

**HemisFair Park Area Redevelopment Corporation  
Board of Directors Monthly Meeting  
Bolivar Hall at La Villita  
418 Villita Street, Building 9, 2<sup>nd</sup> Floor  
December 9, 2011  
8 a.m. – 5 p.m.**

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

**Staff Attendance:** Andres Andujar, Omar Gonzalez

**COSA Attendance:** Councilman Diego Bernal, City Manager Sheryl Sculley, Pat DiGiovanni, Lori Houston, Mark Brodeur, Mayor Julian Castro, Paula Stallcup, Colleen Swain, and Hector Morales (City Council District 1).

**Additional Attendance:** Richard Whynot (San Antonio Conservation Society), Marisa Ahuja (Instituto Cultural de Mexico), Joan Gaither (San Antonio Conservation Society), Andi Rodriguez (UTSA-HPARC Intern), Mark Sullivan (Texpo), James Benavides (UTSA-Institute of Texan Cultures), Curtis Bowers (Lavaca Neighborhood Association), Karl Baker (Drenner & Golden), and Sonia Jimenez (Ximenes & Associates).

**A. Call to Order**

Madison Smith, HPARC President, called the meeting to order at approximately 8:12 a.m.

**B. Approval of October 14, 2011 Meeting Notes**

Mr. Smith asked if the board had reviewed the meeting notes and if there were any comments or amendments. Rod Radle made a motion to approve the notes as drafted. Xavier Gonzalez seconded the motion. There was no further discussion and the motion passed.

**C. Briefing and Possible Action to amend Articles of Incorporation per City Council action on 11/17/2011**

Andres Andujar, HPARC CEO, briefed the board on City Council action regarding the appointment of two new board members, amending the Articles of Incorporation to allow for HPARC to operate as a 501(c)3 non-profit, the realignment of board member terms, and the amendment related to the funding agreement between HPARC and the City. The two new board members are Paul Foster and Ashley Hixon. Debra Guerrero made a motion to adopt the Articles of Incorporation as amended by the City of San Antonio City Council on November 17, 2011. Xavier Gonzalez seconded the motion and it passed.

**D. Briefing and Possible Action on Authorization to Proceed with Website and Branding Contract**

Debra Guerrero, HPARC Communications Chair, presented information related to the selection of a firm to create the HPARC logo, brand, and website. The process began with the issuance of the Request for Qualifications (RFQ) on October 26, 2011. All RFQ responses were due on November 4, 2011. Fourteen submittals were received, evaluated

and initially narrowed to six. Six firms were asked to submit proposals, including case studies and references. Of the six, two submittals were then short-listed for presentation and interview. . The final selection made by a Task Force of volunteers was Blonde Creative, a certified small, minority business enterprise. Within the first 90 days, the first phase will be complete with an identified brand and logo. The second phase will be the creation and launch of the HPARC website. The fee for all phases will be negotiated not to exceed \$100,000 (one hundred thousand dollars). The scope will be divided into categories with all services provided by the Blonde Creative team. Gini Garcia made a motion for the Communications Committee to proceed with the negotiations and execution of the contract with Blonde Creative for the HPARC brand and website development. Bill Shown seconded the motion and the motion passed.

**E. Briefing and Possible Action on authorization to proceed with General Contractor contract negotiations for Eagar House Complex**

Bill Shown, Planning and Development Chair, reported eight proposals have been received from highly qualified firms. The proposals are currently being evaluated. The masonry and roofing components will be a large part of the selection criteria. With regard to the budget, it is being revisited and may take another \$200,000 for the effort. This effort includes the reconstruction of the four buildings in the Eagar Complex and does not include the landscaping component. Mr. Shown will provide an update to the board in January.

**F. Briefing on Landscape Architecture contract for Eagar House Complex**

Ron Schappaugh, HPARC Volunteer Project Manager briefed the board on the selection process for the landscaping design. Three firms were asked to compete. The firms were Bender Wells Clark Design, Rialto Studio, and TBG. The proposals were reviewed based on price and qualifications and extensive reference checks were conducted. TBG won the contract based on best value. The award is a \$31,000 (thirty-one thousand dollars) contract and it is ready to be executed. No board action is required since the contract is less than \$50,000.

**G. Briefing on Financial Reporting**

Dan Lopez, Treasurer, briefed the board on the end of the fiscal year financials. The fiscal year concluded on September 30, 2011. The board was provided the HPARC Balance Sheet, Profit and Loss Statement as well as the HPARC General Ledger. Mr. Lopez explained these documents affirm the corporation is auditable. Omar Gonzalez, HPARC Director of Operations, Planning and Development, informed the board that capital improvement dollars will not run through the operating account and therefore, will not be reflected in these financial documents. Mr. Lopez will continue to work with Padgett Stratemann to ensure all financial matters are documented and accounted for in an appropriate manner. Financial updates will be provided to the board periodically.

**H. Citizens to be Heard**

None.

**I. Board Planning Session**

Mr. Smith opened the session by reviewing the history of the redevelopment effort as well as the approximate two-year life of the corporation. Mr. Lopez and Mr. Xavier Gonzalez briefed the board on the Ad Hoc Committee's formation, process and

outcomes. Ms. Guerrero explained the transition from the Ad Hoc Committee to the local government corporation that is now HPARC. Mr. Andujar and Mr. Omar Gonzalez provided information related to current master plan efforts including the framework plan process and overview as well as secured funding and future opportunities.

Mayor Julian Castro stated his support for the redevelopment effort and his gratitude to the board. Mayor Castro also mentioned the importance of the 2018 as it is the 50<sup>th</sup> anniversary of the HemisFair '68 and the 300<sup>th</sup> anniversary of San Antonio. He is hopeful the 2012 Bond Election will pass and the redevelopment funding will be secured. Mayor Castro challenged the board to have the full redevelopment effort well underway by August 1, 2015. He pledged his full attention and support to meet this challenge.

The board and the mayor then took a walking tour of Alamo Street and HemisFair Park. The tour was led by Mr. Andujar and concluded in front of the Eagar House Complex.

Jennifer Moriarty with Wells Fargo volunteered to facilitate the session. Please see the additional notes from the session.

#### **J. Adjournment**

Mr. Smith formally adjourned the meeting when the planning session concluded at approximately 4:25 p.m.