

**Economic & Community Development Council Committee  
Meeting Minutes**

**Wednesday, June 23, 2010**

**9:00 a.m.**

**Media Briefing Room**

**Members Present:** Councilmember Mary Alice P. Cisneros, *Chair, District 1*  
Councilmember Ray Lopez, *District 6*  
Councilmember Elisa Chan, *District 9*  
Councilmember John G. Clamp, *District 10*

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**Members Absent:** *None*

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**Staff Present:** Pat DiGiovanni, *Deputy City Manager*; A.J. Rodriguez, *Deputy City Manager*; T.C. Broadnax, *Assistant City Manager*; James Henderson, *Military Affairs Assistant Director*; Patrick Howard, *Planning & Development Services Assistant Director*; Brian James, *Center City Development Office Assistant Director*; Barbara Ankamah, *Economic Development Manager*; Veronica Zertuche, *Deputy City Attorney*; Chris Hebner, *Assistant City Attorney*; Susan Guinn, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

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**Also Present:** Ray Flores, *WDC*; John Yoggerst, *AYI Inc.*; Adrian Martinez, *SAHCC*; Gilbert Garcia, *Express News*

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**Call to Order**

Chairperson Cisneros called the meeting to order.

**1. Citizens to be Heard**

**Ray Flores**, Westside Development Corporation, spoke in support of the Inner City Reinvestment Infill Policy Amendment and Guidelines. He stated that the proposed amendments would have a significant impact on the inner-city revitalization.

**2. Approval of Minutes of the May 19, 2010 Economic and Community Development Council Committee Meeting**

Councilmember Clamp moved to approve the Minutes of the May 19, 2010 Economic and Community Development Council Committee Meeting. Councilmember Lopez seconded the motion. Motion carried unanimously.

**3. Briefing and possible action on the Strategic Plan for Community Development, including the Inner City Reinvestment/Infill Policy Amendments and Guidelines**

Presented by Pat DiGiovanni, Deputy City Manager and Interim Director, Center City Development Office; and Barbara Ankamah, Economic Development Manager

Patrick Howard reported that the Strategic Plan for Community Development was a three-year rolling plan with an annual update. He stated that since the plan's inception, the Community Development Advisory Committee had been created to assist in the oversight of community development initiatives. Mr. Howard provided an

overview of the following: Updated goals and benchmarks for 2009-2012; Completed Reinvestment Plans; and the Catalytic Project Fund.

Barbara Ankamah provided an overview of amendments and guidelines to the Inner City Reinvestment/Infill Policy (ICR/IP). She stated that the policy addressed incentives for City fee waivers, San Antonio Water System (SAWS) fee waivers and eligible projects. She noted that the proposed revisions would: 1) Allow for projects within the ICR/IP to receive City fee waivers; 2) Exclude fee waivers for the construction of religious facilities; 3) Exclude market rate single family or two family dwellings unless the project cost was at 50% or more of the BCAD improvement value or project was reconstruction of a structure destroyed by a natural disaster.

Pat DiGiovanni noted the differential between (SAWS) and City Public Service (CPS) impact fees. He stated that SAWS had a policy where growth pays for growth. He noted that the City's policy regarding Inner City would waive those fees and that SAWS was setting aside funds to credit work within the Inner City. He stated that CPS had a different policy where their capital needs was rolled into CPS rates and that there were no impact fees for development that occurs in San Antonio. He stated that the City would work with CPS on a case by case basis to determine what could be done to alleviate development costs with the Inner City.

In response to Chairperson Cisneros, Mr. Howard clarified that three reinvestment plans had been created with a sunset of five years. He stated that two additional plans would be developed in FY 2012 and there would be an overlap of plans.

Councilmember Chan asked who would administer the Catalytic Plan. Mr. Howard replied that the Center City Department Office would administer the Catalytic Plan. Councilmember Chan also asked of the \$53 million investment from CPS. Ms. Ankamah stated that CPS had indicated that they had several infrastructure modernization and system growth projects within the ICR/IP and would help businesses, residential, and commercial developments. She noted that she would gather additional information regarding those programs.

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

#### **4. Briefing on the Centro Partnership**

Presented by Pat DiGiovanni, Deputy City Manager and Interim Director, City Development Office

Mr. DiGiovanni provided background information on the Centro Partnership and noted a revised approach to ease confusion regarding its creation. He stated that the goal was to bring both public and private leadership together to establish and implement a unified vision for downtown San Antonio. He noted that the incorporators were:

- Private Sector – Don Frost of Frost Bank, and Jack Spector of Hixon Properties
- Public Sector – Mayor Castro and Judge Wolff

Mr. DiGiovanni reported that the Certificate of Formation had been signed and would be filed this month. He noted that the Incorporators would serve as the initial Board of Directors and that they would determine the Board of Directors. He highlighted next steps as follows:

- The Board will present its recommendations on the structure and direction to private and public stakeholders
- Memorandum of Understanding (MOU) between the City of San Antonio and Bexar County – City Council action anticipated for October 2010
- Determine finance options

In response to Councilmember Cisneros, Mr. DiGiovanni replied that River North was outside the boundaries of the Central Business District. He stated that it could be an option to include River North and other areas in the focus area of the Centro Partnership. With regard to the dissolution of a Tax Increment Reinvestment Zone (TIRZ), Mr. DiGiovanni noted that the TIRZ could be reinstated at any time and that staff would consider options should the City Council and the TIRZ Board decide to dissolve any TIRZ. He noted that the capital needs of River North and its priorities should be considered and determined. Chairperson Cisneros requested that staff coordinate a meeting with TIRZ Board Members to discussion options.

In response to Councilmember Lopez, Mr. DiGiovanni stated that one of the benefits of the Center City Development Office was that staff was continually focusing on projects presented such as the HemisFair and the land-swap regarding the HemisFair. He noted that until the Centro City Partnership is established, the Center City Development Office was maintaining area projects. Councilmember Lopez stated that there was an urgency to move forward with the Centro City Partnership without over accelerating the process.

Councilmember Clamp asked of financing options at the time of Council consideration of the MOU. Mr. DiGiovanni stated that there were several factors involved and that it would depend on the direction the Board of Directors decided to pursue. Councilmember Clamp stated that it was important that Bexar County be included in the financing discussions and noted that he would like the option of self sustainment considered.

In response to Councilmember Chan, Mr. DiGiovanni stated that it was anticipated that the Board of Directors would be completely established before the visioning process begins. He explained that the Incorporators would file the Certificate of Formation, and then recommend the full slate of the Board of Directors. The full Board will then begin the visioning process. He stated that the City, Bexar County, and private sector would come together to formulate the organization and be a part of an operating agreement (MOU) in terms of identifying specific roles, responsibilities, and financial contributions for services rendered should there be any.

Chairperson Cisneros requested that a meeting be coordinated by the Centro Partnership to include participation by the following: Golf USA; Main Plaza Conservancy; HemisFair Group; and the Parks Foundation to determine their concerns.

##### **5. Briefing on the Fort Sam – Community Development Office**

Presented by Brian James, Assistant Director, Center City Development Office

Brian James provided information regarding the Fort Sam Houston Community Development Office (FSH-CDO). He reported that the FSH-CDO was created to review and focus on the areas surrounding Fort Sam Houston as a result of changes due to the 2005 Base Realignment and Closure (BRAC). He stated that the intent of the FSH-CDO was to mitigate challenges created by the growth and opportunities due to BRAC. He noted that the FSH-CDO will focus on economic development, housing, transportation, infrastructure, and public safety.

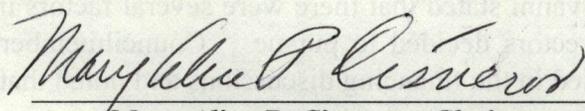
Chairperson Cisneros requested that staff continue discussion regarding the opening of additional gates at Fort Sam, especially with the additional 12,000 soldiers coming to the city. She also expressed concerns with the Playland Park land located at the entrance of Fort Sam Houston. She noted that the property was owned by the Alamo Colleges and that staff pursue discussions to utilize the property for housing or military training.

**6. Consideration of items for future meetings:**

Councilmember Lopez requested a presentation on Land Banking. Councilmember Chan requested a briefing on the restructuring of the Economic Development Department. Councilmember Clamp asked of the goals of the ECDC. He asked if there was a specific focus of the Committee for the next two years. He suggested a discussion regarding the Committee's goals and focus and the goals of the Economic Development Department. Pat DiGiovanni stated that there was also a community development aspect and noted that staff was reorganizing the department to include community development. He added that along with Rene Dominguez, and T.C. Broadnax, he could present information on the community development component at a future meeting.

**Adjournment**

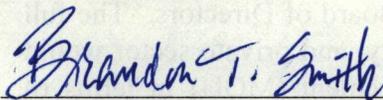
There being no further discussion, the meeting was adjourned at 10:00 a.m.

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**Mary Alice P. Cisneros, Chairperson**

**Respectfully Submitted,**



**Brandon T. Smith**  
**Office of the City Clerk**