

## 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)

Stephen O'Donnell  
(Large Business)

Christopher Martinez  
(Small Business)

Jason Mata  
(Resident)

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

Rod Radle  
(Housing)

Donald Rattan  
(Small Business)

Dan Yoxall  
(Our Lady of the Lake  
University)

Dr. Jesse Zapata  
(UTSA – Downtown)

## Ex-Officio

Roberto 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 Project Committee Meeting Minutes 627 North Colorado St., San Antonio, TX 78207 8:00 a.m., Wednesday, May 20, 2015

### Committee Members Present

Rod Radle  
Mac Rattan

Chris Martinez

### Staff Members Present

Leonard Rodriguez, President  
Jocelyn Van Coney

Martin Herrera

### Citizens to be heard.

### Discussion / Action Items

1. *APPROVAL OF MINUTES FOR THE MEETING OF MARCH 25, 2015.*

**Mr. Radle moved to approve the minutes without amendment. Mr. Martinez provided the second. Motion carried.**

2. *BRIEFING ON THE DEVELOPMENT OF A MASTER DEVELOPMENT PLAN FOR LITTLE ITALY SAN ANTONIO (LISA).*

Mr. Rodriguez briefed the committee on the proposed mixed-use development in and around Christopher Columbus Park near the intersection of West Martin and IH-10. He stated the City is willing to provide approximately \$10,000 in matching funds to the WDC for the purpose of hiring an outside consultant to develop a master plan for the site. A third-party estimate is pending at this time.

The committee made general remarks regarding the development, including questions of the ownership structure, revenue sharing and deed restrictions. A formal proposal from the developing entity is highly encouraged.

No action taken.

3. *DISCUSSION AND POSSIBLE ACTION REGARDING 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 FOR WORKING CAPITAL AND BUILDING IMPROVEMENTS.*

Ms. Van Coney provided an overview of the request from French & Michigan. Mr. William Lambert was present to address the committee, explaining how he intends to use the funds for operating capital. He answered committee member's questions about his business operations and described the triple net lease with the property owner of 115 Michigan.

Mr. Radle asked if a portion of the funds would be used for capital improvements to the building. Mr. Lambert said a portion of the employee's time will be on building maintenance but that major improvements were not planned.

The committee expressed concern with providing the total allocation in advance; instead, they suggested scheduled disbursements supported by evidence of payroll expenses.

**Mr. Radle moved to recommend approval of a \$50,000 loan agreement for working capital to support at least one FTE, paid in two quarterly disbursements of \$15,000; and for the Project Committee to review the project prior to the release of a final \$20,000 payment. Mr. Martinez provided a second. Motion carried.**

4. *DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A LOAN AGREEMENT WITH JUANITA ROMO, DBA MS. CHOCOLATIER, IN AN AMOUNT UP TO \$5,000 FOR NEW EQUIPMENT AND INTERIOR DESIGN.*

Mr. Rattan introduced the item by noting the Finance Committee has asked the Project Committee to review first. Mrs. Van Coney briefed the committee on the request.

The Committee members inquired about the business operations and financial position. It was noted the business is currently unable to operate from the Zarzamora location due to improvements that need to be made to obtain a certificate of occupancy. Due to that interruption in cash flow, the applicant does not have the match for the grant and cannot meet the minimum lending criteria.

**Mr. Martinez moved to recommend denying the loan request and modify the previously awarded grant to make the funds immediately available for expenses related to procuring a Certificate of Occupancy. Mr. Radle provided a second. Motion carried.**

5. *DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING A LOAN AGREEMENT WITH GILBERT BARRIOS, DBA BARRIO BARISTA, IN AN AMOUNT UP TO \$10,000.*

Mrs. Van Coney briefed the committee on the loan request from Mr. DeHoyos. The Committee recalled the applicant is a current recipient of a matching grant. The members would like to see the applicant first meet the terms of the grant before submitting an application.

Mr. Radle moved to recommend denial. Mr. Martinez provided a second. Motion carried.

The Westside Development Corporation's Project Committee reserves the right to adjourn into Executive Session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney); § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts and Donations); § 551.074 (Personnel Matters); § 551.076 (Deliberations about Security); and § 551.087 (Economic Development).

## **Adjourn.**

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Esta reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Equipo y servicios adicionales (interpretes para los sordos) se harán disponibles si se pide con cuarenta y ocho (48) horas de anticipación a la reunión. Para asistencia llame al (210) 207-7245 por voz/servicio de TTY.

### **Westside Development Corporation Project Committee Members**

Donald Rattan, Chair  
(Small Business)

Emilio Castro  
(SAISD)

Rod Radle  
(Housing)

Jocelyn A. Van Coney  
Program Manager