

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

**Thursday, August 26, 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*; Rene Dominguez, *International & Economic Development Director*; James Henderson, *Military Affairs Director*; Ed Davis, *International & Economic Development Assistant Director*; Reynaldo Cano, *International & Economic Development Assistant Director*; Robbie Greenblum, *Office of the Mayor*; Jed Maebius, *Office of the Mayor*; Brian James, *Center City Development Office Assistant Director*; Lori Houston, *Center City Development Office*; Leslie Haby, *Assistant City Attorney*; Ray Rodriguez, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

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**Also Present:** Omar Garcia, *EDF*; Jim Poage, *Startech*; Tom Long, *CPS Energy*; Mary Emerson, *FSHCAB*; Marisol Robles, *SA Hispanic Chamber*; Frank Burney, *Martin & Drought*; Lewis Westerman, *Silver Ventures*; Bill Strom, *Silver Ventures*; R. McKinley, *UTSA*; Mario Hernandez, *EDF*

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**Call to Order**

Chairperson Cisneros called the meeting to order.

**1. Citizens to be Heard**

Citizens addressed during corresponding item.

**2. Approval of Minutes of the June 23, 2010 Economic and Community Development Council Committee Meeting**

Councilmember Clamp moved to approve the Minutes of the June 23, 2010 Economic and Community Development Council Committee Meeting. Councilmember Lopez seconded the motion. Motion carried unanimously.

**3. Briefing and possible action for consideration of applicant to Fort Sam Houston Community Advisory Board**

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

Leticia Vacek reported that the Harvard Place/Eastlawn Neighborhood Association met on June 15, 2010 and selected Mary Emerson to represent the neighborhood on the Fort Sam Houston Advisory Board. Ms. Vacek

stated there was one vacancy and that Ms. Emerson was present for comment. Ms. Emerson addressed the Committee and stated that she was the President of the Harvard Place/Eastlawn Neighborhood Association and noted her interest in serving on the Fort Sam Houston Community Advisory Board. In response to Chairperson Cisneros, Ms. Emerson indicated that she has lived in her neighborhood 52 for years.

Councilmember Clamp moved to recommend Ms. Mary Emerson for appointment to the Fort Sam Houston Community Advisory Board. Councilmember Lopez seconded the motion. Motion carried unanimously.

#### **4. Briefing and possible action on EDF Action Plan and briefing**

Presented by A.J. Rodriguez, Deputy City Manager and Rene Dominguez, International and Economic Development Department

A.J. Rodriguez noted staff's work with the Economic Development Foundation (EDF) to develop consensus on an action plan. He also noted the reorganization of the Economic Development Department and integration into the new Action Plan, as well as the Mayor's Vision 20/20 effort.

Rene Dominguez reported that the Economic Development Foundation Action Plan was created jointly by the City of San Antonio and the Economic Development Foundation to include annual activities, budget, and performance targets. He stated that the Action Plan would be implemented September 2010 through September 2011. He provided an overview of the Action Plan components to include the following: 1) Recruitment; 2) Retention; 3 Marketing; and 4) Research and performance reports.

#### **Citizens To Be Heard**

**Jim Poage**, Startech, spoke in support of the proposed Action Plan. He stated that although the agreement addressed retention and recruitment, he noted the significance of start-up companies. A.J. Rodriguez stated that staff would confer with Mr. Poage regarding Start-up companies. He mentioned the creation of the Economic Development Corporation and the investment in a sustainable fund for additional start-up companies in the future.

**Mario Hernandez**, Economic Development Foundation, acknowledged City Staff for their work on the project and thanked the Committee for their consideration. He stated that the Action Plan was ambitious and that the EDF was excited about the expansion of economic development on a multitude of levels.

**Robert McKinley**, UTSA, stated that San Antonio was rich in attributes and noted that the Action Plan would provide feedback to the City in terms of enhancing the economic development product. He indicated that the city needed a balanced approach to help citizens develop their enterprises, as well as large corporations.

Pat DiGiovanni stated that the Center City Development Office in partnership with the Centro Partnership will provide the EDF with an inventory to market Downtown San Antonio and surrounding neighborhoods. He noted that one of the initiatives for 2011 is to create that inventory.

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

## **5. Briefing and possible action for Development Agreement for Can Plant Apartments**

Presented by Pat DiGiovanni, Deputy City Manager and Lori Houston, CCDO Economic Development Manager and Interim Assistant Executive Director, HemisFair Park Area Redevelopment Corporation

Mr. DiGiovanni provided an overview of the Pearl Redevelopment Project and noted the major transformation from a brewery to an iconic urban village. He stated that the project has added \$20 million to the Midtown Tax Reinvestment Zone (TIRZ) since its inception. Lori Houston provided information on the proposed housing development on Avenue A of the Pearl Brewery located in District 1 and outlined the following project incentives:

- City fee waivers - \$150,000
- SAWS impact fee waivers - \$272,317
- EDIF Grant - \$272,317
- Chapter 380 Grant - \$1,996,635

Councilmember Chan asked of the 380 Grant. Ms. Houston explained that Real Perla Properties would pay the taxes after construction and that the City in turn would provide those funds back to Real Perla Properties, serving as reverse tax abatement. Councilmember Chan asked the developers of their estimated rental occupancy rate. It was projected that the project would be completed in mid-2012 and would reach a 95% occupancy rate over the course of one year.

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

## **6. Briefing on SBEDA Goal Setting Committee**

Presented by Rene Dominguez, Director, International and Economic Development Department

Rene Dominguez reported that the Affirmative Procurement Initiative (API), including a potential goal setting process, was entirely administrative. He stated that staff had not identified any situations in which persons that were not staff served as advisory or voting members on a Goal Setting Committee (GSC). He cited Section 2-52(e)(2) of the Ethics Code that defines any member of any board or commission which is more than advisory in nature as a City "Officer." He stated that imposing a voting responsibility on those non-city employees may directly impact the economic vitality of the businesses to be promoted. He noted that staff recommended that Small Business Advisory Committee (SBAC) Members serve on GSCs in an advisory, non-voting capacity. He also provided the following alternatives:

- ⚡ SBAC Members only vote on the establishment of annual aspirational goals
- ⚡ SBAC Members only vote on high profile solicitations

Councilmember Chan made the following motion: 1) To appoint two citizens as voting members on GSCs for inspirational goals; and 2) The same two citizens as voting members GSCs on high profile contracts of \$10 million and above. Councilmember Clamp seconded the motion. Motion carried unanimously.

## 7. Discussion on ECDC's Policy Focus

Requested by Councilmember Clamp

Mr. DiGiovanni addressed the Committee regarding potential areas of policy focus for the Economic & Community Development Council Committee and provided the following for consideration:

- ✚ Community Development
- ✚ Economic Development
- ✚ International Affairs
- ✚ Inner City Redevelopment
- ✚ Inner City Reinvestment Policy
- ✚ Brownfields
- ✚ Land Bank Development
- ✚ Airport
- ✚ Parking System – Downtown

Councilmember Chan requested that Small Business Policy also be considered. Councilmember Clamp recommended a separate meeting to discuss the proposed areas of focus for the Committee. He stated that it was vitally important for the Committee to have its own strategy and goals to accomplish over the next two years. Councilmember Chan suggested to keep the number of recommendations minimal and to provide timelines. Mr. DiGiovanni recommended that staff prepare a list of focus topics and report back to the Committee. Chairperson Cisneros requested to include New Market Tax Credits.

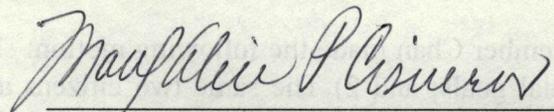
## 8. Consideration of items for future meetings:

Councilmember Lopez requested dialogue regarding Transportation – Light Rail and all other modes. Councilmember Clamp reported that Michael Bernard had drafted a State Constitutional Language gives the City the opportunity tax abatements for small business and homesteads. He distributed the draft and noted that the item would be presented to the Governance Committee next month. Councilmember Chan also requested discussion regarding Workforce Development.

At this time, Chairperson Cisneros recessed the Committee into Executive Session at 11:01 a.m. to discuss Economic Development negotiations and attorney client matter. She reconvened the meeting at 11:25 a.m. and announced that no action had been taken.

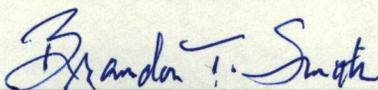
## 9. Adjournment

There being no further discussion, the meeting was adjourned at 11:26 a.m.



*Mary Alice P. Cisneros, Chairperson*

*Respectfully Submitted,*



*Brandon T. Smith*  
Office of the City Clerk