

**HemisFair Pak Area Redevelopment Corporation  
Board Of Directors Monthly Meeting  
Henry B. Gonzalez Convention Center  
Executive Assembly Conference Center  
April 9, 2010  
8:00 a.m.**

**Board Attendance:** Art Hall, Daniel Lopez, Sue Ann Pemberton, Lisa Schmidt, Bill Shown, Madison Smith, and David Zachry.

**COSA Attendance:** Pat DiGiovanni, Lori Houston, Paula Stallcup, Elizabeth Porterfield, Steve Whitworth, Patrick Howard, and Mike Sawaya.

**Additional Attendance:** Richard Rosen (Magik Theatre), F. Pakuszewski (1836 AD LLC), and Sonia Jimenez (Ximenes & Associates.)

**A. Call to Order**

Madison Smith, HPARC President, called the meeting to order at approximately 8:07 a.m.

**B. Approval of March 12, 2010 Meeting Notes**

Mr. Smith asked if the board members had an opportunity to review the notes. David Zachry made a motion to approve the notes and Bill Shown seconded it. The motion passed with all in favor and none opposed.

**C. Citizens to be Heard**

None.

**D. Director's Report**

Pat DiGiovanni stated there was nothing new to report.

**E. Presentation on Women's Pavilion and Next Steps**

Mr. Smith introduced Ms. Wagner by saying she was instrumental in bringing attention back to HemisFair. This attention resulted in the formation of the ad hoc committee and eventually this local government corporation, HPARC. Ms. Wagner was part of the original efforts to create the Women's Pavilion and continues to be part of the more recent renovation efforts.

Ms. Wagner gave the board information about her background and how she ended up being part of the original HemisFair development. The Women's Pavilion raised \$100M in public contributions and leveraged about \$1.5B in private donations. The effort included 8,000 women and was the building was planned to become the UTSA Student Union Hall following HemisFair.

The renovation efforts are important to Ms. Wagner, not only because she feels she has a personal responsibility, but also because she believes the renovation will be a catalytic

agent to attract other projects to the area. She currently has approximately 60 members involved in the effort. Ms. Wagner also mentioned it is very likely the Women's Pavilion could be published in the registry because of its 1960's architectural elements and regional significance.

The PowerPoint presentation included more history of the building. Ms. Wagner also informed the group that HPARC Board Member, Gini Garcia will be re-inventing the Wall of Hands concept using glass and light. The renovations will include adding 2,700 s.f. to include a catering kitchen, restrooms, office space, green roofs that will be utilized as a terrace as well as improving the outdoor space with tables and chairs in the courtyard. The space will be available for anyone to use for meetings, events, and celebrations with a few hundred capacity.

The Women's Pavilion fund raising project, the 3C Project: Creativity, Community, and Collaboration, sponsored a project using convention center banners to create totes and aprons from old convention center banners. The 3C Project will continue to sponsor similar fundraising efforts. The Women's Pavilion website is [www.sawomenspavilion.org](http://www.sawomenspavilion.org).

## **F. Committee Updates and Next Steps**

### **1. Executive Committee**

Mr. Smith reported the Executive Committee is concentrating on long-term staffing for the corporation and working with the City to explore options for funding staff support. More specifics will be presented next month. This committee is also looking at the tenants in the park and Lori Houston is getting a comprehensive list together. The committee wants to know the tenant's locations and lease terms in order to plan accordingly – both immediate and long term plans. A strategy for how to move forward on the tenant front will be presented next month.

### **2. Communications Committee**

Debra Guerrero was unable to attend so Lori Houston reported for the committee. The committee is creating a strategic plan that will be presented during the May Board meeting. They are also developing a RFP for the HPARC website and branding RFP which will also be presented at the May meeting. Debra Guerrero will formally introduce HPARC to the tenants at the City's Downtown Operations quarterly tenant meeting in May. She will be giving an overview of HPARC, its purpose, and focusing on gathering their input on how best to communicate with them. The first HPARC public meeting will be held sometime during the June/July timeframe. The committee also provided the board with a DVD created by KLRN, San Antonio Remembered: HemisFair '68. There is another short promotional DVD created by Say Si for the City's NCAA procurement efforts and it will be delivered to the board next month.

### **3. Cultural and Civic Committee**

Mr. Smith announced this committee has not met yet.

#### **4. Finance Committee**

See agenda item G below.

#### **5. Historic Committee**

Sue Ann Pemberton reported the first official committee meeting was held and future meetings will be conducted on the first Monday of the month at 4:30 p.m. The committee discussed potential grant funding opportunities to complete the conditions assessment and cultural significance report. The committee is working with Lori Houston and the City's Historic Preservation Department to explore grants, eligibility for use of certificates of obligation (COO), and partnering with UTSA Next month, they will begin to look at preliminary estimates for the historic structures rehabilitation efforts. The committee received some cultural notes from board member Lisa Schmidt. The City is doing emergency maintenance to some of the buildings (including the Sweeney House wall) with Conservation Society NIOSA funds. Additionally, the committee is working on a conditions assessment RFP and prioritizing needs. An update to San Antonio Conservation Society and HDRC are being planned for the near future.

#### **6. Planning and Development Committee**

Bill Shown reported the committee met with VIA Transit to discuss the streetcar alignment having its crossroads at HemisFair. The committee will draft a general letter (resolution) of support on behalf of HPARC to be considered for approval at the May board meeting. It was suggested that HPARC request to be part of the stakeholder's planning committee for the streetcar initiative. Streetcar expertise may need to be folded into the HPARC Master Planning RFQ. Another suggestion was to require that HPARC be part of the VIA streetcar design criteria development. A final suggestion was to define park space based on available competing interest as part of the drafting of the resolution.

#### **G. Finance Committee Presentation on Financial Assessment of HemisFair Park**

Art Hall presented a PowerPoint presentation with Paula Stallcup, Director of Downtown Operations. The presentation included committee information and a financial review of HemisFair Park. The committee will meet the first Friday of every month at 2 p.m. in the Downtown Operations Offices located in the St. Mary's Garage building. The financial review consisted of the operating budget and existing funding sources as well as funding source opportunities. Existing funding sources include 2007 bond money and 2008 certificates of obligation. Potential funding sources are the City's annual budget, 2012 bond money, Inner City TIRZ or creation of a new TIRZ after 2015, lease revenues, inclusion in the existing public improvement district (PID) or creation of a new one, lease revenues, and partnering with the San Antonio Area Foundation of creating a 501 (c) 3 non-profit.

All committees were asked to participate in the HPARC financial planning efforts by submitting a budget request form. The timeline to determine budgetary needs will be generally May 2010 with request to City in June/July. Next steps for the committee include developing an operating and capital budget, begin master plan process to be

prepared for 2012 bond program, determine boundary for potential TIRZ, continue to explore other funding sources and grant opportunities.

A request was made to the City to inform the board about the Tower's (Landry's) current and projected revenues. If any committee has a need for more immediate funding, please contact Mr. Hall. It was suggested to divide the budget needs into immediate operating and capital needs and long-term capital and operating needs to more easily prioritize. In order to be eligible for 2012 bond funding, 2008 bond money must be spent or plan in place to spend it. The sooner the master plan can be completed, the better for schedule to be part of 2012 bond. The master plan is scheduled for completion in June 2011.

Mr. Smith requested a schedule for each budget item in order to prepare accordingly and continue moving forward.

**H. Planning and Development Committee discussion, and possible action to proceed with the RFQ development as part of the Master Plan process** Bill Shown, Planning and Development Committee Chair, distributed a handout of the detailed RFQ schedule and planning process. The schedule is proposed with to include a 30-day response period for the RFQ, followed by analysis of the teams, selection of short list (not pre-determined but dependent on pool of responses), approval of RFP, RFP advertised in mid-June 2010 with a 30-day response period, short list of 3-4, personal interviews and then to HPARC Board for recommendation. The master plan effort will be scheduled for October 2010 start and May 2011 finish. It was suggested to include the Communications Committee community events schedule with this schedule.

In terms of oversight and accountability, Mr. Shown's handout lists numerous City departments and their potential role in the RFQ/RFP process. This list includes the San Antonio community with a broad, high-level community process so each planner is taking the public's input into consideration. A suggestion was made to be sure and include public involvement as a critical component of the RFQ/RFP document. This suggestion led to the comment that the board needs to define stakeholder before any significant outreach is conducted.

All board members were reminded to restrict communications to possible participating firms with regard to the RFQ/RFP process and selection. It is the Planning and Development Committee's intention that all possible participating firms get the same information.

A motion was made by Art Hall to proceed with the RFQ/RFP development. The motion was seconded by Lisa Schmidt and passed with all in favor and none opposed.

#### **I. Executive Session**

At any time during the board meeting, and pursuant to Texas Government Code, Sec. 551.072, the Board may meet in executive session to deliberate the management, purchase, exchange, lease, or value of certain real properties. Please see the attached certified agenda for more information.

**J. Adjournment**

Lori Houston informed the board the August meeting will be held on August 20, 2010 instead of August 13, 2010. With that, Mr. Smith adjourned the meeting at approximately 10:15 a.m.