

**ECONOMIC AND WORKFORCE DEVELOPMENT  
COUNCIL COMMITTEE MEETING MINUTES  
TUESDAY, SEPTEMBER 5, 2017  
12:00 PM  
MEDIA BRIEFING ROOM**

<b>Members Present:</b>	Councilmember Rebecca Viagran, <i>Chair, District 3</i> Councilmember Shirley Gonzales, <i>District 5</i> Councilmember Manny Pelaez, <i>District 8</i> Councilmember John Courage, <i>District 9</i> Councilmember Clayton Perry, <i>District 10</i>
<b>Members Absent:</b>	None
<b>Staff Present:</b>	Carlos Contreras, <i>Assistant City Manager</i> ; Alma Lozano, <i>Assistant City Attorney</i> ; Veronica Zertuche, <i>Assistant City Attorney</i> ; Rene Dominguez, <i>Director, Economic Development Department</i> ; Alejandra Lopez, <i>Assistant Director, Economic Development Department</i> ; Adrian Perez, <i>Assistant to Director, Economic Development Department</i> ; Pete Alanis, <i>Center City Development Office</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Jenna Saucedo-Herrera, <i>Executive Director, San Antonio Economic Development Foundation</i> ; John Kenny, <i>Executive Director, San Antonio Housing Trust</i> ; Bill Kaufman, <i>Kaufman Killen</i> ; Javier Rocha, <i>Casey Development</i> ; Ed Davis, <i>SAEDC</i> ; Debra Guerrero, <i>Vice President, NRP Group</i> ; Jim Plummer, <i>Partner, Norton Rose</i>

**Call to Order**

Chairperson Viagran called the meeting to order and spoke of the core functions of the Committee.

**1. Approval of the Minutes from the April 4, 2017 Economic and Human Development Committee Meeting.**

Councilmember Courage moved to approve the Minutes of the April 4, 2017 Economic and Human Development Council Committee Meeting. Councilmember Gonzales seconded the motion. Motion carried unanimously.

**Briefing and Possible Action on:**

**2. Overview of the Economic Development Department's Core Functions with a Focus on the Public/Private Partnership with the San Antonio Economic Development Foundation.** [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez reviewed topics to be presented in the next few months. He presented the following jobs and economic competitiveness goals of the SA Tomorrow Comprehensive Plan:

- Goal 1: Employment was focused in the City's 13 Regional Centers.
- Goal 2: Targeted Industries support San Antonio's diversified economy.
- Goal 3: San Antonio Workforce supports the city's growth industries.
- Goal 4: San Antonio's Economic Environment fosters innovation and attracts innovative businesses, investment and industries.
- Goal 5: San Antonio plays an important role in the regional, national, and international economy.

Mr. Dominguez stated that the functions of Industry Development were: 1) Global Industry recruitment; 2) Retention and expansion; and 3) Entrepreneurial development. He reviewed the following economic development incentives:

- Tax abatement/tax rebates
- Economic Development Incentive Fund
- Industrial District Designation
- State Enterprise Zone/Free Trade Zone/Other
- San Antonio Economic Development Corporation

He provided background information on the partnership with the San Antonio Economic Development Foundation (SAEDF) and the role of same in economic development. He noted that the Economic Development Department entered into a contract with SAEDF for \$500,000.

Jenna Saucedo-Herrera stated that SAEDF was uniquely positioned to promote long-term economic development by facilitating and promoting collaboration between government and innovative companies across a broad range of industries. She noted that SAEDF would continue to convene with Economic Development Partners to:

- Improve the Economic Development Delivery System
- Leverage private sector
- Optimize existing resources while growing investment
- Change composition of the economy
- Create Target Sector clarity
- Improve rate of growth in Target Sectors

She reviewed the San Antonio strategic framework of workforce development and the partners for workforce development. She stated that the SAEDF 2017 priorities were to:

- Create a culture of collaboration
- Share the San Antonio story
- Provide proactive business and workforce development

Ms. Saucedo-Herrera reviewed the strategic business planning process and provided the history, vision, and mission of SAEDF. She presented the next steps of the business planning process.

Councilmember Perry requested a schedule of the Trade Missions planned and asked of some of the reasons companies do not come to San Antonio. Ms. Saucedo-Herrera stated that some of the reasons San Antonio was not selected by companies were due to land use, incentive structure, connectivity, and lack of adequate workforce. Councilmember Perry suggested the Military as a Targeted Industry for economic development.

Councilmember Gonzales asked of steps taken for retention of older companies such as simple manufacturing. Mr. Dominguez stated that initiatives existed for same.

Councilmember Courage spoke of supporting public education for workforce development and creating a long-term plan for same.

Councilmember Pelaez spoke of Hurricane Harvey's effect on economic development and requested a copy of the report from the Brookings Institute.

No action was required for Item 2.

**3. Briefing and Possible Action on the Red Berry Development.** [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Pete Alanis stated that the 2010 Eastside Summit identified the Red Berry Estate as a catalytic project. He noted that in June 2012, the City of San Antonio acquired the estate. He stated that in December 2012, the city completed a comprehensive community process to determine a vision including:

- Restoration of the Mansion
- Preservation of the lake
- Connectivity of trails and public access
- Mixed use development (housing and commercial)

He noted that to meet the goals of the Red Berry community vision; \$3.8 million would be required for:

- Installation of hike and bike trails
- Preservation and stabilization of the lake
- Pedestrian crossing to Salado Creek
- Providing roads and utilities to support mixed use development

Mr. Alanis stated that staff had identified \$1.46 million in FY 2017 Community Development Block Grants (CDGB) and \$2.36 million in Inner City Tax Increment Reinvestment Zone (TIRZ) Funds for the project. He noted that the city initiated a Public Private Partnership (P3) by issuing a Request for Qualifications (RFQ) and a Request for Proposals (RFP) in early 2013. He stated that the process created a partnership between the following: 1) The NRP Group; 2) Casey Development, Ltd.; 3) San Antonio Housing Trust (SAHT) Public Facility Corporation (PFC);

and 4) The City of San Antonio. He reviewed the phases of development for the project. He stated that the Red Berry Maintenance Fund would be utilized to maintain hike and bike trails, public roads, and common areas. He noted that the economic impact of the project would outweigh the fiscal impact to the city.

Chairperson Viagran expressed concern regarding conveyance of the Red Berry Mansion to the SAHT PFC. Lori Houston noted that the City of San Antonio and Bexar County would still have access to the facility.

Councilmember Perry asked of the number of new jobs generated by the project. Mrs. Houston stated that she would provide that information to the Committee.

Councilmember Courage asked of the cost to acquire the property. Mrs. Houston stated that the cost of the property was \$2.25 million. Councilmember Courage asked of the average median income for the area. Mr. Alanis stated that the average median income for a family of four was \$52,000 to \$54,000 per year. Councilmember Courage expressed concern that people living in the project area would not be able to afford the housing included in the project.

No action was required for Item 3.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 2:00 p.m.

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Rebecca Viagran, Chairperson

Respectfully Submitted,

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Denice F. Trevino