

**State of Texas
County of Bexar
City of San Antonio**



**FINAL
Meeting Minutes
City Council B Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Wednesday, April 27, 2016

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the “B” Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

PRESENT: 10 - Mayor Taylor, Treviño, Warrick, Viagran, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

ABSENT: 1 - Saldaña

Mrs. Vacek announced that Councilmember Saldaña was out of town for previously scheduled travel April 26-May 2, 2016.

1. A Briefing on the status of the EastPoint revitalization initiative, including specific updates on the Choice Neighborhoods Initiative/Wheatley Courts Transformation Plan, Eastside Promise Neighborhood, and Promise Zone designation. [Lori Houston, Assistant City Manager; Mike Etienne, Ph.D, Office of EastPoint]

Mike Etienne presented a Power Point on the status of the EastPoint Revitalization Initiative and highlighted the funding received. He provided an overview of the Promise Zone and EastPoint noting that there was an 11% Unemployment Rate and 31% Poverty Rate. He noted the many agencies that work in collaboration to include the Alamo Colleges, San

Antonio for Growth on the Eastside (SAGE), and VIA Metropolitan Transit. He reported on the Core Goals and Outcomes of the program include creating jobs and workforce development, as well as increasing economic activity.

Mr. Etienne presented FY 2015 Public Safety Results in which violent crime and property crime had decreased by 6% and 13.3%, respectively. He highlighted Workforce Development Results noting that 166 individuals received Job Training Certificates for In-Demand Occupations. He reported that the Graduation Rate increased to 81% from 46% in 2010. He stated that they had implemented Science, Technology, Engineering, and Math (STEM) Programs and opened new K-12 IDEA Public Schools. He spoke of the East Meadows Development, formerly Wheatley Courts, which includes 412 Mixed-Income Units and a Bibliotech Library. He highlighted efforts within Infill Housing and Rehabilitation, Economic Activity/Job Creation, Private Investments/Catalytic Projects, Streets & Infrastructure Improvements, Health & Wellness, and Community Engagement & Sustainability. He stated that they would focus on the following areas in 2016: 1) Public Safety; 2) Workforce Development; 3) Education; 4) Housing & Infrastructure; and 5) Sustainability.

Mary Ellen Burns, Sr. Vice President of United Way presented 2015 Results within the Eastside Promise Neighborhood. She spoke of their work with young children to ensure that they are Kinder-Ready and noted that they had worked with three Childcare Centers to improve the quality of care. She highlighted their efforts to improve Academic Performance, Student Safety, Reduce Absenteeism, and Build a College-Going Culture. She stated that they worked with the parents of children 0 to 10 years of age to get the education or credentials needed to obtain a job in today's market.

David Nisivoccia, Interim President and CEO of the San Antonio Housing Authority provided an overview of the transformation occurring in the Choice Neighborhood. He outlined the Choice Neighborhood Site Plan consisting of 412 Mixed Income Apartments within three phases. He noted that the property was previously 248-Public Housing Units known as Wheatley Courts. He provided an overview of the construction schedule in which the last phase was scheduled for completion in December 2018. He stated that they had completed major improvements through Business Façade Restoration Grants and a Paint-a-thon held on April 2, 2016. He noted the strategies implemented to decrease criminal activity through the SAHA Byrne Criminal Justice Innovation Grant. He spoke of the Resurgence Collaborative which was designed to meet the needs of those involved in the Criminal Justice System and families in transition in the Eastside Community.

Police Chief William McManus stated that they would be increasing San Antonio Police Department Foot and Bike Patrols within the Choice Neighborhood Areas utilizing the

SAHA Byrne Criminal Justice Innovation Grant. He stated that they would work to reduce overall crime as well as strengthen relationships between SAPD and residents and businesses. He added that they were also stimulating economic development on N. New Braunfels to enable long-term revitalization strategies. He provided an overview of the Group Violence Intervention Projects which were comprised of Law Enforcement, Social Service, and Community Partners, who reject violence through clear, direct communication with a target population. He noted that they offer incentives for compliance such as social and employment services.

Mayor Taylor thanked everyone for their collaboration on EastPoint Efforts and stated that she was pleased with the many partnerships. She spoke of the importance of sustainability, noting that there was still much more work to be accomplished. She added that they would need continued city and private financial commitment and leadership, as well as engagement from residents. She highlighted the Resurgence Collaborative which gives individuals the opportunity to make a better path moving forward.

Councilmember Warrick commended Mayor Taylor for her leadership on East Side Initiatives and thanked everyone involved for their efforts. Councilmembers Treviño and Medina excused themselves from the meeting. Councilmember Warrick spoke of the One-Stop Center that would provide Training, Job Placement, and other services in the area. He asked of the zip codes of the individuals utilizing spay and neuter services. Mr. Etienne replied that they were working with Animal Care Services to capture zip code information. Councilmember Warrick asked of the Mixed Income Communities. Mr. Nisivoccia replied that the overall ratio for the three phases was 70% Affordable Housing and 30% Market Rate Housing. Councilmember Warrick asked if any of the property values within the Promise Zone had decreased. Mr. Etienne responded that there were some areas where property values had decreased, specifically in the Wheatley Heights Area.

Councilmember Viagran commended everyone involved and asked of the involvement of Project Quest. Mr. Etienne replied that Project Quest was assisting with the CodeUp Initiative which involved computer coding. Councilmember Viagran stated that she was pleased with all of the partnerships and significant strides in Community Policing Efforts.

Councilmember Gonzales congratulated everyone for their hard work and asked if there were associated goals within each of the result categories. Ms. Burns replied that all of their targets had two goals; one was research-based and the other was a neighborhood goal. Councilmember Gonzales asked of the funding. Mr. Etienne replied that \$23.3 Million was received from the Promise Neighborhood Grant; \$29.75 Million from the Choice Neighborhood Grant; and \$920,000 from the Byrne Criminal Justice Grant. He added that the City of San Antonio had contributed \$20 Million in Community Development Block

Grant (CDBG) and HOME Funds to leverage the Choice Grant. Councilmember Gonzales stated that District 5 had similar issues and would like to apply for a similar grant.

Councilmember Krier commended Mayor Taylor for her efforts and asked of any successes within business recruitment. Mr. Etienne stated that they had begun the work to gather input and attract more private investment to the East Side. Mayor Taylor thanked staff for the presentation.

2. A Briefing on proposed amendments to the Small Business Economic Development Advocacy (SBEDA) Ordinance. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]

Rene Dominguez presented a Power Point regarding proposed amendments to the Small Business Economic Development Advocacy (SBEDA) Ordinance. He stated that the purpose of the Ordinance was to promote the use of Small, Minority and Women-Owned Businesses on City Contracts. He compared the 2010 and 2015 Disparity Studies and stated that the percent paid to M/WBEs increased from 16% in 2010 to 23% in 2015. He reported that the dollars paid to M/WBEs increased from \$156 Million in 2010 to \$343 Million in 2015. He noted that disparities continued in the broader San Antonio Marketplace and that findings recommend program continuation with potential amendments.

Mr. Dominguez outlined SBEDA Enhancements: 1) Certification by the SCTRCA; 2) Local Consideration; 3) Goal Setting Committee; 4) Capacity Building Programs; 5) Central Vendor Registry (CVR); and 6) Monitoring review of dollars paid to S/M/WBEs. He spoke of the SBEDA Contract Application and presented a list of the Affirmative Procurement Initiatives by Industry Applicability. He stated that the Prime Contract Program provides up to 20 points to S/M/WBEs on Best Value Solicitations. He noted that the tool helps S/M/WBE Prime Respondents be more competitive on city solicitations. He stated that they were proposing that S/M/WBEs be eligible for the points in all industries. He outlined the Emerging Prime Contract Program noting that it consisted of those entities that were $\frac{1}{4}$ the size of a S/M/WBE as defined by the Small Business Administration. He noted that it provides up to 20 points on a Best Value Solicitation. He added that they proposed that Emerging M/WBEs be eligible for the points in all industries.

Mr. Dominguez highlighted the Joint Venture Program that provides up to 20 points to a Joint Venture Respondent per their S/M/WBE percent makeup on a contract. He stated that they were proposing expansion of the tool to the Construction, Architecture & Engineering and Other Services Industries for S/M/WBEs. He outlined the Mentor Protégé Program that

provides up to 5 points on Best Value Solicitations to build a pool of Mentors. He stated that they were proposing that the Mentor Protégé Program be available in all industries. He added that they would convene a workgroup to develop and evaluate enhancements.

Mr. Dominguez spoke of the Subcontracting Program that allows up to 40% of contract value to be subcontracted to S/M/WBEs. He stated that they were proposing that the Subcontracting Program be eligible in all industries. He noted that the Segmented Subcontracting Program allows subcontracting goals to be set for M/WBE segments like AABEs. He added that they annually identified which M/WBE Segments were eligible for Subcontracting Goals. He mentioned the Distributorship Development Program that provides manufacturers incentives to establish new authorized distributorships with S/M/WBE Suppliers. He stated that they were proposing that the tool be added to the Goods & Supplies Industry. He outlined the current and proposed process for Prime Self-Performance of Sub Goals. He spoke to the timeline and noted that the SBEDA Amendment was scheduled for adoption by the City Council on May 19, 2016.

Mayor Taylor thanked staff for the presentation and for their work on the SBEDA Ordinances. She stated that the public engagement process and working with the Chambers was very important.

Councilmember Lopez asked of the difference between the Procurement and SBEDA Processes. Mr. Dominguez stated that the Procurement Process was intertwined with SBEDA and that the Goal Setting Committees propose the tool and goals recommended for procurement. Councilmember Lopez stated that the city processes were very transparent but there should be communication with the firms that were not selected on how they could improve their proposals. He asked what they could do to encourage the firms that grow to stay involved in the process. Mr. Dominguez responded that they had tools to address that situation to include the Mentor Protégé and Joint Venture Programs.

Councilmember Warrick asked what it would look like when the SBEDA Program was no longer needed. Mr. Dominguez replied that addressing disparity and eliminating the program would be very challenging. He stated that they should look at the tools and decide which work best in order to make incremental progress in eliminating disparity. Councilmember Warrick asked if availability had increased. Mr. Dominguez stated that it had increased since the program was implemented six years ago.

Councilmember Viagran stated that she was pleased with the new opportunities that would be made available and asked of community outreach. Mr. Dominguez replied that they had established a strong relationship with Trade Organizations and that they would provide information to the vendors registered in the CVR. Councilmember Viagran spoke of the

issue with minority businesses that grow out of the “small” category and still keeping them engaged in the process and bidding for City Contracts.

Councilmember Gonzales asked of the Affirmative Procurement Initiatives listed by Industry Applicability. Mr. Dominguez outlined the various tools and stated that it was tailored to what San Antonio was experiencing in the Market based on the Disparity Study.

Councilmember Krier thanked staff for their work and stated that there had been great progress. He noted that he would like to have additional discussions regarding the process and whether or not there should be more input from the outside on the selection process. Mayor Taylor stated that the High Profile Contracts Committee was assisting with the process and that there should be future discussions regarding expectations. She thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 4:15 pm to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Discuss legal issues relating to a solid waste services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to the Convention and Visitors Bureau transition pursuant to Texas Government Code Section 551.071 (consultation with attorney).

- F. Discuss legal issues relating to arts funding pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Councilmember Gallagher presided over the meeting in the absence of Mayor Taylor. He reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session.

CITIZENS TO BE HEARD

Councilmember Gallagher called upon Mr. Jim Cisneros to speak. Mr. Jim Cisneros stated that he had been contacted by the State Preservation Board in Austin regarding the Texas Legislative Medal of Honor Exhibit. He stated that it would be unveiled this year on Veteran's Day. He noted that he would be meeting with Commissioner Kevin Wolff next week regarding his brother being recognized on the Tobin Medal of Honor Walk.

Faris Hodge, Jr. submitted written testimony to include newspaper articles entitled: "City wage boost a good investment," and "License seen to carry gun in open," and "S.A. No. 7 among cities going solar."

RECESSED

Councilmember Gallagher recessed the Executive Session and announced that it would reconvene the following day (Thursday) after the business portion of the Regular City Council Meeting. There being no further discussion, Councilmember Gallagher recessed the meeting at 6:05 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC
CITY CLERK