

**HemisFair Park Area Redevelopment Corporation
Board Of Directors Monthly Meeting
Henry B. Gonzalez Convention Center
Executive Assembly Conference Center
May 13, 2011
8 a.m. – 10 .am.**

Board Attendance: Xavier Gonzalez, Art Hall, Daniel Lopez, Bill Shown, and Madison Smith.

COSA Attendance: Pat DiGiovanni and Paula Stallcup.

Additional Attendance: Aaron Parks (UTSA-ITC), Zac Harris (LSA 36/AGL), Richard Munoz (Wittigs), Marisa Ahuja (Instituto Cultural de Mexico), Hugh Farr (Cystic Fibrosis Foundation), Steven Golden (Drenner & Golden), Karl Baker (Drenner & Golden), Omar Gonzalez (HPARC Consultant) and Sonia Jimenez (Ximenes & Associates).

A. Call to Order

Madison Smith, HPARC President called the meeting to order at 8:38 a.m.

B. Approval of the April 15, 2011 Meeting Notes

Mr. Smith asked if there were any changes to the meeting notes. Xavier Gonzalez made a motion to approve them as written and Art Hall seconded the motion. The motion passed with all in favor and none opposed.

C. Chief Executive Officer Report

Andres Andujar, HPARC CEO, reported that City Council approved the master plan framework roll out plan on the consent agenda. Mr. Andujar met with most council members previously to address their concerns. He also reported that the master plan effort has garnered great media coverage with a total of 62 articles since December. This coverage equates to \$50,000 in ad value and \$200,000 in publicity value. To date, Mr. Andujar has met with over 60 civic and community groups and HPARC has received a dozen letters of support. Moving forward, the master plan will advance to completion, including a financial plan for the overall development. Additionally a corporate financial budget will be established to fund HPARC's levels of effort.

The Eager House and Carriage House asbestos removal is complete. Details on additional design work and construction will be coming to the board from the Planning and Development Committee. The goal is to have the corporate offices set up by the end of this year.

The 2007 bond savings funds will be received next Thursday. The assignment and terms of the \$17.6M is being worked out with CIMS.

D. Committee Updates and Next Steps

1. Executive Committee – Mr. Smith reported they are concentrating on the procurement policy and had been preparing for the presentation of the master plan framework. Moving forward, the committee will be looking at the bond funds

allocation for streets and drainage improvements and how they can serve as a primary catalyst for the park.

2. Communications Committee – Debra Guerrero was unable to attend. Mr. Andujar reported on her behalf that the committee is developing a plan for on-going outreach. He commended the committee’s Framework strategy and facilitating meetings with the council members.
3. Cultural and Civic Committee – Xavier Gonzalez reported that his committee is working to pull together all the different thoughts from the meetings they’ve had with various interested entities. He would like to develop a master plan to define the cultural and civic master plan and determine the best way to support existing anchor tenants.

Upon Mr. Gonzalez’s appeal, the board discussed whether the Cultural and Civic Committee’s Master Plan should be part of the current master planning effort with the same consultants or with another group. Comments included the specific mention of art incorporation and that having a cultural and civic plan will be influential during overall master plan decision-making. Mr. Smith asked Mr. Gonzalez to let the board know how his committee would recommend moving forward. Mr. Andujar suggested that now might be the time to bring in community experts to generate more ideas and a wider range of options. Finally, Mr. Gonzalez mentioned he has been in communication with Mark Sullivan, who approached the board last month during public comment, with regard to his Texposition 2020 World’s Fair concept and HemisFair being the focal point. Mr. Shown suggested it is best to have the master plan in place before any ideas become too detailed.

4. Finance Committee – Dan Lopez reported his committee has been working on the procurement policy (agenda item below), corporate financial housekeeping tasks, and their priority moving forward will be the development of a strategic plan. The plan will address how to leverage the various revenue streams and provide the CEO with guidance on funding issues. Mr. Smith noted the commitment from UTSA and the City Manager’s Office to provide a summer intern as well as the possibility of one from Trinity University. These interns will provide much needed manpower to assist with research. Mr. Smith suggested intern and volunteer hours should be tracked and assigned value to demonstrate the ability to leverage and the level of investment. Mr. Lopez agreed and concluded by stating that learning and doing are great ways to leverage foundation grants.
5. Historic Committee – Sue Ann Pemberton was unable to attend and no report was given.
6. Planning and Development Committee – Bill Shown reported yesterday’s milestone at City Council was the focus and moving forward a decision will need to be made with regard to additional services by the master planning team. There has been some discussion in the past about bringing in place-making experts and this may be the time. With over \$20M in recent contributions to the effort, a huge opportunity to do some immediate and smart work has emerged. The focus will be on working off the framework and doing something with these proceeds to employ them in the most transformational and efficient manner.

E. Briefing on the amendments to the HPARC Articles of Incorporation and Bylaws

Amendments will be addressed at a future board meeting as the requirements for a 501(c)3 is fully defined.

F. Briefing and action on the amendment to the Capital Funding Agreement with the City of San Antonio

Mr. Andujar informed the board that City Council has approved the modification of the agreement to allow for personnel costs, salaries and wages to be covered. This will allow HPARC to have financial flexibility, hire employees to help manage the effort and move quicker. Art Hall made a motion to authorize the CEO to execute the agreement. Bill Shown seconded the motion and it passed without opposition. Future funding agreements will have their own terms and conditions. This agreement was for the initial \$3.2M in Bonds and Certificates of Obligation. Pat DiGiovanni commented that HPARC needs to meet with the bond counsel to come to an agreement on the percentage of funds being dedicated to personnel and management oversight of the projects funded with the bond money.

G. Briefing and possible action on the Procurement policy

Mr. Smith introduced the item noting that the policy has to consider the City requirements because funding comes from the City to HPARC. The policy assigns the CEO as the contracting officer and purchasing agent, outlines the outreach, and allows for the establishment of a vendor rotation list for basic services. Additional provisions include informal competition for jobs ranging from \$3,000 to \$50,000 and jobs over \$50,000 must go through a formal process. Professional consultant selection must be qualifications based. The construction guidance is based on the Texas Local Government Code and allows for flexibility in project delivery strategies including design/build. The letter of the law is incorporated into the proposed procurement policy and the Executive Committee is prepared to recommend it for approval. Art Hall made a motion to approve the procurement policy as currently drafted. Dan Lopez seconded the motion. Mr. Hall commented that the policy can be a bit confusing as a result of having to merge local and state law but it can be amended as necessary once it is tested. He also stated the policy allows for local and small business opportunities which need to be considered moving forward or it will be an issue with the community. Mr. Andujar replied that the administrative procedure is designed to be fair and he expects to exceed expectations and show exemplary results. Mr. Smith thanked everyone who contributed to the creation of the policy and reinforced that that it is a living document open to modification in the future. The board will revisit the policy after a reasonable number of procurements have taken place. The motion passed with all in favor.

H. Citizens to be Heard

Hugh Farr with the Cystic Fibrosis Foundation, the beneficiary charity of the Annual Tower Climb fundraiser, addressed the board. He stated the mayor and over 1,000 participants were present raising \$116,000. The event is the most unique athletic challenge and fundraiser and has become an international attraction. It is listed on the website that hosts climbing challenges and takes place at the end of February. Next to the Alamo, the

Tower is the second most recognized icon of this community. Mr. Farr graciously requested that the board figure out a way to keep the event in the master plan equation.

I. Board Member Comments

Art Hall suggested to the other members of the board that the Annual Martin Luther King March, with Councilwoman Ivy Taylor's support, could either start or end in HemisFair.

J. Executive Session

An Executive Session was not held.

K. Adjournment

Mr. Smith formally adjourned the meeting at 9:35 a.m. due to a loss of a quorum.