

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

Westside Development Corporation Board of Directors Meeting Minutes 563 SW 40th Street, San Antonio, TX 78207 4:00 p.m., Wednesday, April 29, 2015

Board Members Present

Janie Barrera

Joseph A. Carreon

Theresa De La Haya

Mark Hernandez

Christopher Martinez

Jason Mata

Thomas Mengler

Stephen O'Donnell

Rod Radle

Dan Yoxall

Jesse Zapata

Staff Members Present

Leonard Rodriguez, President

Jocelyn Van Coney, Program Manager

Martin Herrera, Operations & Special Projects

Jasmine Marshall, Program Specialist

Frank Garza, General Counsel

Mr. Martinez convened the meeting at 4:08 p.m.

Citizens to be heard.

Discussion / Action Items

1. *APPROVAL OF MINUTES FOR THE BOARD OF DIRECTORS MEETING OF FEBRUARY 25, 2015.*

Mr. Martinez moved to approve the minutes without amendment. Mr. O'Donnell provided a second. Motion carried.

2. *DISCUSSION AND POSSIBLE ACTION TO AMEND THE OPERATIONS BUDGET FOR FISCAL YEAR 2015.*

Mr. Rodriguez briefed the Board on the proposed amendment to the Operations Budget. He explained that the current payroll expense will result in an end-of year overage due to the fact that a full-time position was erroneously categorized as a contracted position. The proposed adjustments will decrease the contract services line item and increase the payroll expense line item. The total budgeted expenses for the year will not increase as a result of this adjustment.

Ms. Janie Barrera advised the Board that the Finance Committee reviewed the amendment and recommends approval.

The recommendation from the Finance Committee was approved.

Loan Agreements

3. *DISCUSSION AND POSSIBLE ACTION 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 briefed the Board on the proposed modifications to the loan agreement with San Anto Cultural Arts, Inc. The Project and Finance committees have reviewed the application and recommend approval of a 24-month term, 4% interest, 10% down payment with payments to begin May 2015. Evidence of authorization by the board of San Anto Cultural Arts, Inc. is also required at closing.

The recommendation from the Project and Finance committees was approved.

4. *DISCUSSION AND POSSIBLE ACTION TO MODIFY THE TERMS OF A LOAN AGREEMENT WITH JVGREEN ENTERPRISES, LLC, IN AN AMOUNT UP TO \$28,500.*

Ms. Van Coney briefed the Board on the terms of the loan agreement with JVGreen Enterprises, LLC, which includes the original \$25,000 principal loan plus an additional principal loan of \$3,500 to consolidate an

existing loan from LiftFund. The consolidation of debt will result in securing collateral for the loan. The Project and Finance committees reviewed the application and recommend approval of a 60-month term, 6% interest and \$1,000 down payment due at closing.

The recommendation from the Project and Finance Committee was approved. Ms. Barrera abstained. Mr. Radle was not present.

5. *DISCUSSION AND POSSIBLE ACTION REGARDING A LOAN AGREEMENT WITH WILLIAM LAMBERT, DBA FRENCH AND MICHIGAN, IN AN AMOUNT UP TO \$50,000 FOR WORKING CAPITAL AND BUILDING IMPROVEMENTS.*

Item pulled from consideration.

6. *DISCUSSION AND POSSIBLE ACTION ON A LOAN AGREEMENT WITH JUANITA ROMO, DBA MS. CHOCOLATIER, IN AN AMOUNT UP TO \$10,000 FOR NEW EQUIPMENT AND INTERIOR DESIGN.*

Item pulled from consideration.

Grant Requests

Mr. Martinez asked Ms. Van Coney to brief the Board on this year's grant programs and applicants. The total amount of grant requests is \$35,000. The amount previously approved by the Board for grants in fiscal year 2015 is \$33,000. To fully fund the requests, an additional \$2,000 is required.

The Project and Finance committees recommend approval of items 7, 8, 9, 10, 11, 12 and 13.

Ms. Barrera advised the Board that Finance Committee recommends to reallocate \$2,000 from the fiscal year 2015 loan fund to grants.

Various members of the Board made comments on the process and applications, including improved promotion of the program, parameters for approved uses, and data collection on its impact.

Ms. Barrera moved to amend the Priority Spending Plan by increasing the allocation for grants by \$2,000. Dr. Zapata provided a second. Motion carried. Mr. Radle was not present.

Ms. Barrera moved to approve the recommendations of Project and Finance committees for items 7, 8, 9, 10, 11, 12 and 13. Dr. Mengler provided a second. Motion carried. Mr. Radle was not present.

7. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM PROFICIENT CONSTRUCTORS, LLC, FOR A GRANT UP TO \$5,000 FOR NEW EQUIPMENT AND TECHNOLOGY.*

Approved

8. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM GARMEN IRON ARTS FOR A GRANT UP TO \$5,000 FOR NEW EQUIPMENT.*

Approved

9. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM BARRIO BARISTA COFFEEHOUSE FOR A GRANT UP TO \$5,000 FOR BUILDING IMPROVEMENTS.*

Approved

10. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM COLOR TONE PAINT, INC., FOR A GRANT IN AN AMOUNT UP TO \$5,000 FOR BUILDING IMPROVEMENTS.*

Approved

11. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM LA ESTRELLA ADULT DAYCARE FOR A GRANT UP TO \$5,000 FOR BUILDING IMPROVEMENTS.*

Approved

12. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM RONIQUÉ LOVE FOR HAIR FOR A GRANT IN AN AMOUNT UP TO \$5,000 FOR NEW EQUIPMENT AND TECHNOLOGY.*

Approved

13. *DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM MS. CHOCOLATIER FOR A GRANT IN AN AMOUNT UP TO \$5,000 FOR NEW EQUIPMENT AND LEASEHOLD IMPROVEMENTS.*

Approved

14. *PRESIDENT'S REPORT*

a. *YEAR-TO-DATE FINANCIALS*

Mr. Rodriguez briefed the Board on the year-to-date financials.

Ms. Barrera clarified for the Board the transaction expected to occur once the Memorandum of Understanding for WETC has been executed, which will result in the receipt of \$500,000 of restricted funds. The current budget reflects this transaction. The staff's current fundraising goals will not be relieved with the receipt of the \$500,000. Any shortfall in fundraising may require staff to reduce operating expenses.

Ms. DeLa Haya moved to accept the financials. Dr. Mengler provided a second. Motion carried.

b. *AN UPDATE ON THE 2015 WESTSIDE HONORS GALA: EXITOS EN NUESTRO BARRIO.*

Mr. Rodriguez briefed the Board on the progress of fundraising and the planning of the 2015 Westside Honors Gala.

c. *AN UPDATE ON THE CAPITAL IMPROVEMENTS PROJECT AT THE WESTSIDE EDUCATION AND TRAINING CENTER*

Mr. Gene Gonzalez, Manager of the Westside Education and Training Center, briefed the Board on its history and programming. The Board members asked Mr. Gonzalez various questions about the facility and target clientele.

Mr. Rodriguez then provided the Board with an update on the negotiation of the Memorandum of Understanding between the Alamo Colleges, Edgewood Independent School District, the City of San Antonio and the Westside Development Corporation.

d. *INFORMATION REGARDING A DONATION OF OFFICE FURNITURE FROM GREEN STANDARDS, INC.*

Mr. Rodriguez briefed the Board on the receipt of furniture from Frost Bank through Green Standards, Inc. The items are in storage on the WETC campus.

Adjourn.

Mr. Martinez adjourned the meeting at 5:19 p.m.
