

# City of San Antonio



## Neighborhood Improvements Bond Committee Meeting Minutes

San Antonio Public Library  
Central Branch  
600 Soledad St.

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**Thursday, November 3, 2016**

**6:00 PM**

**600 Soledad St.**

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### Bond Committee Members

A majority of appointive members, other than ex office, shall constitute a quorum.

### **6:09 P.M. – Call to Order, Board Room**

Mr. Leonard and Ms. Gorman, Co-Chairs, called the meeting to order.

- Attendance of Committee Members
- Head count of general attendance: 34
- Katherine de la Vega, World Wide Translators, was present.

### **I. Opening Comments and Meeting Agenda Overview by Committee Co-Chairs**

Opening remarks were made by Co-Chairs Ms. Gorman and Mr. Leonard. Ms. Gorman briefly spoke to the Open Meeting Act Requirements and reminded the committee to keep the conversation in the meeting. She then turned the floor over to staff to begin the presentations.

### **II. Staff Presentation on Neighborhood Improvements Committee Follow Up from October 20, 2016 Meeting**

Peter Zanoni, Deputy City Manager, provided a general overview of the timeline and action items for the Bond Program prior to the May Bond Election. Additionally he commented on the rough proportionality methodology the City uses and provided more detailed charts as requested by the committee. Mr. Zanoni then reviewed the proposed ballot language and provided examples from other cities. He then asked Richard Keith, Assistant Planning Director, to brief the committee on updated boundary maps provided by staff.

Mr. Keith outlined the new map boundaries. He also showed the committee examples of properties within each of the new boundaries. Mr. Keith invited Roderick Sanchez, Development Services Director, to present on Code Compliance.

**III. City Code Compliance Services Strategic Plan**

Mr. Sanchez briefed the committee on the Code Compliance Strategic Plan and how it helps support neighborhood improvements. He credited their tiered approach as being instrumental in the success Code Compliance has seen over the past few years. It was noted that all entities including the City must be in compliance with code.

**IV. Examples of Mixed Income Housing and Sample Scenario for Bond Funded Developments**

Lori Houston, Assistant City Manager, provided the committee with examples of mixed income housing projects that have been developed or will be developed within the City. She spoke to the methodology and approach the City has taken when partnering for these developments. She also spoke about the Historic Commission Guidelines, and the reporting and monitoring requirements developers must maintain to receive City support. Ms. Houston also spoke about the types of incentives and tools the City has and can utilize to spur new and infill development. Ms. Houston then asked Mike Etienne, Eastpoint and Promise Zone Director, to talk about the East Meadows Project.

Mr. Etienne spoke about the active Eastpoint revitalization efforts. He commented on the federal designation the area received, and how it currently is serving as a model for other cities. Mr. Etienne commented specifically on the East Meadows Project and outlined the details of its mixed income housing plan. He also noted that infrastructure plays an important role in attracting development, and spoke to a few future site developments in the surrounding area.

**V. Citizens to be Heard**

Ms. Gorman then opened the floor for Citizens to be heard.

Eigino Rodriguez (District 5) with the Loma Vista Neighborhood Association expressed his concern for Area #11. He does not want properties to be taken from their owners. He commented that underutilized doesn't mean unwanted.

Maricela Garza (District 5) expressed her concern for the Prospect Hills and Gardendale Neighborhoods. She is concerned that single-family homes in the area will be eliminated for multifamily units.

Michael Apolinar (District 9) with the Greater Harmony Hill Neighborhood Association asked the committee to not consider Area #14. The area has businesses, and over 300 acres of multifamily housing. Instead, he recommended looking at Sahara Road between Isom Road and San Pedro Road. The area has many troubles and is in need of help.

Rodrigo Rendon (District 5) with the St. Timothy's Neighborhood Association asked to please include in the committee's recommendation an area between Guadalupe Street North, Santiago Street South, South-West 19<sup>th</sup> Street West, and South Hamilton. The area has over 93 vacant lots. Additionally, the area currently has 4 San Antonio Housing

Authority properties with 800 units and 2,500 single family units for a total of 3,300 units.

## **VI. Committee Discussion**

Co-Chair Ms. Gorman addressed the committee reminding them of their charge. She said their goal is to clearly define the area or areas to recommend to the City. That recommendation will define potential areas that could be revitalized, but only future developer proposals will ultimately decide what is able to be done in an area. She said selecting an area doesn't guarantee funding for that area, but if an area is not included, it will not receive funds. Essentially the committee is picking areas where money can be spent, not where it will be.

Lauro DeLeon (District 6) commented that the committee only has \$20 million, and thought an even split of \$2 million for each district would make it easier to get voters behind the proposition.

Connie Marszalek – (District 10) remarked that the charge is to only recommend areas, and that she has found input from Citizens to be Heard to be helpful.

Co-Chair Ms. Gorman commented that all the information on the new recommendations would be provided by City staff to help the committee make their final decisions.

Ricardo Jimenez (District 10) asked if staff could identify the areas within the potential site list that are also recommended to receive funds from other categories of the bond program. He also asked for copies of the Citizens to be Heard comments so they could use them in their analysis. He also asked for an updated version of the Area Chart for the next meeting.

Mr. Zaroni said staff would get those documents to the committee.

Mr. Jimenez then reminded the committee the unique nature of its focus. He commented that it is a pilot bond program, and future bond endeavors within the same scope could depend on how well the committee does this time around.

Co-Chair Mr. Leonard asked that the committee members serve as ambassadors for the committee to their districts and neighborhood associations.

Kimberly Carter-Schmittou (District 7) expressed her support for including the Harmony Hills area, and not including the "race track" (go-cart) property within the final recommendation.

Michael Taylor (District 7) recommended that a site near Fredericksburg and Bandera be considered as a possible alternative for the Malibu Grand Prix (go-cart) site.

Claudia Castillo Gonzales (District 1) requested additional outreach to the neighborhoods potentially impacted by these projects. She recommended digital versions of the maps be provided so they can be easily shared.

Akeem Brown (District 2) affirmed Ms. Gonzales efforts, and added that the maps are available online and should be sent out.

Sylvia Lopez-George (District 8) asked why the committee should consider areas where the market might soon drive development.

Ms. Gorman responded saying the market might bring housing to these areas, it does not mean that everyone could afford to live there. The charge is not just revitalize, but to bring affordable living to them as well.

Mr. Leonard affirmed Ms. Gorman's comment adding that as a developer today without incentives he couldn't bring affordable housing into some of the areas.

Yulanee McKnight (District 3) commented that the Texas Public Radio segment the Source has been pumping out information on the Bond to its listeners.

Mr. Zaroni remarked that staff would send out the link for the show to the committee so they could listen to it.

Andrea Sanchez (District 4) commented that the committee needs to act as the voice for their respective communities and express the concerns and recommendations of their constituents.

Ana Sandoval (District 7) asked City staff how the return on investment (ROI) between single-family units and multi-family units compared.

Ms. Houston answered stating that ROI is not always the best way to look at selecting the type of use, that it really depends on the area you want to impact.

Ms. Sandoval asked what level of detail the committees' recommendation for the urban renewal plan needed.

Mr. Zaroni responded saying it will be general and high-level.

Ms. Sandoval asked how often the plan will be updated.

Mr. Zaroni replied noting that the urban renewal plan will be tied to this bond, and will not get updated. He said the designation could be scaled back, but not increased. Future bond programs would have a new plan and could contain different areas.

Ms. Gorman commented reminding the committee that the money could potentially cycle a few times, and a portion could be used again.

Peggy Sue Wilson (District 10) commented that she had some research and Area #13 is in great need of a park. She asked if this could be included as a request for the Parks bond committee.

Mr. Zaroni said staff would provide that information to the Parks Committee.

Beverly Watts Davis (District 2) commented that the committee members have the greatest knowledge of their areas and they should be advocating for those areas that have great need.

Colleen Wagusepack (District 9) asked if the \$45 million budget for the Peanut Factory city was funding.

Ms. Houston responded noting that was the total project budget not the City's contribution.

Claudia Castillo Gonzalez (District 1) asked how specific the boundary lines needed to be. She wanted to know if a lot that was located 1 street outside the area could still be used.

Mr. Zaroni responded saying that while the language used in the urban renewal plan might be generalized, the boundary lines written for the bond election would be very specific. No funding could be allocated outside the boundary, but that funding would be focused within the boundary.

Ms. Gonzalez asked if the maps provided for next meeting could include more detail on the boundary lines.

Mr. Zaroni said for the next meeting staff would have the City's Geographic Information System (GIS) on the main screen and the committee could look at specifics.

Ricardo Jimenez (District 10) asked if the City had contacted any neighborhood associations to notify them of the urban renewal plan.

Bridget White, Director of Planning and Community Development, responded saying that while advertisements have been communicated about the general bond processes, because the boundaries and specifics of this committee are not set and can still change staff had not contacted any specific neighborhood associations. Once the areas and boundaries are more solidified staff can begin to reach out to them.

## **VII. Staff Presentation on Neighborhood Improvement Areas Ranking Survey**

Mr. Keith provided instruction to the committee about a survey to be sent that would help gauge what areas have the most support at this time. The results are not final and will not directly determine the final recommendation, but are to be used as a tool to help the committee understand where everyone currently stands on the proposed areas.

### **Next Steps for Community Bond Committee Process by Co-Chairs**

Ms. Gorman quickly noted to staff to please remember the rules of the open meetings act and not engage in any email discussions. She also added if any committee members have a suggestion or need any specifics to please contact City staff.

There being no further business the meeting was adjourned at 8:31 PM.