

**NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE
MEETING MINUTES
TUESDAY, JANUARY 24, 2017
10:00 A.M.
MEDIA BRIEFING ROOM, CITY HALL**

Members Present:	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Alan Warrick, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember Cris Medina, <i>District 7</i>
Members Absent:	Councilmember Ray Lopez, <i>District 6</i>
Staff Present:	Erik Walsh, <i>Deputy City Manager</i> ; Peter Zanon, <i>Deputy City Manager</i> ; Maria Villagómez, <i>Assistant City Manager</i> ; Lori Houston, <i>Assistant City Manager</i> ; Dr. Sarah Baray, <i>Chief Executive Officer of Pre-K 4 SA</i> ; Douglas Melnick, <i>Chief Sustainability Officer</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Bridget White, <i>Planning Director</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Omar Gonzalez, <i>Hemisfair</i> ; Rene Garcia, <i>Zachry Group Hospitality</i> ; Kathy Garcia, <i>CPS Energy</i> ; John Leal, <i>CPS Energy</i> ; Rick Luna, <i>CPS Energy</i>

Call to Order

Chairman Treviño called the meeting to order.

1. Approval of Minutes for the December 15, 2016 Neighborhoods and Livability Committee Meeting

Councilmember Warrick moved to approve the Minutes of the December 15, 2016 Neighborhoods and Livability Council Committee Meeting. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

Briefing and Possible Action on:

2. Briefing on Pre-K 4SA and Head Start analysis and possible action on Head Start Program Items. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Department of Human Services; Sarah Baray, Chief Executive Officer, Pre-K 4SA]

Melody Woosley reported that the goals of Early Childhood Education would be to improve the quality of Early Education across the City. She stated that in FY 2017, the San Antonio Department of Human Services received \$28.1 million in Federal Grants to service 40% of Bexar County Head Start Slots and that the total cost per student was \$9,743.

Dr. Sarah Baray reported that the four Pre-K 4 SA Centers serviced 2,000 students. She stated that the City had issued \$4.2 million of Pre-K 4 SA Competitive Grants to Early Education Providers to improve the quality of their Programs. She noted that the total cost per student was \$13,600. She reported that Household Income was \$14,400 and that the Median Household Income was \$29,520 for students enrolled in Pre-K 4SA.

Councilmember Warrick stated that he has been asking of the differences between Pre-K 4 SA and Head Start for over a year. Ms. Woosley stated that the programs were different and the policies of Head Start were to help the students succeed out of poverty.

Councilmember Saldaña asked if there was feedback received from the Early Education Providers that received Competitive Grants. Dr. Baray stated that the Providers conveyed positive feedback in support of the Competitive Grant.

Chairman Treviño stated that there were families in need of both programs and that he wanted to assure that the City was providing the educational needs for those families.

In response to Councilmember Medina, Ms. Woosley stated that there was no duplication of services being provided to the students between the two Programs. María Villagómez stated that Head Start focuses on the entire family component while Pre-K 4 SA focuses on the student.

Councilmember Saldaña moved to approve the 2015-2016 Department of Human Services Head Start Annual Report and the 2016-2017 Department of Human Services Head Start and Early Head-Child Care Partnership 5-Year Strategic Plans. Councilmember Medina seconded the motion. The motion carried by the following vote:

AYES: Saldaña, Medina, and Treviño

ABSTAIN: Warrick

ABSENT: Lopez

3. Discussion and Possible Action on the Hemisfair Park Area Redevelopment Corporation's (HPARC) Northwest Zone Public Private Partnership [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

Lori Houston reported that there were 19 acres of land and that there were 6.5 acres of useful park land within Hemisfair. She stated that Hemisfair had been realigned for new development that included 383 housing units with 10% dedicated to housing, 50,000-70,000 sq. ft. of retail, 60,000-120,000 sq. ft. of office space, 200 hotel rooms, and an estimated 800 public parking spaces.

Omar Gonzalez reported that in January 2016, Zachry and the NRP Group was selected for the P3 Project. He stated that there was \$200 million estimated Mixed-Use Private Investments and that there would be \$2.1 million from the Bond Program for Civic Park. He noted that

construction was projected for completion in February 2021. He added that all proceeds from the Lease and the Tax Increment Reinvestment Zone (TIRZ) would go back to support the operation of Hemisfair.

Chairman Treviño asked how the Public Facilities Corporation (PFC) would benefit the Project and why the PFC would be utilized. Mr. Gonzalez responded that the PFC would allow HPARC to seek developers that wanted to develop on PFC-Owned Land. He stated that the PFC would allow HPARC to develop affordable housing on the land. Chairman Treviño asked if the PFC would be a tool that would address property taxes at 100%. Ms. Houston replied that the property would be tax exempt for the period that the property was meeting the Affordability Requirements.

Councilmember Saldaña asked where the funding from HPARC would be routed to. Ms. Houston responded that HPARC would receive funding that would be used for operations and improvements to Hemisfair. Councilmember Saldaña asked of City Resources being invested into maintaining the three Parks. Ms. Villagómez stated that the three Parks would be added to the City's Annual Budget for maintenance.

Councilmember Saldaña asked of the number of units being constructed in the Ezekiel Lofts. Mr. Gonzalez stated that 150 of the units would be constructed in the Ezekiel Lofts and that there would be 383 additional Mixed Income Residential Units. Councilmember Saldaña asked of the differences in the residential development and the hotel development. Mr. Gonzalez replied the residential, hotel, and retail were three different development projects on different sites. Councilmember Saldaña asked of safeguards to ensure that Mixed Income Residential Units would remain on the property. Ms. Houston responded that the Center City Housing Incentive Policy (CCHIP) would assure that 10% of Residential Housing remained obligated to Mixed Income Residential Housing.

Councilmember Medina asked staff about the deed restrictions on the development of a hotel. Ms. Houston responded that the City Council approved the deed restriction limiting no more than 200 rooms within 200,000 sq. ft. Councilmember Medina asked of the timeline. Ms. Houston stated that the estimated start of preconstruction would be July 2017.

In response to Councilmember Warrick, Ms. Houston stated that Yanaguana Park was the first completed proposed project. Councilmember Warrick asked of the construction phasing process. Mr. Gonzalez stated that Civic Park would start in 2018 and would be completed in one phase. Councilmember Warrick asked of the events that would be occurring in Civic Park. Ms. Houston replied that the City would be hosting the NCAA Final Four Event in March 2018 and that there was an agreement to provide space for 10,000 people. Councilmember Warrick asked of environmental sustainability. Mr. Gonzalez stated that there would be water sustainability features throughout the Park.

Councilmember Saldaña moved to approve the Development Sublease Agreement with Local Real Estate Developer Zachry Hospitality for Hemisfair's Public Private Partnership on approximately 5 acres of land in the northwest zone of Hemisfair owned by the Corporation; Parking Garage Development Agreement between the City and the Hemisfair Park Public

Facilities Corporation to support Hemisfair and current and future development; and adopting a process for City certification that proposed hotel complies with the Hemisfair hotel restrictions and forward to the full City Council for consideration. Councilmember Warrick seconded the motion. The motion carried unanimously by those present.

4. Update on the Under 1 Roof Program [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Department of Planning and Community Development]

Bridgett White reported that the FY 2017 Budget included \$400,000 to District 1 and \$100,000 to District 2 for the Under 1 Roof Pilot Program. She stated that the Program Objective was to address roofing needs and energy efficiency. She noted that the Program began November 16, 2016. She added that there would be 25 roofs completed in Council District 1 and six roofs completed in Council District 2.

Mr. Hazem Rashed-Ali briefed the Committee on the Program's progress and results. He reported that all homes that had their roof replaced had shown drops of temperatures inside the home's attic and that on average; there was a 10-degree drop in temperature. He stated that more data need to be collected before Electric Utility Data could be collected.

Chairman Treviño asked of any Programs similar to the Under 1 Roof Program. Mr. Rashed-Ali responded that there were more similar Commercial Programs, but not Residential.

No action was required for Item 4.

5. Briefing on the Proposed Dark Sky Policy Evaluation Process. [Peter Zanoni, Deputy City Manager; Douglas Melnick, Chief Sustainability Officer]

Doug Melnick briefed the Committee on the Proposed Dark Sky Evaluation Process. He stated that the objective was to review the current Dark Sky Ordinance and that staff would come back to the Committee in August 2017 for recommendations.

No action was required for Item 5.

Adjourn

There being no further discussion, the meeting was adjourned at 12:14 p.m.

Respectfully Submitted,

Roberto Treviño, Chair

*Alicia K. Beckham,
Office of the City Clerk*