

# HIGH PROFILE CONTRACT COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, MARCH 18, 2014

3:00 P.M.

MEDIA BRIEFING ROOM

**Members Present:** Councilmember Diego Bernal, Chair, *District 1*  
Councilmember Ivy Taylor, *District 2*  
Councilmember Rebecca Viagran, *District 3*  
Councilmember Rey A. Saldaña, *District 4*

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**Members Absent:** Councilmember Ray Lopez, *District 6*

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**Staff Present:** Troy Elliott, *Finance Director*; Kevin Barthold, *City Auditor*; Ben Gorzell, *Chief Financial Officer*; Debbie Sittre, *Assistant Director, TCI*; Alex Lopez, *Assistant Director, EDD*; Ed Belmares, *Assistant City Manager*; Stephen Whitworth, *Assistant City Attorney*; Jed Maebius, *Mayor's Office*; Lisa Brice, *Special Projects Manager*; Marc Druck, *Compliance Auditor*; Felix Padrón, *Director, DCCD*; Carlos Contreras, *Assistant City Manager*; Joe Angelo, *Chief HR Officer*; Tim O'Krugley, *Assistant Director, Aviation*; Laura Raffaniello, *Contract Coordinator, Downtown Operations*; Sebastian Guajardo, *Special Projects Manager, DCCD*; Heather Eichling, *PIO, DCCD*; Rene Dominguez, *Director, EDD*; Celeste Flores, *Contract Coordinator, EDD*; Ryan Cook, *Office of the City Clerk*

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**Others Present:** Stacia Wilson, *KENS5*; Ryan Loyd, *TPR*; Lynn Denzer, *Galleria II*; Tanya Clark, Barry Clark, *Scent Chips*; Larry Ohlenburger, Jerome Stowe, Helen Stowe, Jack Knight, *La Villita Tenants Association*; Ben Olivo, *MySA.Com*; Marlene Hinson, *Starving Artist Art*; Kay English, Cleo Edmunds, Art Flores, *Little Church of La Villita*; Miguel Villarreal, Ted Lee, *GunLee&Cave*; Christina VanWyk, *Village Weavers*; Patricia Fugitt, *Found*; Patty Henry, *Casa Manos Alegres*; Tina Hinojosa, *Guadalajara Grill*; Leroy Alloway, *Analytic Focus*;

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## 1. Approval of Minutes from the February 11, 2014 High Profile Contract Council Committee Meeting

Councilmember Saldaña moved to approve the Minutes from the February 11, 2014 High Profile Contract Council Committee Meeting. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

At this time Chairman Bernal stated that the High Profile Council Committee would hear Citizens to be Heard.

**Jerome Stowe** spoke against the Proposed La Villita Lease Changes and stated that the La Villita Tenants Association presented a plan to reinvigorate La Villita to Mayor Julián Castro's Chief of Staff.

**Jack Knight** spoke against the Proposed La Villita Lease Changes. He stated that Proposed La Villita Lease calls for unplanned activity that would be difficult to accomplish in such a short amount of time.

**Ted Lee** provided a packet to Councilmembers and gave a brief history of the Little Church of La Villita and Food Pantry. He spoke against the Proposed La Villita Lease Changes and stated that it would devastate both the Food Pantry and the Little Church of La Villita.

**Art Flores** spoke against the Proposed La Villita Lease. He provided a history of the Food Pantry noting its benefits to the community and spoke of its operations.

**Kay English** spoke of the differences between the Current Retail Rental Rate and the Proposed Retail Rate.

Councilmember Taylor entered the meeting at this time.

**Barry and Tanya Clark** stated that the La Villita Tenants Associations desired for La Villita to flourish and were willing to work with the City in accomplishing said goal.

**Cleo Edmunds** spoke of her personal connections to the Food Pantry and the Little Church of La Villita. She provided a brief history of the Church and spoke against the Proposed La Villita Lease Changes.

**Marlene Hinson** spoke of La Villita's unique qualities and of the connection between the Food Pantry to the Starving Artists Show.

**Lynn Maverick Denzer** presented a painting to the Council Committee Members. She highlighted her personal connections to La Villita and spoke against the Proposed La Villita Lease Changes.

**Helen Stowe** spoke of La Villita and stated that she did not want to see it negatively changed.

Chairman Bernal explained that there would be no action taken regarding the Proposed La Villita Lease RFP.

### **Individual High Profile Contract Initiatives for consideration:**

#### **Pre-Solicitation briefings:**

#### **2. La Villita Lease [Felix Padrón, Director, Culture & Creative Development]**

Felix Padrón provided a briefing of the La Villita Facility Leases RFP presentation.

- Project Scope
- Background: History & 1981 La Villita Resolution
- UMC 2008 Retail Management Study Issues of Concern
- UMC 2008 Retail Management Study Recommendations
- Implementing UMC Recommendations
- Retail Mix: Recommended Uses
- Retail Mix Recommendations Results
- Financial Performance
- RFP Review- Rating
- Proposed RFP Evaluation Panels
- Proposed RFP Coordination with City Policy
- Economic Impact
- Project Timeline

Chairman Bernal asked if Restaurant Chains would be introduced to La Villita. Mr. Padrón replied that La Villita would be kept authentic and true to its Original Mission and that Restaurant Chains would not be permitted.

Mr. Padrón stated that all current Tenant Leases would expire July 31, 2015. He noted that the Lease does include language regarding the need for a Response and /or Submission to the RFP.

Councilmember Viagran asked about the La Villita Shops and Tenants whose contracts would end on July 31, 2015. Mr. Padrón replied that the shops would continue business as normal; however, there would then be a Transition Period after the Review and Final Recommendation Process. Councilmember Viagran asked of a Small Business Development Committee or Commission that included Citizens. Mr. Rene Dominguez replied that the City maintains a Small Business Advocacy Committee whose primary purpose is to oversee the SEBDA Ordinance. Councilmember Viagran suggested that a member from the Small Business Advocacy Committee be included on the Evaluation Committee since the City is considering Retail Space. Mr. Sebastian Guajardo stated that Individual Shop Owners who have the experience to be on the Evaluation Panel have been solicited; unfortunately, they are more interested in Applying for Spaces. He noted that Rental Abatements would be recommended as the New Contact and RFP allow for Capital Improvements; however, the amount of those Abatements is unknown at this time.

Councilmember Taylor suggested that Upcoming Individuals be considered to create a balance within La Villita. She stated that the City has multiple Studies indicating that La Villita is not being maximized to its full potential, and stated that although she appreciated hearing about the ministry, it may not fit within the guidelines of the RFP or Mission of La Villita.

Councilmember Saldaña inquired of the La Villita Church Alternative. Mr. Padrón stated that the Church and Food Pantry Building are both City Facilities and the Square Footage of the Food Pantry Building made a desirable location for a Restaurant. He noted that Alternative Locations for the Food Pantry have been discussed and dialogue would continue. Mr. Guajardo stated that the Church of La Villita could apply to utilize the Historic Church if they choose; they may also

provide the Food Pantry from the Historic Church using a Mobile Manner similar to the Food Bank. Discussion ensued regarding the Food Pantry and the Proposed La Villita Lease.

No action was required for Item 2.

### **3. Benefits Consultant [Joe Angelo, Director, Human Resources]**

Joe Angelo presented a briefing and overview of the Benefits Consultant to include the following:

- Procurement Overview
- Project Scope
- Solicitation Requirements
- Project Evaluation
- Proposed Project Timeline

Mr. Angelo stated that the City of San Antonio was pursuing a Health and Wellness Benefits Program Consulting Services and was accepting Proposals from large, nationally recognized Actuarial Consulting Firms, with a proven track record for Comprehensive Health and Wellness Benefits Consulting Services.

Councilmember Viagran requested clarification of a Proven Track Record. Mr. Angelo replied that a Proven Track Record was a Company that had consulted for other Large Cities, Corporations, and had been through the Challenges of managing a \$100 million Claims Experience for an Organization.

No action was required for Item 3.

### **Post-Solicitation briefings**

### **4. Disparity Causation Analysis Study [Rene Dominguez, Director, Economic Development]**

Alex Lopez provided a briefing and overview of the Disparity Causation Analysis Study to include the following:

- Procurement Overview
- Significant Dates
- Project Scope
- Solicitation Requirements
- Project Evaluation Committee

Troy Elliott reported that Department received five responses for the Solicitation and stated that the Due Diligence and Minimum Requirements Review revealed no issues.

Kevin Barthold reported that no Conflicts of Interest issues were revealed.

Councilmember Saldaña asked if a Respondent had been selected. Ms. Lopez replied that a decision naming a Respondent had not been finalized; however, negotiations were ongoing.

Chairman Bernal asked of Lobbyists. Mr. Elliott stated that there is a Restriction of Communication in place until the item is posted onto the Council Agenda. He further stated that once posted, Respondents are able to have discussions with the Council Members.

Councilmember Saldaña motioned to forward the Disparity Causation Analysis Study to the full City Council for consideration. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

Chairman Bernal requested a consolidated vote for Items 5 and 6.

- 5. Secured Area Access Management & Monitoring Services- Aviation**
- 6. On-Call Civil Engineering- Transportation & Capital Improvements**

Councilmember Taylor motioned to forward the Secured Area Access Management and Monitoring Services and the On-Call Civil Engineering Contracts to the full City Council for consideration. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

#### **Other**

- 7. Briefing on 2<sup>nd</sup> Six Month Bi-Annual Report FY14**

Ben Gorzell requested that Item 7 be pulled and postponed.

#### **Executive Session**

Executive Session was not held.

**Consideration of items for future meetings: Next meeting date: April 8, 2014**

#### **Adjourn**

There being no further discussion, the meeting was adjourned at 4:25 p.m.

*Respectfully Submitted,*

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*Diego Bernal, Chair*

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*Ryan J. Cook  
Office of the City Clerk*