

Economic & Community Development Council Committee Meeting Minutes

Thursday, February 24, 2011

9:00 AM

Media Briefing Room, City Hall

Members Present: Councilmember Mary Alice P. Cisneros, *Chair, District 1*
Councilmember Elisa Chan, *District 9*
Councilmember John G. Clamp, *District 10*

Members Absent: Councilmember Ray Lopez, *District 6*

Staff Present: Pat DiGiovanni, *Deputy City Manager*; A.J. Rodriguez, *Deputy City Manager*; Leticia Vacek, *City Clerk*; Ben Gorzell, *Chief Financial Officer*; Rene Dominguez, *International & Economic Development Director*; Ed Davis, *International & Economic Development Assistant Director*; Margaret Villegas, *Finance Assistant Director*; Lori Houston, *Economic Development Manager*; Adrian Perez, *Economic Development Manager*; Veronica Zertuche, *Deputy City Attorney*; Edward Guzman, *Assistant City Attorney*; Lauren O'Connor, *Assistant City Attorney*; Ray Rodriguez, *Assistant City Attorney*; Leslie Haby, *Assistant City Attorney*

Also Present: Josh Baugh, *SAEN*; Edward Benson; Mark Tafolla; Verner Eglit; Loren Wood; Daniel Kahn; Mark Kelch

Call to Order

Chairperson Cisneros called the meeting to order.

1. Citizens to be Heard

There were no citizens to be heard.

2. Approval of Minutes of the January 27, 2011 Economic and Community Development Council Committee Meeting

Councilmember Chan moved to approve the Minutes of the January 27, 2011 Economic and Community Development Council Committee Meeting. Councilmember Clamp seconded the motion. Motion carried unanimously.

3. Consideration of applicants to the Airport Advisory Commission; Airport Business – Lessee (1 slot); Aviation Industry (2 slots); Community (3 slots); Travel and Tourism (1 slot); and Business Community (2 slots)

Presented by Leticia M. Vacek, City Clerk, TRMC/CMC

Leticia Vacek reported that the following applicants applied for appointment/reappointment:

- | | |
|---|----------------------------------|
| ✚ Airport Business Lessee Category (1 slot) | Todd M. Post (Reappointment) |
| ✚ Aviation Industry (2 slots) | Sandra L. Taylor (Reappointment) |
| | Daniel M. Anderson (Appointment) |

Ms. Vacek stated that the number of the above stated applicants would fill the available categories and requested that the Committee recommend said applicants for appointment. She noted that the Business Community and Community categories had more applicants than available slots and an interview of applicants would occur. She stated that Arturo Jayme was not present for interview. She added that Sandra L. Taylor did not live within the San Antonio City limits and reappointment would require an ordinance waiving the residency requirement.

Councilmember Clamp moved to recommend the above stated applicants for appointment to the Airport Advisory Commission. Councilmember Chan seconded the motion. Motion carried unanimously by those present.

Business Community Category

Loren Wood, Chairman – Airport Advisory Commission, stated that he had been involved with the airport for 12-15 years, served on the Aviation Advisory Commission for 8 years, and had been elected as chairman for 8 years. He spoke of ensuring the comfort of individuals that fly public and the importance of tourism to the City of San Antonio.

Ms. Vacek informed the Committee that both Loren G. Wood and Daniel G. Kahn lived outside of the San Antonio City limits requiring an ordinance to waive the residency requirement.

Daniel Kahn, CPS Energy, stated that he has been a resident of San Antonio for 12 years and employed with CPS Energy for 11 years. He noted his expertise in business; a desire to provide advice regarding airport endeavors; and to promote the Aviation Industry. Councilmember Chan asked of the Airport's biggest challenge. Mr. Kahn responded that the biggest challenges were financial in nature. He noted maintaining balanced books and earning revenue to support the endeavors at the Airport.

Mark W. Kelch spoke of his background in Finance and his interest in the expansion and improvement of the San Antonio International Airport. In response to Chairperson Cisneros, he stated that his business was located in Wells Fargo Financial in San Antonio. Councilmember Chan asked of the Airport's biggest challenge. Mr. Kelch responded that that biggest challenge was to complete the expansion/improvement plan on schedule and within budget.

Community Category

Edward A. Benson stated that he resides 3,500 feet north of the San Antonio Airport and has been a member of the neighborhood association for 22 years. He noted his passion for Commercial and General Aviation and noted that he owned and maintained three small aircraft at San Antonio Airport. He added that he would like to continue his expertise and advice for the advancement of the San Antonio Airport.

Verner Eglit stated that he was first appointed to the Aviation Advisory Commission by Mayor Phil Hardberger. He noted that San Antonio was a friendly city and he would like to maintain that attribute at the Airport. He spoke of his career as a pilot and visits to various airports.

Mark A. Tafolla stated that he had served on the Airport Advisory Commission since 2004. He noted that he had only missed two meetings in seven years and had attended every scheduled event. He spoke of his interest in the Consolidated Car Rental Facility and expressed his desire for reappointment to the Commission.

Councilmember Clamp requested that the Committee recess into Executive Session.

Councilmember Clamp moved to recommend Edward A. Benson, Verner Eglit, and Mark A. Tafolla for appointment to the Airport Advisory Board Community Category. Councilmember Chan seconded the motion. Motion carried unanimously by those present. Chairperson Cisneros recessed the meeting into Executive Session at 9:25 a.m. She reconvened the meeting at 9:49 a.m. and announced that no action was taken.

Councilmember Clamp moved to recommend Mark W. Kelch and Loren G. Wood for appointment to the Airport Advisory Commission Business Community Category. Councilmember Chan seconded the motion. Motion carried unanimously by those present.

At this time, the Committee addressed Item 5.

5. Briefing and possible action on the Memorandum of Understanding between the City of San Antonio acting through its Center City Development Office and the Office of Urban Redevelopment San Antonio

Presented by Pat DiGiovanni, Deputy City Manager

Pat DiGiovanni requested the Committee's endorsement of staff recommendation to accept the Memorandum of Understanding (MOU) between the City of San Antonio and the Office of Urban Redevelopment (OUR SA). He provided an overview of a revised MOU incorporating Land Bank activities and a corresponding budget.

Councilmember Chan asked of the composition of the OUR SA Board. Mr. DiGiovanni responded that the Board was comprised of Community Members and City Staff and noted that appointments were recommended by the Mayor to the City Council. He explained that OUR SA has independent powers to acquire land and spoke of goal setting and prioritization outlined in the MOU to be set by the City.

Councilmember Clamp expressed concern with an entity to have eminent domain authority and not comprise elected officials. He stated that there must be a tight relationship between the City Council and the Land Bank. He asked of the total number of OUR SA Board Members. Mr. DiGiovanni stated that there were a total of seven Board Members, four of which are City Staff. He noted that four appointments would be forthcoming.

In response to Chairperson Cisneros, Mr. DiGiovanni spoke of the necessity of a Real Estate Manager solely dedicated to Land Bank activities and noted the acquisition of over fifty properties.

Councilmember Chan moved to forward said item to the full Council for consideration. Councilmember Clamp seconded the motion. Motion carried unanimously by those present.

4. Briefing on high profile contracts and evaluation criteria for procurement process

Presented by Ben Gorzell, Chief Financial Officer

Ben Gorzell provided information on high profile contracts and the evaluation criteria for the procurement process to include: Solicitation Process; Solicitation Types and Product Categories; Methods and Awards Basis; Purchasing and Capital Improvements Management Services (CIMS) Award Analysis; Evaluation Criteria and FY 2010 Council Awards by Type.

Councilmember Chan requested that staff provide an average of past five years as opposed to FY 2010. She expressed concern with the high profile contracts process and noted that the current process only

allowed for City Council input when presented for Council consideration. She asked that staff review the process to allow for City Council input at the beginning of the RFP/RFQ Process. Councilmember Clamp concurred with Councilmember Chan and suggested that staff explore a process to determine when the City Council should provide input. Chairperson Cisneros expressed concern with the low-bid process and stated that she preferred that City funds be spent in San Antonio.

6. Briefing on HemisFair Park

Presented by Pat DiGiovanni, Deputy City Manager and Lori Houston, Economic Development Manager, Center City Development Office

Mr. DiGiovanni provided an update on the HemisFair Park Redevelopment Corporation and Master Planning Process. He reported that a public meeting would take place this evening at Sunset Station at 5:30 p.m. and stated that the last meeting was held in January with 300 people in attendance. He noted that several themes were discussed to include: Parks and Open Space; 24-7 Living Place; Arts and Culture; History and Preservation; and Education. He added that the public workshop held this evening would follow-up on the above stated themes to address the appropriate balance of those uses and activities in HemisFair Park. He stated that the Master Plan was on schedule and ready to be delivered this summer. He also reported that Andres Andujar had been selected as the HemisFair Park Redevelopment Executive Director.

7. Staff briefing on Economic Incentives for Small Business and Residential Home Improvements through Property Tax Valuation Freezes

Presented by Ben Gorzell, Chief Financial Officer

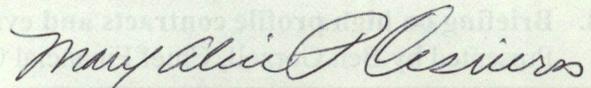
Mr. Gorzell provided a summary analysis on the feasibility for the City to incentivize small business and residential improvements through freezing property valuation by the amount of the improvements. He reported that there was a challenge to incentivize a change in behavior to stimulate incremental development. Councilmember Clamp explained that the proposed incentive was a small part of a larger package. Mr. DiGiovanni recommended exploring package options through Economic Development to provide grants for small business and residential home improvements. Mr. Dominguez spoke of the services available to small businesses and noted a Small Business Guide was being updated with all of the services available though the City. He indicated that a PDF version of the guide could be forwarded to the City Council to include in their newsletters.

8. Consideration of items for future meetings:

Councilmember Clamp requested a briefing on Inner City Redevelopment / Infill Policy.

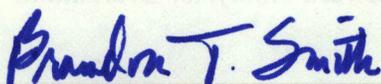
9. Adjournment

There being no further discussion, the meeting was adjourned at 10:30 a.m.



Mary Alice P. Cisneros, Chairperson

Respectfully Submitted,



*Brandon T. Smith
Office of the City Clerk*