

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Executive Assembly Conference Center
San Antonio, TX 78205
January 10, 2014
8:30 a.m. – 10 a.m.

Board Attendance: Madison Smith, Bill Shown, Daniel Lopez, Sue Ann Pemberton, Alan Schoenbaum, Dirk Elmendorf, Rod Radle, Ashley Hixon

HPARC Staff/Volunteer Attendance: Andres Andujar, Omar Gonzalez, Ron Schappaugh, Roger Tavares, Linda Deatrick, Karl Baker (Golden Steves), Lori Houston (COSA)

Additional Attendance: Fidel Castillo (WHS), Rhett Smith (Veterans for Education Reform), Aaron Parks (Institute of Texan Cultures), Adam Greenup (COSA), Jed Maebius (COSA), Veronica Zertuche (COSA)

A. Call to Order

HPARC Chair Madison Smith officially called the meeting to order at 8:40AM and welcomed new HPARC Board Member, Alan Schoenbaum.

Schoenbaum expressed his excitement about Hemisfair transforming San Antonio. Schoenbaum is a native San Antonian with undergraduate and law degrees from the University of Texas at Austin. He practiced law at Akin Gump for 20 years, before eight years at his current position as Corporate Counsel for Rackspace.

B. Approval of the December 13, 2013 Meeting Minutes

No changes were offered to the December 13, 2013 meeting minutes. HPARC Board Member Dirk Elmendorf motioned to approve the minutes as written and HPARC Vice Chair Bill Shown seconded the motion. The motion passed unanimously.

C. Citizens to be Heard

Fidel Castillo, representing WHS, presented copies of a lawsuit, “Maria A. Torres et. al. v. City of San Antonio” and asked that it be distributed to HPARC Board Members.

D. Chief Executive Officer Report

HPARC CEO Andres Andujar reported on the following activities:

- Construction of the southwest corner play environment will begin in May 2014
- Construction on S. Alamo, Goliad, and Water Streets will commence in the fall of 2014
- The civic park design team has been selected and will be publicly announced once City Council approves the selection
- Andujar and HPARC Chair Madison Smith have been holding one-on-one meetings with each Board member
- An updated business plan is in draft form
- HPARC staff is formalizing the philanthropic organization. Final interviews for an Executive Director are finished and will be discussed in Executive Session
- HPARC staff is researching park maintenance and operations strategies based on other models nationwide
- A mixed income development policy is being drafted
- A parking management strategy will be presented to the Planning and Development Committee this month
- Schematic Design of the southwest corner play environment is complete and is moving into Design Development

- HPARC staff has continued coordination meetings with City Council, City staff, CIMS, Centro, CCDO, the Convention Center Expansion team, stakeholders and the general public

E. Briefing and Possible Action on Modifications to Treasury Policy – Omar Gonzalez, HPARC Director of Planning, Operations and Development

HPARC Director of Planning, Operations, and Development Omar Gonzalez asked the Board to approve modifications to the Treasury Policy developed with input from Padgett Stratemann and the Finance Committee per the redlined copy included in the Board of Directors packet. Three specific changes were:

1. Gonzalez would become authorized as an additional signer on all HPARC bank accounts
2. Authority to perform wire transfers would align with the authority to sign checks
3. Day-to-day financial responsibilities will be changed to reference “the CFO or Director of Planning, Operations and Development” instead of the “Chief Financial Officer”

A motion for approval was made by HPARC Board Member Alan Schoenbaum and seconded by HPARC Board Member Ashley Hixon. The motion passed unanimously.

F. Committee Updates and Next Steps

- **Executive Committee**

Board Chair Madison Smith reported that an update on the Executive Director of Fundraising position will be given in Executive Session.

- **Communications Committee**

Communications Committee Chair Dirk Elmendorf reported that the Committee is being redesigned with a new mission. The committee will shift from being tactical—which can be handled by HPARC staff—to being strategic, focusing on using communications channels to amplify work already underway to increase engagement from the community. The new strategy includes a new communications protocol with each committee so all public relations information is centralized.

Elmendorf reported that the new Hemisfair website will launch today. The goal of the new website is to showcase how Hemisfair’s transformation will benefit the community.

The first quarterly newsletter will be sent out Monday.

A “naming” task force is being set up to develop a better working name for the “play escape” that is more appealing to all ages. The new working name will be subject to change if there is interest in naming rights from philanthropic donors. A formal naming rights policy is currently being developed.

HPARC will participate in Dream Week by making a presentation during an event celebrating diversity from 5:30-7 p.m. on Jan 20 at Tucker’s Cozy Corner in coordination with Zocolocos, the Downtown Residents Association’s social group.

- **Art, Civic and Cultural Committee**

HPARC Board Members Rod Radle and Daniel Lopez met with HPARC staff in December 2013 to develop a workforce housing policy at Hemisfair. A policy will be adopted prior to solicitation for P3 development projects. A substantial influx of dollars will likely be required to make workforce housing a reality, depending on the thresholds set for income limits and the percentage of units set aside.

- **Finance Committee**

Finance Committee Chair Dan Lopez reported that an audit committee was successfully formed and will meet again next fiscal quarter. The Treasury Policy and other financial controls were set last fiscal quarter with a focus on multi-year financial sources. The goal is to be financially sustainable. Lastly, Lopez reported that

new savings accounts are being opened.

- **Historic Committee**

Historic Committee Chair Sue Ann Pemberton presented the Conditions Assessment Report for the ten historic homes that will be stabilized this year. Design of the ten historic homes will be completed by Fisher Heck Architects, in alignment with the Historic Design Guidelines. Funding for the design contract comes from the 2012 Bond, and will include stabilization and exterior and possibly interior restoration on select buildings.

Pemberton also announced that the City's Office of Historic Preservation will be holding another workshop open to the public in March or April on the restoration of historic windows.

- **Planning and Development Committee**

Planning and Development Committee Chair Bill Shown reported that the Civic Park Design RFQ received 18 submittals and four teams were interviewed. One firm was identified and recommended by the Selection Committee to the City due to their experience designing instantly recognizable parks around the world, and their understanding of San Antonio. The selected firm will be announced publicly in March when the contract appears before City Council for approval.

HPARC Project Manager Ron Schappaugh reported that estimates and budgets are almost complete for construction of the play environment.

HPARC Project Manager Roger Tavares reported that design of the interior streets will be reviewed during the next Planning & Development Committee meeting and pre-engineering will be completed. The Master Utility Plan will also be presented for approval and finalized by the end of February.

HPARC Board Member Dan Lopez asked how the gap between cost and budget of the play environment would be closed. HPARC CEO Andres Andujar responded that the designers will be phasing the work to accommodate available funds. Phase One is within budget of the available bond dollars, while Phase Two will be excluded from the construction contract until funds are raised through philanthropic means. Andujar explained that Phase One of the play environment will remain within budget of the \$3.6M provided by the 2012 Bond.

Project Manager Ron Schappaugh reported that he has met with Judy Babbitt, who is scheduling a presentation for her ADA advisory group to ensure accessibility to all. HPARC Board Member Sue Ann Pemberton added that there will also be a TDLR review of the design.

HPARC Board Member Lopez asked if the fundraising for Phase Two of the play environment will include improvements to the historic buildings. Andujar said individual projects within the site will be evaluated based on need and available funding on a case by case basis.

G. Board Member Comments

HPARC Board Member Rod Radle commented that City staff will continue active dialogue with existing tenants in the southwest corner of Hemisfair. Since the City holds the leases for the foreseeable future, the City will manage communications with the tenants as landlord.

HPARC CEO Andres Andujar recognized the Board members for their volunteer time stating that every hour spent has been productive.

H. 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; personnel matters; or pending litigation.

HPARC Chair Madison Smith declared an executive session at approximately 9:31AM. The following topics were

discussed during this time:

- Selection and appointment of the fundraising executive director
- Attorney consultation on pending litigation matters

Smith adjourned the executive session at 10:20AM and returned to the Board of Directors Meeting.

I. Adjournment

HPARC Chair Madison Smith adjourned the meeting at approximately 10:26AM.