

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



**FINAL
Meeting Minutes
City Council B Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, January 14, 2015

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, Trevino, Warrick, Viagran, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

Absent 1 - Saldaña

Mrs. Vacek announced that Councilmember Saldaña was out of town on city business.

POINT OF PERSONAL PRIVILEGE

Mayor Taylor recognized Councilmember Medina who was celebrating his birthday today. The City Council sang Happy Birthday to Councilmember Medina.

1. Brooks Development Authority will present a progress report on economic activity to include strategic direction, recent accomplishments, and ongoing partnership initiatives. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development; Leo Gomez, President & CEO, Brooks Development Authority]

Rene Dominguez introduced Leo Gomez, President and CEO of Brooks Development Authority (BDA). Mr. Gomez thanked the City Council for the opportunity and recognized the BDA Board Members. He spoke of Brooks City Base noting that there were now over 3,000 private sector jobs with an average salary of \$50,000 per year. He stated that their goal at Brooks City Base was to create jobs, attract investment, and sustain growth. He highlighted the economic impact of Brooks City Base noting that it had generated \$14 Million since 2010. He indicated that there was a robust industry mix which included Healthcare, Renewable Energy, Technology, and Education. He stated that Brooks City Base was a key Public/Private Partnership and outlined the City of San Antonio's Investment: 1) Organizational Operating Costs; 2) Capital Infrastructure Projects; and 3) Physical Facilities.

Mr. Gomez showed photos of Brooks City Base and their 26 Choice Employers. He highlighted future initiatives and projected growth, estimating 8,926 by 2021. He outlined the New Land Use Plan and Major Projects Underway. He presented a rendering of the proposed Embassy Suites Hotel and Conference Center. He spoke of the challenges and opportunities for Brooks City Base and noted priority Development and Infrastructure Projects. He stated that Brooks City Base was a community asset and hoped to accomplish the following over the next five years: 1) Doubled economic impact; 2) Balanced growth for the city; and 3) Sustainable Development.

Mayor Taylor thanked Mr. Gomez for the presentation and stated that she was excited with the projects planned for Brooks City Base. She asked of the Infrastructure Costs. Mr. Gomez replied that it was \$32 Million. Mayor Taylor suggested that there be a major investment in Brooks City Base during the next Bond Program. She asked of the walkability of Brooks City Base. Mr. Gomez replied that it was a significant component of their plan and that there was some walkability from Parcel A extending into the Office Park. He stated that there would be more opportunities once development occurred to include residential living, retail, and restaurants. He noted that they wanted to complement Downtown by creating a town center. Mayor Taylor asked of the timeline of the hotel. Mr. Gomez replied that construction would begin in April, 2015 and hoped it would be open in June 2016.

Councilmember Viagran stated that she was pleased with the great things occurring at Brooks City Base and highlighted the many jobs created. She recognized the BDA Board Members and staff for their great work. She highlighted the Spay & Neuter Facility and Dog Park that would be implemented. She noted that it was important to mention that the gate had been removed and was now more welcoming to the community. She highlighted the Linear Park and spoke of the need to plan ahead for traffic purposes. She asked of the timeline for the Spay & Neuter Clinic. Mr. Gomez replied that they were presenting it to

the Board within the next 60 days and hoped to break ground 60 days after that.

Councilmember Medina stated that Brooks City Base was a City Wide Asset and highlighted their successes. He asked if the Flight Line had been utilized. Mr. Gomez replied that they had not and stated that they did not have a way to operate a Flight or Rail Line. Councilmember Medina asked how Brooks was approaching Base Realignment and Closure (BRAC) Discussions. Mr. Manuel Pelaez-Prada replied that they were ensuring that Brooks becomes a benchmark by creating jobs and solutions for others.

Councilmember Warrick asked of public transportation in the area. Mr. Gomez referenced Parcel A and stated that there was an area slated to become a VIA Transit Center. He noted that the Transit Station would become the dedicated route from Brooks to the Downtown Area. Councilmember Warrick asked if there had been a net gain in jobs. Mr. Gomez replied that the only hometown business was the hospital and the remainder were new jobs. Councilmember Warrick asked of the Embassy Suites Hotel features. Mr. Gomez replied that it would have similar features to other Embassy Suites Hotels. He stated that they had provided direction to the Developer that it must incorporate the Air Force History, Mission Reach, and surrounding community in the design and architecture. Councilmember Warrick asked of bike lanes on the new streets. Mr. Gomez replied that the existing streets were not all bike friendly but would design new streets to incorporate bike lanes.

Councilmember Gonzales stated that her questions regarding walkability and bike lanes had been answered. She noted the lack of housing in the area and asked of additional housing. Mr. Gomez stated that there were 463 residential units at Brooks and that 900 Multi-Family Units would be constructed this year.

Councilmember Gallagher stated that he was pleased with everything that had occurred at Brooks and expressed support for multiple town centers. He recognized Mary Rogers who serves on the Zoning Board of Adjustment and for many years was supportive and an advocate for protecting Hangar 9.

Councilmember Nirenberg stated that Brooks was a great model of Public/Private Partnership and asked of potential resources to help Brooks become a self-sustaining entity. Mr. Ben Gorzell replied that they could issue bonds but would also look at the funding that has been committed to Brooks in the City's Capital Budget. He added that they would amend the TIRZ Agreement in the Spring in order to spend dollars on other projects besides South New Braunfels.

Councilmember Krier complimented Brooks on the 50th Anniversary Commemoration and asked of the efforts related to housing and retail. Mr. Gomez replied that they had utilized Public/Private Partnerships and pursued the financing of the apartments. He spoke of their

work on the development of the hotel and highlighted the great amount of retail that has been invested in the area. Councilmember Krier asked how long the TIRZ would last. Mr. Gomez replied that it would be in place until 2029. Councilmember Krier asked of the potential to utilize a shuttle service within Brooks. Mr. Gomez stated that it was something to consider and hoped to be able to speak to that next year. Councilmember Krier asked what occurred regarding the water and sewer when converted from a military to civilian facility. Mr. Gomez stated that they met regularly with SAWS and CPS Energy and are under the same rules and processes. He noted that they work closely with all entities as they continue to develop Brooks.

Councilmember Treviño commended the efforts at Brooks and stated that this was a good example of repurposing an area with a great vision. He added that as a Pilot; he flew over the area frequently and had witnessed the transformation. He stated that this was a great opportunity to connect with Stinson Airport and their upcoming Anniversary and asked of coordination. Mr. Gomez replied that they had not coordinated thus far but felt that Stinson Airport was an asset that they could collaborate and build upon.

Councilmember Lopez spoke of the importance of economic development and stated that Brooks City Base and Port San Antonio were complementary assets. He asked of International Recruitment efforts. Mr. Gomez replied that Brooks City Base was major partners with all of the International Trade Partners in the city. He referenced the EB-5 Program which required a minimum investment of \$500,000 and spoke of major potential investors from Brazil and Africa. He stated that they took the development of the EB-5 Center very seriously to help with foreign direct investment opportunities.

Councilmember Viagran thanked everyone for their support of Brooks City Base and spoke of the great investments that had been made in the area thus far. Mayor Taylor acknowledged the BDA Board and thanked Mr. Gomez for the presentation.

2. The Port Authority of San Antonio will present a progress report on economic activity to include strategic direction, recent accomplishments, and ongoing partnership initiatives. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development; Roland Mower, President & CEO, Port Authority of San Antonio]

Item 2 was not addressed.

EXECUTIVE SESSION

The Executive Session was not held.

- 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).

RECESSED

Mayor Taylor recessed the meeting at 3:46 pm and announced that the meeting would resume at 5:15 pm for Ceremonials.

RECONVENED

Mayor Taylor reconvened the meeting at 5:20 pm and addressed the Ceremonial Items.

CEREMONIALS

Mayor Taylor presented the Light Up Downtown Awards. It was noted that participating businesses in the Downtown Area competed for the best and brightest holiday light display. The goal of the contest was to create an illuminated view of the Downtown Skyline and showcase the heart of the city to locals and visitors for a unique holiday experience.

Mayor Taylor presented a Citation to Susan and Aubra Franklin for receiving the 2014 Ernst & Young Entrepreneur of the Year Award. It was noted that the Award honors innate ability to create new products and services, transform organizations, enrich lives, and contributes to the vibrancy of the national economy. Mayor Taylor noted that this is the most prestigious honor in its class in the world and is also referred by many as the “Nobel Prize of Entrepreneurship.”

Mayor Taylor presented a Proclamation in recognition of the 28th Annual Martin Luther King (MLK) March which celebrates the accomplishments and legacy of Dr. Martin Luther King, Jr., that would be held on January 19, 2015. It was stated that San Antonio was host to one of the largest marches in the United States, which expects to draw more than 100,000 adults and children.

CITIZENS TO BE HEARD

Mayor Taylor called upon the citizens registered to speak.

Nikki Kuhns spoke in opposition to the Smart Meters being installed by CPS Energy and played a video regarding fires that have occurred due to the meters. She requested that the citizens be allowed to vote on said item.

Rhett Smith addressed the City Council in opposition to the Smart Meters being installed by CPS Energy. He spoke of the Interfaith Service being held in honor of MLK Day.

George Alejos spoke in opposition to the Smart Meters being installed by CPS Energy and noted that they were dangerous.

Mark Perez addressed the City Council regarding public safety concerns. He spoke of businesses operating without the proper permits and noted that city staff had not followed up on his requests for information.

Sylvia Villarreal addressed the City Council in opposition to the Planned Parenthood Facility located at 2140 Babcock Road. She expressed concern with the great amount of abortions they performed and asked staff to investigate their zoning use.

Nazirite Ruben Flores Perez spoke of Yahweh in The Bible and stated that there were many different types of angels.

Faris Hodge, Jr. submitted written testimony regarding the low juror turnout in Texas. He expressed concern with the increase in SAWS Bills. He submitted newspaper articles regarding the Lottery not being the best way to fund schools. Additionally, an article on more freshmen aiming to stay at UTSA. He referenced the two Police Helicopters purchased by SAPD. He also expressed concern regarding the hot temperatures endured by horses pulling Horse Drawn Carriages. He requested Longevity Pay for Civilian Employees.

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 6:20 pm.

APPROVED



IVY R. TAYLOR
MAYOR

ATTEST:



LETICIA M. VACEK, TRMC/MMC
CITY CLERK

