

**INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE
MEETING MINUTES**

WEDNESDAY, APRIL 16, 2014

11:30 AM

PLAZA ROOM B, MUNICIPAL PLAZA BUILDING

Members Present: Councilmember Rey Saldaña, Chair, *District 4*
Councilmember Rebecca Viagran, *District 3*
Councilmember Ron Nirenberg *District 8*
Councilmember Shirley Gonzales, *District 5*

Members Absent: Councilmember Cris Medina, *District 7*

Staff Present: Councilmember Gallagher; Peter Zanoni, *Deputy City Manager*;
Mike Frisbie, *Director, TCI*; Lori Houston, *Director, CCD*; Anthony
Chukwudolue, *Assistant Director, TCI*; Art Reinhardt, *Assistant*
Director, TCI; Carlos Contreras, *Assistant City Manager*; Jed
Maebius, *Mayor's Office*; Norbert Hart, *Deputy City Attorney*;
Michael Taylor, *Interim Assistant Director, DPCD*; Audrey Zamora,
Assistant City Attorney; John Dugan, *Director, DCPD*; Razi
Hosseini, *Assistant Director, TCI*; Megan Wright, *Special Projects*
Manager; Brandon Smith, *Office of the City Clerk*; Ryan Cook,
Office of the City Clerk

Also Present: Becky Villaeñor, *Cabrera Capital Markets*

1. Citizens To Be Heard

No citizens were present to speak.

2. Approval of minutes of the March 19, 2014 Infrastructure and Growth Council Committee Meeting

Councilmember Nirenberg moved to approve the Minutes of the March 19, 2014 Infrastructure and Growth Council Committee Meeting. Councilmember Gonzales seconded the motion. Motion carried unanimously by those present.

3. Consideration of Applicants to the Conservation Advisory Board (8 Slots). [Leticia M. Vacek, City Clerk]

Brandon Smith stated that the Conservation Advisory Board was comprised of nine members appointed by the City Council for two-year terms. He stated that City Ordinance provides for eight of the nominees to be from the following subdivisions, agencies or organizations: Texas Parks and Wildlife, Edwards Aquifer Authority, San Antonio River Authority, San Antonio Water System, Parks and Recreation Advisory Board, San Antonio Economic Development Foundation, Medina County, and Uvalde County. He noted that the Director of the San Antonio Parks and Recreation Department would be the ninth appointee. He explained that no interviews would be conducted as all nominees were recommended by their organization. He requested that the Committee approve and forward the nominees to the full Council for approval.

Chairman Saldaña asked if any Board Members were present. Mr. Smith replied that they were not present.

Councilmember Viagran moved to forward the Conservation Advisory Board Nominees: Brock J. Curry, Clayton S. Binford, James L. Blair, John P. Dodson, Scott R. Halty, Chris Holm, Matthew S. Myers, Francine S. Romero to the full City Council for consideration. Councilmember Nirenberg seconded the motion. Motion carried unanimously by those present.

4. Briefing on the Northeast Corridor (NEC) Revitalization Initiative. [John Dugan, Director, Planning and Community Development; Michael Taylor, Interim Assistant Director Planning and Community Development]

Michael Taylor provided a briefing on the Northeast Corridor (NEC) Revitalization Initiative:

- What's the NEC
- NEC Boundary
- NEC Quick Facts
- NEC Timeline
- Steering Committee
- Revitalization Plan
- Key Strategies
- Next Steps
- Transferability

Mr. Taylor stated that the NEC Revitalization Initiative was a multi-year effort focused on bringing new vitality to the Perrin Beitel and Nacogdoches Corridors. He noted the Revitalization Efforts and Strategies would focus on the fundamentals of Organization, Business Development, Marketing, and Design. He noted that the NEC Boundary would consist of Perrin Beitel from Loop 410 to Thousand Oaks and Nacogdoches Road; and from Thousand Oaks to O'Connor Road. He stated that a Steering Committee would be comprised of Residents, Business Owners, Property Owners, Lenders, as well as Former and the current District 10 Councilmember. He explained that the Revitalization Plan was a 30-page plan developed by the Steering Committee. He stated that a Market Study, Overall Assessments, and Public Input were used as the basis for developing 22 NEC Improvement Strategies. He mentioned that a Tax Increment Reinvestment Zone (TIRZ) Designation would be pursued as a source of funding to incentivize Catalytic Projects that would return vacant and underutilized properties to productive use. He mentioned that the NEC Network would encourage strong, proactive leadership from the NEC Business Community and recruit businesses based on the Market Study. He added that landscaping enhancements at Right-of-Ways (ROW) near key gateways would also be beneficial to the NEC Revitalization Initiative. He stated that as part of REnewSA, the Commercial Corridor Redevelopment Study would use market data to identify distressed Commercial Corridors where the input of City Resources would stimulate Private Market Investment. He added that the study would provide the City with a Scenario Planning Tool and Feasibility Model that Staff would utilize to select and implement High-Impact Redevelopment Strategies.

Councilmember Gallagher spoke in favor of the NEC Revitalization Initiative.

Chairman Saldaña asked if a Project Manager would be beneficial. Mr. Taylor replied yes and stated that it would be crucial to have a dedicated individual for the Initiative.

Councilmember Nirenberg asked of the TIRZ and its Governing Body. Mr. Taylor replied that they would begin with the Resolution of Intent which would allow conversations with other Tax Entities.

After careful review of the numbers, Staff would return to City Council to adopt the TIRZ, City Project and Finance Plan, and create a Board. John Dugan stated that the next step would be to present to the New TIRZ Governance Board.

Chairman Saldaña asked of sign enhancements. Mr. Taylor replied that sign enhancements were Federally Funded; however, the funds are primarily for low or moderate income areas.

No action was required for Item 4.

5. 2012-2017 Bond Program and 2014 Infrastructure Management Program (IMP) implementation status report. [Mike Frisbie, Transportation and Capital Improvements]

Mike Frisbie provided a presentation and information on the 2007 & 2012 Bond Program and a briefing of the 2014 IMP:

- Transportation & Capital Improvements (TCI) Department Overview
- TCI Department Mission & Core Values
- Department Overview
- 2007 Program Updates
- 2007 Bond Program Status
- 2007 Bond Projects Under Construction
- 2007 Bond Savings Summary
- 2007 Bond Savings
- 2012 Bond Program Updates
- 2012 Bond Program Five (5) Propositions
- 2012 Bond Program Status
- 2012 Completed Projects
- 2012 Projects Under Construction
- 2012 Bond Dashboard
- COSA Primelink
- Infrastructure Management Program (IMP)
- IMP Background
- FY 2014 IMP
- FY 2014 IMP Budget
- FY 2014 IMP Projects & Funding Sources
- 2014 IMP Implementation
- Status Summary

Mr. Frisbie stated that in January 2014, the Public Works and CIMS Departments consolidated to become Transportation and Capital Improvements (TCI). He reported that the TCI Department had 836 Employees, 5 Core Divisions, \$142 million in the Total Operating Budget, and \$1.7 billion in the Six-Year Capital Budget. He introduced the TCI Assistant Directors: Razi Hosseini, Project Delivery; Debbie Sittre, Support Services; Anthony Chukwudolue, Streets and Traffic; and Art Reinhardt, Storm Water. He noted that the Assistant Director Position for Transportation Planning was currently vacant but would be filled in the near future.

Mr. Frisbie reported that the 2007 Bond Program had 6 Active Projects nearing completion and 144 Completed Projects. He stated that the 2007 Bond Savings Program had \$47 million reprogrammed on May 19, 2011 which supported 26 Projects. He noted that the reprogramming created 23 New Projects

and added funds to 3 Existing Projects. He noted the status of the 26 Projects: 7 have been Completed, 10 were in the Construction/Advertising Phase, 7 were in the Design Phase, and 2 had reached a Funding Agreement.

Mr. Frisbie reported that the 2012 Bond Program had 140 Projects totaling \$596 million: \$337.44 million toward 41 Projects for Streets, Bridges, and Sidewalks; \$128.03 million towards 17 Projects for Drainage and Flood Control; \$87.15 million towards 68 Projects for Parks, Recreation, and Open Spaces; \$29.03 million towards 11 Projects for Library, Museum and Cultural Art Facilities; and \$14.35 million towards 3 Projects for Public Safety Facilities. He stated that 4 Projects were Pre-Design, 5 Projects were Completed, 18 Projects had reached Funding Agreements, 21 Projects were Under Construction, and 92 Projects were Under Design/Advertising. He noted that the Funding Process for all TCI Projects was transparent and could be viewed on the 2012 Bond Dashboard. He mentioned that COSA Primelink was a web-based system that had 1,425 Active Users. He stated that 5,769 Invoices totaling \$310,597,613 million have been processed through Primelink since January 1, 2013. He added that the average number of days to process a payment was 10.79.

Mr. Frisbie spoke of the Infrastructure Management Program (IMP) and stated that it was a five-year rolling program that identified Maintenance Projects. He noted that project selection was primarily based on an Infrastructure Condition Assessment. He stated that each year during the Annual Budget Process, projects were presented to each Council District in June/July for review. He mentioned that benefits include a higher degree of scheduling certainty as well as improved utility coordination and transparency with the public. He noted that the IMP was also available online. He stated that the FY 2014 IMP had a total of 1,236 Projects. He reported that of the 1,236 Projects; 613 have been completed. He stated that the FY 2014 IMP Budget was \$54.9 million. He reported that there were 238.7 Miles of Street Maintenance, 4 Traffic Signals, 16 Miles of New Sidewalks, 44 Alleys to be Reconstructed, 81.5 Miles of Pavement Markings, 20.3 Miles of Bike Lanes, and 1 Intersection Improvement.

Councilmember Gonzales asked if the 23 New Projects created by the reprogramming of funds in the 2007 Bond Savings were considered 2007 Bond Projects. Mr. Frisbie replied that at that time, there were \$47 million in savings which provided the opportunity to create 23 New Projects. He stated that the new projects were tracked separately and not included in the 2007 Bond Savings Program. Councilmember Gonzales asked if positions were gained/lost as a result of the departmental consolidation. Mr. Frisbie replied that no positions were lost; however there was an opportunity to eliminate a Director Position.

Councilmember Nirenberg asked if the \$1.7 billion Six-Year Capital Budget included the 2007 and 2012 Bond Programs. Mr. Frisbie replied that the 2007 and 2012 Bond Programs were included in the Budget. Councilmember Nirenberg asked of feedback specifically as it related to the Bond Program from Contractors and other Industry Personnel. Mr. Frisbie replied that they have received positive feedback.

Chairman Saldaña asked if the IMP was practiced in other comparable Cities. Mr. Chukwudolue replied that an IMP was common practice.

No action was required for Item 5.

6. Briefing on the proposed one-year pilot Residential Permit Parking (RPP) program for portions of Arsenal Street and City Street. [Lori Houston, Center City Development Office]

Lori Houston provided information on the Residential Permit Parking (RPP) Pilot Program:

- Summary
- Background
- Pilot Program Boundaries
- Program Overview
- Process for Establishing RPP
- Communication with Residents
- Next Steps

Ms. Houston stated that the Residential Permit Parking (RPP) Pilot Program would be a year-long study. She noted that the RPP exists in many large Cities and is used to mitigate the impact of Commuter Parking in Residential Areas. She stated that HEB's Campus Expansion would create associated public improvements; however, it would result in the closure of Main Avenue. She noted that on-street parking on the North Side of Arsenal Street would be permitted. She stated that since Commuter Parking would be moved exclusively to the South Side of Arsenal Street, the City was proposing a Pilot RPP Program. She stated that Permit Parking would be allowed from 7 a.m.-7 p.m. on weekdays; all other times, parking would be open to the public. She noted that the RPP Boundaries extend along Arsenal Street 200 feet East of South Flores Street to the San Antonio River and along City Street from Arsenal Street to West Sheridan. She stated that the City's Program was modeled after RPP's in Austin and Houston. She noted that the process for establishing the RPP was as follows: Petition, Parking Survey, Public Meeting, and City Council Consideration for implementation of RPP Zone. She indicated that communication efforts would entail bi-weekly correspondence with stakeholders that would include updates on the HEB Grocery Store, public improvements, and status of the RPP Pilot Program. She further noted that if the RPP Pilot Program was approved, letters detailing the program and process for acquired permits would be mailed to all properties within the RPP Zone. She added that if the City Council decided to expand the program once the pilot was completed, additional outreach and education would be necessary.

Councilmember Gonzales asked if neighborhood residents would need to buy parking permits. Ms. Houston replied that the residents of Arsenal Street petitioned the City requesting that a Zone be created to allow them on-street parking. Councilmember Gonzales asked if someone other than the permit holder was parked on the street would they be cited. Ms. Houston confirmed that they would. Discussion ensued regarding the Parking Permits.

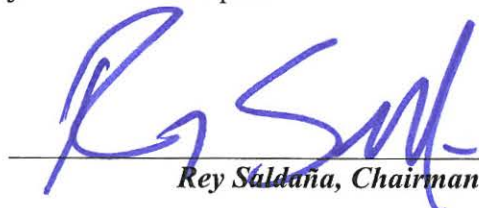
No action was required for Item 6.

There being no further discussion, the meeting was adjourned at 12:56 p.m.

Respectfully Submitted,



Ryan J. Cook, Office of the City Clerk



Rey Saldana, Chairman