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Jocelyn A. Van Coney
Program Manager

Martin Herrera
Special Projects

Jasmine Marshall
Program Specialist

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Westside Development Corporation Project Committee Meeting Minutes 627 N. Colorado St., San Antonio, TX 78207 8:00 a.m., Wednesday, March 25, 2015

Committee Members Present

Emilio Castro

Rod Radle

Mac Rattan

Staff Members Present

Leonard Rodriguez, President

Jocelyn Van Coney, Programs Manager

Martin Herrera, Special Projects

Frank Garza, General Counsel

Citizens to be heard.

Discussion / Action Items

1. *APPROVAL OF MINUTES FOR THE MEETING OF JANUARY 21, 2015.*

Mr. Castro moved to approve the minutes without amendment. Mr. Radle provided a second. Motion carried.

2. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM PROFICIENT CONSTRUCTORS, LLC., FOR A GRANT UP TO \$5,000.*

Mrs. Van Coney gave the committee a brief overview of the grant program to provide background for agenda items 2 through 4. She then briefly described the business and proposed use of the grant for new equipment to increase capacity and software for project management.

Mr. Rattan inquired about the history of the business, its ownership structure, and size, to which Ms. Van Coney provided answers. Mr. Radle inquired about the cost of the software and suggested they reevaluate their purchase options before finalizing the sale.

Mr. Castro moved to approve. Mr. Radle provided a second. Motion carried.

3. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM GARMEN IRON ARTS FOR A GRANT UP TO \$5,000.*

Ms. Van Coney briefed the committee on the business and the proposed use of the grant to purchase new equipment to meet existing demand for service. The committee inquired about the business, its products and need for the equipment, to which Ms. Van Coney provided answers and explained the business currently leases equipment, as needed, to fill special orders. Those orders have now increased, justifying the outright purchase of the specialty equipment.

Mr. Castro moved to approve. Mr. Radle provided a second. Motion carried.

4. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM BARRIO BARISTA COFFEEHOUSE FOR A GRANT UP TO \$5,000.*

Ms. Van Coney briefed the committee on the business and its proposed use of the grant for dining space improvement. The committee inquired about the history of the business and fiscal performance. There was some concern about the short duration of operations – less than one year - and briefly remarked at the need to be good stewards of funds and to assess the viability of projects before them.

Mr. Radle moved to approve contingent upon successful replat of subject property. Mr. Rattan provided a second. Motion carried.

5. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM COLOR TONE PAINT FOR A GRANT UP TO \$5,000.*

Ms. Van Coney briefed the committee on the business and the proposed use of the grant funds. The committee discussed the best use of the funds when it comes to a successful business. Despite wanting to be supportive, the committee felt such a request should be converted to a low-interest loan as they have not demonstrated a fiscal need. However, since establishing fiscal need was not a published criteria for this round of grants, the committee felt it should move forward and add such criteria for future funding.

Mr. Radle moved to approve. Mr. Castro provided a second. Motion carried.

6. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM SAN ANTO CULTURAL ARTS TO REFINANCE A LOAN IN AN AMOUNT UP TO \$15,720.84.*

Ms. Van Coney briefed the committee on the request from San Anto to finance the final balloon payment on their current note with the WDC. The committee asked a variety of questions related to the agreement, current debt and payment ability, collateral and fiscal outlook.

Mr. Radle expressed concern with the history of large-dollar expenditures. The committee then discussed establishing an amount threshold that would require notification to and approval by staff of the WDC prior to incurring such an expense.

Mr. Radle moved to approve with a requirement to notify staff of the WDC of capital expenditures exceeding \$2,500 prior to incurring such expense. Mr. Castro provided a second. Motion carried.

7. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM JVGREEN ENTERPRISES, LLC., TO REFINANCE A LOAN IN AN AMOUNT UP TO \$28,050.*

Ms. Van Coney briefed the committee on the loan agreement – now in default – with JVGreen Enterprises. The committee asked a variety of questions related to the agreement, current debt and payment ability, and collateral options.

Mr. Rattan moved to approve for a 60-month term at 6% interest and \$1,000 down payment. Mr. provided a second. Motion carried.

8. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM WILLIAM J. LAMBERT FOR A LOAN IN AN AMOUNT UP TO \$50,000.*

Ms. Van Coney briefed the committee on the business and its proposed use of loan funds. The committee asked a variety of questions regarding current debt, payment ability, and collateral. In light of less than a 100% collateral capacity, the committee asked staff to continue working with the applicant to firm up the request.

No action taken.

Adjourn.

Westside Development Corporation's Project Committee Members

Donald Rattan, Chair
(Small Business)

Emilio Castro
(SAISD)

Rod Radle
(Housing)

Jocelyn A. Van Coney
Program Manager