

**ECONOMIC AND COMMUNITY DEVELOPMENT  
COUNCIL COMMITTEE MEETING MINUTES  
TUESDAY, FEBRUARY 17, 2015 - 10:00 AM  
MEDIA BRIEFING ROOM, CITY HALL**

<b>Members Present:</b>	Councilmember Ray Lopez, <i>Chair, District 6</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember Ron Nirenberg, <i>District 8</i> Councilmember Joe Krier, <i>District 9</i>
<b>Members Absent:</b>	Councilmember Rey A. Saldaña, <i>District 4</i>
<b>Staff Present:</b>	Erik Walsh, <i>Deputy City Manager</i> ; Carlos Contreras, <i>Assistant City Manager</i> ; Gloria Hurtado, <i>Assistant City Manager</i> ; Leslie Haby, <i>Assistant City Attorney</i> ; Rene Dominguez, <i>Director, Economic Development Department</i> ; Lori Houston, <i>Director, Center City Development &amp; Operations</i> ; Felix Padron, <i>Director, Department of Cultural and Creative Development</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Richard Keith, <i>Assistant Director, Department of Human Services</i> ; Alex Lopez, <i>Assistant Director, Economic Development Department</i> ; Dale McNeill, <i>Assistant Director, Library</i> ; Nikki Ramos, <i>Assistant Director, Parks and Recreation Department</i> ; Colleen Swain, <i>Assistant Director, Center City Development &amp; Operations</i> ; Ana Acevedo, <i>Education Policy Administrator</i> ; Kathy Bruck, <i>CEO, Pre-K for SA</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
<b>Also Present:</b>	Andres Andujar, <i>CEO, HPARC</i> ; Adriana Contreras, <i>Executive Director, San Antonio Education Partnership</i> ; Omar Gonzalez, <i>Real Estate Director, Hemisfair</i>

**Call to Order**

Chairman Lopez called the meeting to order.

**1. Approval of the Minutes from the December 9, 2014 Meeting of the Economic and Community Development Council Committee.**

Councilmember Nirenberg moved to approve the minutes of the December 9, 2014 Economic and Community Development Council Committee Meeting. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

**Briefing and Possible Action on**

**2. The Small Business Economic Development Advocacy (SBEDA) Ordinance Report.** [Rene Dominguez, Director, Economic Development Department; Carlos Contreras, Assistant City Manager]

Rene Dominguez stated that the SBEDA Report (Report) for the previous year was presented annually. He recognized the Small Business Advocacy Committee (SBAC) Members in attendance.

Alex Lopez stated that the 2011-2012 Annual Report explained the new SBEDA Program (Program). She noted that the 2012-2013 SBEDA Annual Report provided a greater level of detail on activities and utilization. She noted that the SBEDA Dashboard was available on the Economic Development Department (EDD) Website and was updated monthly. She reported that the 2013-2014 SBEDA Annual Report included data gathered and the role of the SBAC. Ms. Lopez stated that highlights of the Annual Report included:

- Small, Minority, and/or Women-Owned Business Enterprises (SMWBE) Utilization
- SBAC Committee and Subcommittees
- Vendor Orientation
- Bonding and Mentor Protégé Programs
- Café Commerce
- FY 2015 Aspirational Goals

Ms. Lopez reported that of the \$306,791,228 paid to Vendors; 30% (\$91,881,090) was utilized by SMWBE and 21% (\$69,999,055) was utilized by Minority/Women Business Enterprises (M/WBE). She noted that the remaining utilization was comprised of:

<b>Small Business Enterprises (SBE)</b>	<b>Women Business Enterprises (WBE)</b>	<b>African American Business Enterprises (AABE)</b>	<b>Asian Business Enterprises (ABE)</b>	<b>Hispanic American Business Enterprises (HABE)</b>	<b>Native American Business Enterprises (NABE)</b>
9%	4%	1%	<1%	14%	<1%
\$28,882,035	\$13,397,666	\$3,469,717	\$1,513,472	\$44,342,870	\$275,330

Ms. Lopez provided data for Utilization Detail, Prime and Sub Utilization, WBE and M/WBE Enterprises, S/M/WBE year to year utilization comparisons, and M/WBE year to year utilization comparisons.

Councilmember Viagran asked how a business was categorized as an SBE. Ms. Lopez replied that the definition varied by Industry Category.

Mr. Dominguez noted that the data presented was based on revenue collected in that year.

Ms. Lopez stated that the Aspirational Goals stated were based on the number of registered SMWBE Vendors. She noted that the Report would be distributed to Stakeholders for review.

Councilmember Viagran asked of the number of registered Small Businesses. Ms. Lopez replied that the number registered varied by industry. Councilmember Viagran asked what ensured the opportunity for new SBE Participation. Ms. Lopez replied that SBE that collected over \$10

million in one year, for two years in a row, would graduate from the Program. Councilmember Viagran requested a list of the registered SMWBE by Industry Category.

No action was required for Item 2.

**3. A Public-Private Partnership (P3) Development at the Water Street Site in Hemisfair.** [Lori Houston, Director, Center City Development & Operations]

Omar Gonzalez stated that the Hemisfair Park Area Redevelopment Corporation (HPARC) was established in 2009 and the Hemisfair Park Public Facilities Corporation (PFC) was established in 2013. He stated that the Committee approved the Solicitation Process for the Water Street Site in June 2014. He reported that a Master Lease Agreement between HPARC and the PFC was established in December 2014. He added that a Request for Proposals and a Request for Qualifications were utilized in the Solicitation Process which began in September 2014 and concluded in January 2015.

Mr. Gonzalez stated that the desired outcomes for the P3 were:

Mixed Use Development including:

- Public Parking for park and general users (200+ spaces)
- Residences in upper floors
- Private Parking for Residents (approximately 100 spaces)
- Ground Floor Commercial or Civic Space
- Potential Public Restrooms
- \$15 to \$25 million project value

Mr. Gonzalez stated that selection of the preferred developer would be made by the Hemisfair Selection Committee which was comprised of City and Hemisfair Staff. He reported that five responses to the Request for Qualifications (RFQ) were received and two of the five firms were shortlisted. He stated that Respondents were graded on the following factors:

- Project Concept
- Project Team
- Financials
- Public Parking
- Workforce Housing
- Ground Floor activation

Mr. Gonzalez stated that the Hemisfair Selection Committee recommended negotiation to contract with the highest ranked developer to include the following:

- ❖ Joint venture with HPARC owning 50% of the entity
- ❖ Utilizing 100% Property Tax Exemption
- ❖ 163 Residential Units with 50% of the units limited to 80% of the Area Median Income (AMI) with 5% of units subsidized rent for 50-80% of AMI
- ❖ 418 space parking structure, to include 238 Public Spaces

- ❖ 3,200 square feet of Restaurant/Retail Space on the ground floor
- ❖ Financing by the United States Department of Housing and Urban Development (HUD)
- ❖ Projected annual returns to Hemisfair of \$390,000

Mr. Gonzalez reviewed the features of the East and North Elevations and the Parking Garage Section. He stated that negotiations with the preferred Developer would be held from February to April 2015 in which: 1) Deal structure would be verified; 2) Deal terms would be negotiated; and 3) Design Concepts would be finalized. He noted that the final negotiated agreement would be presented to the HPARC Board in April 2015. He added that the final negotiated agreement would be presented for City Council and PFC approval in May 2015. He stated that staff requests to proceed in negotiations with the preferred developer.

Councilmember Nirenberg moved to approve negotiations with the preferred developer. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

**4. Head Start Briefing Items** [Melody Woosley, Director, Department of Human Services; Gloria Hurtado, Assistant City Manager]

Richard Keith stated that the Head Start Program (Program) was required to undergo a Federal Review Process which included a five part review of:

1. Classroom Assessment Scoring System (completed January 30, 2015)
2. Fiscal Integrity/ Eligibility, Recruitment, Selection, Enrollment and Attendance (ERSEA) (pending)
3. Environmental Health and Safety (March 2015)
4. Comprehensive Services/School Readiness (anticipated 2016)
5. Systems/Governance (anticipated 2016)

Mr. Keith stated that Head Start Performance Standards required an Annual Self-Assessment of:

- Management Systems
- Program Operations
- Program Adherence to Performance Standards

Mr. Keith stated that the Head Start Annual Self Assessment would be presented to the Committee for approval in May 2015. He reported that a Community Assessment was required every three years. He noted that Community Assessment Data was utilized for program planning and identification of enrollment priorities. He reported that the update did not reflect any significant changes from the full assessment conducted in 2012 and prior updates which identified the following concerns: 1) Obesity; 2) Access to Health and Dental Care; and 3) Food Insecurity. He noted that said data estimated that there were 2,341 unserved children eligible to participate in the Head Start Program. He reviewed the Program and Fiscal Activities for November and December 2014. He reported that the budget for the current grant period was \$27,612,690 with \$20.6 million expended thus far.

No action was required for Item 4.

**5. An Education Inventory of FY 2014 Programs in Support of Education.** [Ana Acevedo, Education Policy Administrator; Gloria Hurtado, Assistant City Manager]

Ana Acevedo noted that the City had a long history of involvement in education and listed the benefits of doing so. She reviewed the SA2020 Education Indicators. She stated that the City allocated \$92,914,723 to the SA2020 Education Indicators in FY 2014. She reviewed the direct service provided by the City and stated that the City allocated \$81,246,038 in FY 2014 for direct services. She reviewed the Community Partnership Program and reported that \$11,668,685 was allocated by the City to support said programs in FY 2014. She stated that Educational Goal of SA2020 was to orchestrate one of the greatest turnarounds in education in the United States.

Councilmember Viagran asked of the source of Grant Funds. Gloria Hurtado stated that most Grant Funds received by the City were Federal.

No action was required for Item 5.

**Adjourn**

There being no further discussion, the meeting was adjourned at 11:15 a.m.

*Respectfully Submitted,*

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*Ray Lopez, Chairman*

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*Denice F. Trevino  
Office of the City Clerk*