

## 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  
Operations / Special Projects

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## Westside Development Corporation Board of Directors Meeting Minutes 2007 W. Martin Street, San Antonio, TX 78207 4:00 p.m., Wednesday, June 24, 2015

### Board Members Present

Janie Barrera  
Joseph Carreon  
Emilio Castro  
Mark Hernandez

Chris Martinez  
Stephen O'Donnell  
Donald Mac Rattan  
Dan Yoxall

### Staff Members & Invited Guests Present

Leonard Rodriguez, President  
Jocelyn Van Coney, Program Manager  
Marc Rodriguez, Development & Marketing

Martin Herrera, Operations & Special Projects  
Frank Garza, General Counsel  
David D. Garza, City of San Antonio

### Citizens to be heard.

The Board directed staff to generate a status report, for the Project Committee's review and future submission to the Board, regarding the Memorandum of Agreement between the Westside Development Corporation and San Juan III, LTD for the purpose of providing services to the live/work tenants at 2003 S. Zarzamora. The report should include progress on the goals identified in the agreement, as well as tenant feedback on program effectiveness.

It was also suggested that the clients be provided with a resource guide with points of contact and available resources.

### Discussion / Action Items

1. *APPROVAL OF MINUTES FOR THE BOARD OF DIRECTORS MEETING OF APRIL 29, 2015.*

**Mr. Yoxall moved to approve the minutes without amendment. Mr. Carreon provided a second. Motion carried.**

2. *ACCEPT THE YEAR-TO-DATE FINANCIALS OF THE ORGANIZATION FOR THE PERIOD ENDING MAY 31, 2015.*

Mr. Leonard Rodriguez briefed the Board on the financial documents, which have been reviewed by the Finance Committee. The Committee recommends the Board accept the report.

**The Board accepted the recommendation of the Finance Committee.**

3. *STAFF REPORTS*

- a. *AFTER-ACTION REVIEW OF THE 2015 WESTSIDE HONORS GALA HELD ON MAY 21, 2015, AT ROSEDALE PARK.*

Mr. O'Donnell commented on the 2015 Westside Honors Gala and referenced the After-Action Review generated by staff with input from the Development and Executive committees. Board members were offered an opportunity to comment.

No action taken.

- b. *CURRENT STATUS OF THE LOAN AND GRANT PROGRAM.*

Ms. Van Coney briefed the Board on the loan and grant program, referencing the attached report. Mr. Martinez suggested staff should conduct an after-action review of this year's program that addresses the application process and metric collection, including pre- and post-intervention assessment of applicants.

No action taken.

## **Loan Agreements**

4. *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.*

Ms. Van Coney briefed the Board on the loan application, including the recommendations of the Project and Finance committees, which included a minimum collateral requirement. She advised that staff was informed, just before the meeting, that the collateral requirement could not be met.

Ms. Barrera and Mr. Rattan expressed concern about the failure to meet the requirement and could no longer support the request at the present time.

**Mr. O'Donnell moved to have the request reconsidered in a joint meeting of the Project and Finance committees. Mr. Rattan provided a second. Motion carried.**

5. *DISCUSSION AND POSSIBLE ACTION ON A LOAN AGREEMENT WITH LOUIS ESCARENO, DBA LOUIS ESCARENO & ASSOCIATES, IN AN AMOUNT UP TO \$70,000.*

Ms. Van Coney briefed the Board on the loan application, including the recommendations of the Project and Finance committees.

**Mr. Rattan moved to approve the staff recommendation of approval for \$70,000 principal loan for an 84-month term at 4% interest. Mr. Castro provided a second. Motion carried.**

6. *DISCUSSION AND POSSIBLE ACTION ON A LOAN AGREEMENT WITH ROBERT R. JARAMILLO, JR., DBA RENE ROBERTS HAIR STUDIO.*

Ms. Van Coney briefed the Board on the loan application, including the recommendations of the Project and Finance committees. At the present time, staff cannot recommend approval.

No action taken.

## **Miscellaneous**

7. *DISCUSSION AND POSSIBLE ACTION REGARDING A POSSIBLE AGREEMENT WITH THE ALAMO COMMUNITY COLLEGE DISTRICT TO DEVELOP AND PERFORM SURVEYS REGARDING BUSINESS WORKFORCE TRAINING.*

Mr. Rodriguez provided an overview on the projected scope of work to be performed on behalf of the Alamo Colleges. Ms. Van Coney provided information on the project budget and staffing.

Mr. Martinez informed the Board that Executive Committee has reviewed the scope of work and recommends approval and to authorize the President to execute a final agreement, subject to legal review by general counsel.

**The Board accepted the recommendation of the Executive Committee.**

## **Executive Session**

8. *BRIEFING ON THE MEMORANDUM OF UNDERSTANDING BETWEEN THE ALAMO COLLEGES, EDGEWOOD INDEPENDENT SCHOOL DISTRICT, CITY OF SAN ANTONIO, AND THE WESTSIDE DEVELOPMENT CORPORATION FOR THE WESTSIDE EDUCATION AND TRAINING CENTER, LOCATED AT 563 SW 40<sup>TH</sup> STREET.*

Mr. Frank Garza provided an update on the current status of the Memorandum of Understanding in open session. He conveyed that a third version of the draft is expected at any time. This version will have suggested edits from the Edgewood Independent School District. The previous two versions have been edited by the City of San Antonio, Alamo Colleges and the WDC. Barring substantive changes, a final MOU could be available for final consideration in August by all parties.

The Board asked some questions for clarification and made general remarks but did not take the item into Executive Session.

No action taken.

## **Adjourn.**

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