

Hemisfair Park Area Redevelopment Corporation
Board of Directors Monthly Meeting
Overland Partners
203 E. Jones Ave. Ste. 104
San Antonio, TX 78215
February 13, 2015
8:00 a.m. – 10:00 a.m.

Board Attendance: Madison Smith, Sue Ann Pemberton, Dirk Elmendorf, Bill Shown, Dan Lopez, Rod Radle, Sonia Rodriguez, Paul Foster, Carlos Contreras

HPARC Staff Attendance: Andres Andujar, Omar Gonzalez, Anne Krause, Shannon Perry, Gary Boyd, Christie Beckham, Drew Hicks, Roger Tavares, Juan Cano

Additional Attendance: Steve Golden (Golden Steves), Councilman Roberto Treviño, Linda Deatrick

A. Call to Order

HPARC Chair Madison Smith officially called the meeting to order at 8:07am.

B. Approval of the December 12, 2014 Meeting Minutes

Madison Smith made a motion to approve the minutes and Board Member Sonia Rodriguez seconded the motion. The motion passed unanimously.

C. Citizens to be Heard

There were none.

D. Briefing on CEO Report – Andres Andujar, HPARC CEO

HPARC CEO Andres Andujar updated the Board on progress for the HPARC milestones for the first half of 2015. The first milestone is due at the end of this month: a search to hire a Park Operations Director. This position has been posted on prominent Parks and Recreation sites and closes on February 18. This individual will be responsible for hiring a Park Activation Programmer later in the year. HPARC has already been contacted by some promising candidates. Update to come.

Coordination continues with City Council and contact has been made with newest Council members for District 1 (Roberto Trevino) and District 2 (Alan Warrick). They seem enthusiastic about Hemisfair. It is becoming more apparent that the River Building (part of the former Convention Center site) is a great activation site for the project as a whole and a cultural opportunity. More development in the works.

Omar Gonzalez, HPARC Real Estate Director, is preparing a Request For Qualifications (RFQ) and subsequent Request For Proposals (RFP) for the Northwest Quadrant of the Civic Park. The Water Street development, though much smaller in scale (5 times the acreage), has been HPARC's pilot for developing the Northwest quadrant of Hemisfair. HPARC is reaching out to developers across the country for interest.

Andujar formally introduced Juan Cano, HPARC's recently-hired Real Estate Manager.

Alan Schoenbaum, a board member since 2013, recently resigned from the Board after a move to Austin. Smith elaborated on Schoenbaum's tremendous work and assistance with establishing essential agreements with the City of San Antonio, using his considerable skills as an attorney. An honorary certificate of resolution was drafted, read aloud and signed by Chairman Smith.

E. Briefing and Possible Action on Revision to Treasury Policy – Omar Gonzalez, Real Estate Director

Real Estate Director Omar Gonzalez reported that, in conjunction with the HPARC Finance Committee, a new section to address budget approval process was drafted to add to the Treasury Policy. According to the new section, HPARC staff is responsible for managing the overall fiscal year budget. As long as a line item or category item is not exceeded by 30%, it is not necessary to get approval from the HPARC Finance Committee. Any future increase in staff must be approved by HPARC Finance and Executive Committees. Quarterly financial reports will be distributed to the Board. Board Member Rod Radle asked for clarification about increase in salary and how that relates to the headcount policy proposed in this revision. Daniel Lopez and Steve Golden relayed that as long as the overall budget does not increase, there is no need to consult the committee. This gives more discretion to CEO regarding allocation of funds and future staffing decisions. HPARC CEO Andres Andujar and Chairman Madison Smith explained that Exec Committee has authority over CEO, CEO over staff and is reflected in our employment policy and manual. Board Member Sonia Rodriguez suggested that HPARC begin crafting a policy to address staff growth and salary range. Rod Radle interjected that having a policy is good to use as parameter while still giving CEO flexibility. Daniel suggested running through Executive Committee. Madison brought up that HPARC is growing and might consider looking to larger national examples, such as Bryant Park, as a template for who to hire and how much to pay them. Lopez committed to following up on these issues.

Daniel Lopez motioned to approve amendments to the Treasury Policy, Sonia Rodriguez seconded. Motion passed unanimously.

F. Briefing on Construction & Project Updates – Omar Gonzalez, Real Estate Director

District 1 City Councilman Roberto Treviño briefly addressed the Board and stated his support for the HPARC project. After introductions to board members and staff, Smith welcomed him and stated that HPARC serves “at the pleasure of Council” and expressed appreciation for and the recognition of the importance of D1’s continued involvement.

Real Estate Director Omar Gonzalez introduced the construction and project updates, encouraged Board members to visit the site now that construction is evident.

HPARC Senior Project Manager Gary Boyd gave an update on the progress at Yanaguana Garden. The 11th archeological dig is being completed in full cooperation with the Texas Historical Commission. The completion of utilities for the splash pad (water feature) and public restroom are next. Tree relocation is ongoing. Ex-Officio Board Member Carlos Contreras relayed a story about a massive effort to save trees from the former Convention Center site during Thanksgiving to emphasize HPARC’s commitment to saving historic landscaping. Cowboy volunteered to move them. HPARC Project Manager Roger Tavares related that the father of the owner of Cowboy actually planted the trees and that gave him another personal reason to help save them. A suggestion was made by Rodriguez to honor them somehow, perhaps with a resolution. It was suggested that using stories like this might be helpful in the Conservancy’s fundraising efforts.

Roger Tavares updated on completing the streets within HPARC boundaries; a storm drain line into the area of the park adjacent to Cesar Chavez Blvd. is happening this weekend, making some street closures necessary. All 10 historic homes are currently being renovated to some degree. All homes will be finished by August. HPARC and Magik Theatre will soon be switching buildings so that HPARC can finish remodeling the Kampmann building and eventually offer the ground floor of the house to a tenant to continue activation of the historic homes and keep a non-profit entity in Eagar / Carriage Houses. Repairing roof and porch of Espinoza continues. Koehler/Espinoza ramp has been cleared and a deck created to the west, continuing HPARC’s “water, shade, courtyards” concept. HPARC is coordinating with THC to document the recently discovered masonry cistern in Half House. It will be stabilized and back-filled with sand, leaving it intact. Bill Shown asked if it is possible to make the cistern a decorative feature. Sue Ann Pemberton said it was, but we are not far enough along in process yet. Pereida House is progressing nicely. Andujar updated the Board on the pergola construction and pointed out that Smith volunteered his firm’s time to design concept and thanked Overland Partners for “tens of thousands of dollars’ worth” of valuable work donated to the project and thus the City.

RFQ for Northwest Quadrant will be released in March after Council Committee approval.

G. Committee Updates and Next Steps

a. Arts, Civic and Cultural Committee

Forthcoming projects are exciting.

b. Communications Committee

Communications Manager Drew Hicks updated the Board about the recent Dyal Partners Wayfinding and Signage project. This has also encouraged Hemisfair's neighbors to raise the bar on their signage.

Hemisfair's new logo is starting to make an appearance.

Community relations presentations continue. D10 Councilmember Gallagher was in attendance recently at a NE Neighborhood Alliance meeting and voiced his support for Hemisfair. There has been an overwhelmingly positive response from community members.

c. Executive Committee

A formal agreement between the Hemisfair Conservancy and HPARC has now been finalized, making them two separate non-profit entities, with a shared interest of creating the place where San Antonio meets. Board Members Smith, Lopez and Dirk Elmendorf commended HPARC and the Conservancy on graceful establishment of this independence. A discussion was led regarding development momentum at La Villita and their positive influence and informal partnership with HPARC.

d. Finance Committee

Q1 2015 Financial report was submitted to the Board. There were no issues. An investment subcommittee meets annually. HPARC is currently looking into opening up lines of credit with local banks to extend our ability to forge projects with private financing.

e. Historic Committee

Construction continues on historic buildings on site. Pemberton noted that the absence of the playground has been devastating for some citizens. Hicks states that although some will miss the old wooden playground, the new play area is meant to be enjoyed by a wide range of citizens and is being built to last for generations.

f. Planning and Development Committee

Substantial completion of Yanaguana Garden is now expected at the end of June due to delays on a large piece of play equipment. Most everything else will be done by April. .

H. Executive Session

HPARC may meet in executive session pursuant to Chapter 551 of the Texas Govt Code to deliberate the purchase, exchange, lease, or value of certain real properties; personnel matters; or pending litigation.

Executive Session occurred between 9:45-10:07 a.m. Item discussed was an update on Water Street Site P3 developer selection and following steps. No vote occurred.

I. Board Member Comments

J. Adjournment

HPARC Chairman Madison Smith adjourned the meeting at 10:07 a.m.