

Hemisfair Park Area Redevelopment Corporation
Board of Directors Meeting
Marriott Plaza Hotel
555 South Alamo Street
San Antonio, TX 78205
December 1, 2015
11:00 a.m. – 5:00 p.m.

Board Attendance: Bill Shown, Daniel Lopez, Dirk Elmendorf, Lori Houston, Paul Foster, Rod Radle, Sonia Rodriguez, Sue Ann Pemberton, Sho Nakpodia

Hemisfair Staff Attendance: Andres Andujar, Omar Gonzalez, Gary Boyd, Christie Beckham, Drew Hicks, Geoff Baldwin, Traci Lewand

Additional Attendance: Anne Krause, Shannon Perry, Karl Baker, Andi Rodriguez, Linda Deatricks, , Cara DeAnda, Cynthia Lee, Juan Landa, Tracy Hammer

A. Call to Order

Hemisfair Board Chair Bill Shown officially called the meeting to order at 11:03 am.

B. Citizens to Be Heard

None

C. Approval of the October 9, 2015 Meeting Minutes

Board Member Dirk Elmendorf made a motion to approve the minutes, Rod Radle seconded the motion. The motion passed unanimously.

D. Briefing and Possible Action on Parking Lot Construction Contract

Hemisfair Director of Real Estate Omar Gonzalez requested board approval to move forward on plans to build two temporary surface parking lots. The first lot is adjacent to Magik Theatre south of E. Nueva Street, totaling 61 parking spaces. The second lot is planned for Martinez St. between S. Alamo and S. Presa Streets and will total 52 spaces. Both lots will be asphalt with lighting. An agreement has been reached with the City to provide infrastructure and solar powered parking meters, similar to the ones currently in use at City lots. These meters will allow Hemisfair to retain variable pricing on parking fees, consistent with the Revenue Sharing agreement with the City. With these lots and existing parking in the area, the total number of parking spots available within walking distance to Yanaguana Garden would be 631 spaces.

Board member Dirk Elmendorf asked whether or not informational signage was included in the plans. Signs will be included for the new lots. For existing lots, the City is working on an MOU with SAISD before signage can be created. Ex-Oficio Board Member Lori Houston added that the MOU is underway.

Juan Landa asked about methods of payment that would be accepted. Gonzalez relayed that the current Federal lot is manned with a credit card machine on hand held device during events. Martinez and Alamo lots will take cash and credit. After an initial fee is paid to the City of San Antonio to cover operations expenses, which are capped at 10% of revenues, the remaining revenue goes to Hemisfair. These are temporary parking arrangements until they can be replaced with structured parking or the land is used for a P3 development. Broadway Bank provided a line of credit for up to five years, \$574,959 in total for both lots. Pape Dawson is the engineer for the project. Jerdon and EZ Bell have placed bids for constructing the lots. Bid meetings are scheduled for Friday, December 4. Preliminary schedule to start construction is January 2016. The estimated time of completion is three months. This timeframe would take advantage of revenue from Fiesta 2016 and spring/summer events.

Hemisfair Board Chair Bill Shown asked for a report on annual revenue. Gonzalez projects that the Martinez Street lot will yield \$105,000 and the lot at S, Alamo \$110,000 annually. In terms of land ownership, HPARC has

a 99-year lease on the S. Alamo lot parcel. The Martinez St. lot is owned by the City but Hemisfair has City approval to build the parking lot. On September 17, 2015, City Council approved the parking revenue sharing agreements and for HPARC to use a debt instrument to finance the construction. Board member Daniel Lopez asked about variable parking rates and whether they were taken into account when projecting revenue. Gonzalez added that events like Downtown Tuesdays (when downtown parking in municipal lots is free after hours) were taken into account in the proforma. Hemisfair staff will monitor prices of area parking to stay competitive. Bill Shown suggests limiting parking to two hours.

Board member Sonia Rodriguez made the motion to authorize Hemisfair CEO Andres Andujar to execute construction contract with preferred contractor not to exceed \$579,959 and to draw from line of credit established at Broadway Bank. Dirk Elmendorf seconded and the motion passed unanimously.

The board adjourned to Executive Session at 11:20 am.

E. Executive Session

Hemisfair Board of Directors 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.

- **Southwest Quadrant and Northwest Quadrant P3 Updates**

Certified agenda with meeting notes is attached.

Meeting called back to order by Hemisfair Board Chair Bill Shown at 12:02 pm.

F. Briefing and Possible Action on Southwest Quadrant Public-Private Partnership Development Sublease Agreement

Motion presented by Sonia Rodriguez to approve a board resolution to authorize CEO signature approval to the P3 sublease agreement and parking agreement with AREA regarding the Acequia Lofts Project. The motion approved the deal terms as presented to the Board subject to final review by Executive Committee for any variations. Rod Radle seconded the motion. The motion was unanimously approved.

G. Board Strategic Planning Session

The board adjourned to lunch at 12:06 p.m.

Board Chair Bill Shown called the board meeting to order at 1:03 pm.

Mayor Ivy Taylor's Chief of Policy, Leilah Powell, addressed the Board. She relayed that Hemisfair is helping San Antonio look into the future, showing residents a new, active lifestyle, which is in accordance with the Comprehensive Plan currently under development, and with the initiatives of SA2020.

Executive Trainer Chris Harsdorff shared responses of the Board from their separate board retreat planning session about what qualities would make Hemisfair unique and distinctive. Responses included “convenient, accessible” “inviting” and “the whole city’s front porch.”

The next portion of the work session involved identifying strengths, weaknesses, opportunities and threats of the organization. Responses included strengths: private sector experience, vision, and talented staff. Weaknesses: current financial sustainability, under-staffed. Opportunities: parking, capital funding, and community buy-in to an active, urban lifestyle. Threats: financing, perception of security, and accessibility to and from the district.

A break was taken at 2:20 pm, reconvening at 2:38 pm.

Harsdorff led the Board in a discussion about what innovative actions will move us toward the vision of the organization's ideal future. Responses included working to build relationships with the suburbs and outlying areas, building affordable housing and entertainment options, finding a balance between affordability and becoming sustainable. Barriers to success identified were: overcoming the hump of organizational growth, addressing capital needs and communicating the standards of the Hemisfair district.

Over the next 12 months, the board decided to overcome the hump by performing outreach to neighborhood groups, developing a compelling media plan, considering a Hemisfair mascot, working to recruit a high-profile Conservancy chair and creating an innovative philanthropy plan.

H. Adjournment

Hemisfair board chair Bill Shown adjourned the meeting at 5:09 pm