

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL SIGNED ORDINANCE  
OR RESOLUTION ADOPTED BY CITY COUNCIL**

**AN ORDINANCE**

**AUTHORIZING HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION (HPARC) TO SOLICIT FOR PUBLIC-PRIVATE PARTNERSHIP (P3) INTEREST FOR DESIGNATED PARCELS OF LAND LOCATED WITHIN HEMISFAIR PARK AND OWNED BY THE HEMISFAIR PARK PUBLIC FACILITIES CORPORATION, CONSISTENT WITH HPARC'S P3 GUIDELINES.**

\* \* \* \* \*

**WHEREAS**, the Hemisfair Park Area Redevelopment Corporation (HPARC) was established by City Council in 2009 to oversee the redevelopment and management of Hemisfair Park and is comprised of an 11- member Board of Directors appointed by City Council and representing local stakeholders; and

**WHEREAS**, in 2012, pursuant to Ordinance No. 2012-02-09-0084, City Council approved the Hemisfair Park Area Master Plan which contemplates the development of mixed-use vertical structures at various sites within Hemisfair Park and the designation of open park space; and

**WHEREAS** in 2013, pursuant to Resolution No. 2013-11-07-0038R, City Council authorized the creation of the Hemisfair Park Public Facilities Corporation for the purpose of serving as a land bank entity and receiving title to portions of Hemisfair Park on which such development could occur; and

**WHEREAS**, pursuant to Ordinance No. 2013-12-05-0834, City Council approved a transfer of 14.45 acres of land in Hemisfair Park to the Hemisfair Park Public Facilities Corporation for the purpose of facilitating the development of that land, consistent with the Hemisfair Park Area Master Plan; and

**WHEREAS**, it is contemplated that the development parcels owned by the Hemisfair Park Public Facilities Corporation will be leased to HPARC pursuant to a Master Lease and Management Agreement that is subject to future City Council approval; and

**WHEREAS**, in order to fulfill its mission and guide the process of soliciting projects on development parcels owned by the Hemisfair Park Public Facilities Corporation, evaluating qualifications and reviewing proposals, HPARC has adopted Public-Private Partnership (P3) Guidelines consistent with the P3 Act (Chapter 2267, Texas Government Code) and the City's Public Private Partnership Guidelines; and

**WHEREAS**, it is the desire of City Council to authorize HPARC to solicit for P3 interest for 2 specific development parcels owned by the Hemisfair Park Public Facilities Corporation; **NOW THEREFORE**:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Hemisfair Park Area Redevelopment Corporation is hereby authorized to solicit Public-Private Partnership (P3) interest from parties seeking to develop on two parcels owned by the Hemisfair Park Public Facilities Corporation, as more particularly described in Exhibit I, utilizing the P3 Guidelines set out in Exhibit II.

**SECTION 2.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this \_\_\_\_ day of June, 2014.

**M A Y O R**  
Julián Castro

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Robert F. Greenblum, City Attorney