

## Board of Directors

Janie Barrera  
(Financial Institution)

Joseph A. Carreon  
(Resident)

Emilio Castro  
(San Antonio ISD)

Dr. Jose Cervantes  
(Edgewood ISD)

Theresa De La Haya  
(University Hospital System)

Mark Hernandez  
(Small Business)

Christopher Martinez  
(Small Business)

Jason Mata  
(Resident)

Dr. Thomas Mengler  
(St. Mary's University)

Stephen O'Donnell  
(Large Business)

Rod Radle  
(Housing)

Donald Rattan  
(Small Business)

Dan Yoxall  
(Our Lady of the Lake  
University)

Dr. Jesse Zapata  
(UTSA – Downtown)

## Ex-Officio

Roberto C. Treviño  
City Councilmember  
District 1

Shirley Gonzales  
City Councilmember  
District 5

Ray Lopez  
City Councilmember  
District 6

Cris Medina  
City Councilmember  
District 7

## Staff

Leonard B. Rodriguez  
President

Marc E. Rodriguez  
Marketing & Development

Jocelyn A. Van Coney  
Program Manager

Martin Herrera  
Special Projects

Jasmine Marshall  
Program Specialist

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## Westside Development Corporation Finance Committee Meeting Minutes 2300 W. Commerce St., San Antonio, TX 78207 4:00 p.m., Monday, April 27, 2015

### Committee Members Present

Janie Barrera

Dan Yoxall

### Staff Members Present

Leonard Rodriguez, President

Jocelyn Van Coney, Program Manager

Marc Rodriguez, Marketing & Development

Martin Herrera, Operations / Special Projects

Frank Garza, General Counsel

Alexander Baez (Baez and Sanchez Consulting)

### Citizens to be heard.

### Discussion / Action Items

1. *APPROVAL OF MINUTES FROM THE MEETING OF FEBRUARY 11, 2015.*

**Mr. Yoxall moved to approve the minutes without amendment. Ms. Barrera provided the second. Motion carried.**

2. *DISCUSSION AND POSSIBLE ACTION REGARDING THE YEAR-TO-DATE FINANCIALS OF THE WESTSIDE DEVELOPMENT CORPORATION.*

Mr. Leonard Rodriguez provided an overview of financial documents provided by Baez and Sanchez Consulting. He also reviewed the current sponsorship pledges for the 2015 Gala.

Ms. Barrera was pleased with the presentation of the budget-to-actual comparison for income and asked that the same level of detail be given to expenses.

No action taken.

3. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING AN AMENDMENT TO THE OPERATIONS BUDGET FOR FISCAL YEAR 2015.*

Mr. Leonard Rodriguez provided an overview of the proposed amendment to the fiscal year 2015 operating budget. The amendment, he said, was due to an erroneous classification of a full-time position as independent contract. The amendment makes adjustments to the categories: Contract Services, Salaries, FICA and Health Benefits.

Ms. Barrera restated the amendment back to Mr. Rodriguez to clarify that total expenses budgeted will not be increased. Rodriguez agreed that the amendment reallocates but does not increase total expenses.

**Mr. Yoxall moved to recommend approval to the Board of Directors. Ms. Barrera provided a second. Motion carried.**

### Loan Agreements

4. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS TO MODIFY THE TERMS OF A LOAN AGREEMENT WITH JVGREEN ENTERPRISES, LLC., IN AN AMOUNT UP TO \$28,050.*

Ms. Van Coney provided the committee with a brief overview of the existing agreement and the renegotiated terms, which includes increasing the principal loan amount (\$28,500 approx) to consolidate existing debt, a \$1,000 principal payment upon closing, 6% interest rate for a 60-month term. In addition, payments must be made by an automated ACH bank transfer.

**Mr. Yoxall moved to recommend approval to the Board of Directors. Ms. Barrera provided a second. Motion carried.**

5. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS TO MODIFY THE TERMS OF A LOAN AGREEMENT WITH SAN ANTO CULTURAL ARTS, INC., IN AN AMOUNT UP TO \$15,720.84*

Ms. Van Coney provided the committee with a brief overview of the existing agreement and the renegotiated terms, which include: 10% principal payment upon closing, 4% interest rate for a 24-month term. In addition, Project Committee recommends San Anto get prior approval on large capital purchases and that the organization create a board development strategy.

**Mr. Yoxall moved to recommend approval with an additional provision that San Anto Cultural Arts adopt a board resolution authorizing the agreement. Ms. Barrera provided a second. Motion carried.**

6. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A LOAN AGREEMENT WITH WILLIAM LAMBERT, DBA FRENCH AND MICHIGAN, IN AN AMOUNT UP TO \$50,000.*

Ms. Van Coney briefed the committee on the loan request from French and Michigan, explaining the funds will be used for working capital and minor leasehold improvements. In consideration of existing collateral, it is recommended the principal amount be reduced or paid out over time: a first disbursement of \$30,000, the balance of \$20,000 at six months, subject to account status of good standing. An interest rate of 4% to 6% with a 48-month term is suggested.

The Committee recommends Project Committee reconsider the request in light of the less-than-equitable collateral.

No action taken.

7. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A LOAN AGREEMENT WITH JUANITA I. ROMO, DBA Ms. CHOCOLATIER, IN AN AMOUNT UP TO \$10,000.*

Ms. Van Coney briefed the committee on the loan request from Ms. Chocolatier for the purpose of making leasehold improvements to obtain a Certificate of Occupancy. Project Committee has not reviewed this request.

The Committee recommends Project Committee review the request.

No action taken.

#### **Grant Requests**

8. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM LA ESTRELLA ADULT DAY CARE FOR A GRANT IN AN AMOUNT UP TO \$5,000.*

Ms. Van Coney briefed the committee on the grant request from La Estrella Adult Day Care.

9. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM RONIQUE LOVE FOR HAIR FOR A GRANT IN AN AMOUNT UP TO \$5,000.*

Ms. Van Coney briefed the committee on the grant request from Ronique Love For Hair.

10. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A REQUEST FROM Ms. CHOCOLATIER FOR A GRANT IN AN AMOUNT UP TO \$5,000.*

Ms. Van Coney briefed the committee on the grant request from Ms. Chocolatier.

**Mr. Yoxall moved to recommend approval of items 8, 9 and 10, each for an amount up to \$5,000. Ms. Barrera provided a second. Motion carried.**

**Adjourn.**