texan Cultures), Steve Golden (Drenner & Golden), and Sonia Jimenez (Ximenes & Associates).

A. Call to Order

Madison Smith, HPARC President, called the meeting to order at approximately 8:05 a.m.

B. Approval of December 9, 2011 Meeting Notes

Mr. Smith asked if the board had reviewed the meeting notes and if there were any comments or amendments. Bill Shown 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. Briefing and Possible Action to amend Sources & Uses of Capital Budget

Andres Andujar, HPARC CEO, reported on the progress budget status for the Eagar House restoration effort. The cost estimates from last year have been updated and suggest a \$500,000 increase. This increase is a reflection of a more robust landscape, both in size and composition, and a more accurate historical restoration scope. Savings from master plan fees and other budgeted elements are used to compensate the increase, for a net zero effect on the budget. w

The additional landscape improvements include the immediate area around the Eagar house out to meet up with the complete streets edge, the south parking lot and up to the entry area of the Magik Theatre. Mr. Andujar recommended approval to amend the budget as presented.

The board opened discussion and received more information on the restoration budget increase. The work will be conducted by expert restoration firms and now includes restoration of the original wood floor, wall plaster, and burying electrical conduits. It was

suggested that grants and other funding sources be further explored in the future for historic preservation efforts. Contingency funds will only be assigned if there is an unexpected significant need. If there are cost savings realized once the house is fully refurbished, that savings will go toward art integration. Mr. DiGiovanni warned the board about the importance of getting better estimates moving forward. Board members assured him that the public trust of funds entered the budget amendment discussions and it is more prudent to invest the additional money now and add to the current effort for a comprehensive result. While it was discussed during programming, there is no specific art budget identified for this effort. If there are any savings, it could go toward public art and if not, other sources of funding will be explored toward this end. Gini Garcia urged the board to start the practice of automatically identifying art funding for every project. An Arts Master Plan is currently being developed. Mr. Smith suggested the current effort will assist HPARC in developing a standard for development that will continually be refined and reflected on moving forward.

Rod Radle made a motion to support the recommendation and Dan Lopez seconded it. The motion passed with one board member voting against it.

D. Briefing and Possible Action on authorization to proceed with General Contractor contract selection for Eagar House Complex

Bill Shown, HPARC VP and Planning and Development Chair, began the briefing. This topic was last presented at the December Board Meeting. There were eight qualified bids received and since the December update, the teams were narrowed and two were shortlisted and interviewed. Ron Schappaugh, HPARC volunteer with project management expertise, assisted in the selection process. Based on the information provided and the evaluation and interview process, the Planning and Development Committee recommend the contract award to JC Stoddard with a negotiated fee to reflect the allotted budget.

The Request for Proposals were advertised in the newspaper. It included requests for technical qualifications as well as estimated fees. The selection criteria were weighted 60% for technical and 40% for fees. The project manager for the JC Stoddard team has expertise with this type of project, and demonstrated more experience than the team that came in a very close second. The second place team, Guido Brothers Construction, had participated in the original HemisFair '68 development but the JC Stoddard team came in approximately \$46,000 less than Guido. The evaluation committee was comprised of HPARC VP, Bill Shown, HPARC Secretary and Historic Preservation Committee Chair Sue Ann Pemberton, CEO Andres Andujar, staff member Omar Gonzalez and Mr. Schappaugh. The JC Stoddard team has a 38% participation of the subcontracted amount for DBE/HUB/SBE/WBE subcontractors. The selection was not limited to locals and one team was led by a firm out of the Dallas/Fort Worth area. The third top ranked team came in \$60,000 more than JC Stoddard. The JC Stoddard subcontractors have solid references and the project manager, with equally impressive qualifications, will be active and on-site.

There was additional discussion and it was suggested that a more formal presentation and process summary pages be provided to the board when contract awards are being recommended. Mr. Radle volunteered to assist with setting up a standard operating

procedure to allow for better and more timely dissemination of information from staff to the board.

Mr. Radle made the motion to award the contract to the JC Stoddard team and Xavier Gonzalez seconded it. With all in favor, the motion passed.

E. Citizens to be Heard

Mark Sullivan stated he brought his Texposition invention to the board over eight months ago and met with Mr. Gonzalez as requested. Mr. Gonzalez forwarded a report to the board. Mr. Sullivan now believes that HPARC is attempting to copy several of the specific components of the Texposition plan. He suggested in order to help HPARC avoid the risk of the appearance of plagiarism and the parable of the Three Blind Men and the Elephant, he would like to divulge all the details to the entire board and form an HPARC supported Texposition Task Force. He went on to say that Texposition is the only sustainable component being offered for the park.

Mr. Gonzalez stated that as part of the master plan implementation, all of the various big ideas and programming concepts presented to his committee will be considered. He also stated that his meeting with Mr. Sullivan did not produce a great deal of detail because, as an inventor, Mr. Sullivan is very protective of his intellectual property. Mr. Gonzalez reinforced that there is a process, governed by the HPARC principles, to be followed to gather this type of information and he looks forward as the committee reinitiates the process and Mr. Sullivan and others get the opportunity to have their ideas evaluated.

F. Board Planning Session Follow-Up

As a follow-up to the December board planning session, Mr. Andujar provided an update on HPARC staffing, the Master Plan, and projects in and around the park. He introduced HPARC's new Executive Assistant, Rachel Holland. Ms. Holland will be responsible for handling day-to-day tasks, scheduling committee activities and administrative office duties. With regard to the Master Plan, copies were distributed to the board and they were asked to provide their feedback for the final draft. The City's Historic Design Review Committee endorsed the Master Plan last Friday, the Lavaca Neighborhood supports it. The master plan is expected to go before City Council shortly.

Mr. Andujar informed the board the complete streets initiative has begun. The first public meeting will be held on January 24 and the lead firm is MIG. The design process will take a year with construction to follow. Additionally, the convention center expansion will include the demolition of the west side of the facility is expected to be completed by the end of 2015. This will allow for HPARC to proceed with the construction of the civic park, as presented in the master plan document. HPARC and the Convention Center Facilities Department continue to meet to coordinate their efforts. Mr. Andujar said that there has been some movement on bringing a grocery store to the area. Mr. DiGiovanni is taking the lead on these discussions and it continues to be a priority for the City.

Additionally, Dan Lopez, HPARC Treasurer has helped develop a milestone document to provide feedback on Mr. Andujar's performance. The Executive Committee is reviewing and refining the document. Mr. Andujar's one year anniversary as CEO is March 14, 2012.

Two additional items regarding development in the area include the Federal Courthouse

and the Market Street Realignment. The City has finalized the land swap agreement for the Federal Courthouse with the space being vacated in 2015, after the new federal facility is constructed at the corner of Nueva and Santa Rosa streets. In terms of the Market Street project, this is the first project related to the convention center expansion effort. The City has issued an RFP and Mr. Andujar will participate on the selection committee.

Finally, Mr. Andujar informed the board the City Council has approved the project list for the bond election with \$30 million being allocated to the HemisFair area. Council will call for the May referendum in February. Mr. Andujar then turned the meeting over to the Committee Chairs to provide their respective updates.

Mr. Smith reported that the Executive Committee, as a follow-up to the board planning session last month, is exploring better methods for the various committees to communicate. Board Member Rod Radle is leading an effort to introduce improved ways for committees to reports. The committees are being populated and new composition should be complete by the next meeting. Moving forward, committee chairs will get together at least once a quarter to exchange information and discuss future directions.

Celine Thomasson, HPARC volunteer, reported for the Communications Committee in Debra Guerrero's absence. The committee met with Blonde Creative, the website and branding vendor, to develop the timeline for completing the branding, logo and website in the next quarter. Louis Cardenas, Blonde Creative's Director and Owner, addressed the board and informed them that he met with a few board members, held a brainstorming round table, and will be developing the deliverables for presentation to the Communication Committee and then the Executive Committee. There will be an update on the effort at the February board meeting. In addition to the website and branding effort, the Communications Committee is working with HPARC staff to identify an appropriate opportunity and venue for a media event scheduled for May 2012.

Xavier Gonzalez, Cultural and Civic Committee Chair, reported his committee is working with the City's Office of Cultural Affairs and Public Art San Antonio to create an Art Master Plan. The plan will be based on various models that include a public and private partnership approach. Mr. Gonzalez has also been assisting with community engagement efforts toward acceptance of the HPARC Master Plan.

For the Finance Committee, Dan Lopez, HPARC Treasurer reported the quarterly budget report will be completed by the end of January. The goal is to maintain an auditable standard and Padgett Stratemann is assisting. His committee will develop a funding plan to help further define the organization's common understanding of finance strategies as well as a community investment folder and grant cycles. The plan will include art and related elements. The committee is also exploring the use of relationship-based fundraising.

Historic Committee Chair, Sue Ann Pemberton, HPARC's Secretary reported her committee met with the Planning and Development Chair to review the Eagar Complex scope of work and agree on a preservation philosophy. Design guidelines are being drafted and will be presented to the board for review within the next few weeks. Additionally, Ms. Pemberton is continuing the condition's assessment for ten historic houses located at HemisFair, the Alamodome, and the former SAWS Headquarters

property. All historic structures on Goliad Street have been fully assessed. The structures that require more immediate repairs or improvements will be submitted to the City to lead the effort.

Bill Shown, HPARC Vice President and Planning and Development Committee Chair, reported the landscape architect for the Eagar Complex is now under contract. The kick-off meeting occurred on January 9 and concepts will be developed over the next month. More information will be presented to the board in February or March. He is also working with legal counsel to secure permission for the Eagar House Complex construction.

Mr. Smith thanked the board members for their updates. He referred to the action items matrix that was developed as a result of the board planning session, and asked each board member to submit to Mr. Andujar a target deadline for the various assigned tasks.

G. Adjournment

Mr. Smith adjourned the meeting at approximately 9:58 a.m.