



San Antonio Economic Development Corporation (SAEDC)
Board Meeting Minutes
Municipal Plaza B Room
Tuesday, March 7, 2023 | 3:00 PM

BOARD MEMBERS PRESENT:

Mayor Ron Nirenberg, President
Councilmember Melissa Cabello Havrda, Council District 6
City Manager Erik Walsh, Secretary
Erika Moe, At-Large Citizen
Dr. Christine Burke, At-Large Citizen
Jose Padilla, At-Large Citizen

BOARD MEMBERS ABSENT:

Councilmember Manny Pelaez, Council District 8

STAFF, OUTSIDE COUNSEL, and COMMUNITY MEMBERS PRESENT:

Alejandra Lopez, Executive Director, SAEDC
Brenda Hicks-Sorensen, Director, Economic Development Department, City of San Antonio
Ben Rickelman, Economic Development Manager, Economic Development Department, City of San Antonio
Alondra Ramirez, Economic Development Coordinator, Economic Development Department, City of San Antonio
Sarah Woeppel, Sr. Economic Development Specialist, Economic Development Department, City of San Antonio
Anna De La Garza, Department Fiscal Administrator, Economic Development Department, City of San Antonio
Christina Ramirez, City Attorney, City Attorney's Office, City of San Antonio
Steve Golden, Golden Steves & Gordon LLP
Vanessa Lopez, Leal & Carter, P.C.
Roberto Carter, CPA, Leal & Carter P.C.

AGENDA ITEM #1: CALL TO ORDER.

Mayor Ron Nirenberg called meeting to order at 3:02 p.m., March 7, 2023.

Roll call was taken by Alondra Ramirez. Quorum was met.

AGENDA ITEM #2 (ACTION): Approval of Minutes of the August 30, 2022, SAEDC Board of Directors Meeting.

Mayor Ron Nirenberg entertained a motion for approval of the August 30, 2022 meeting minutes. Councilmember Melissa Cabello Havrda made a motion for approval which was seconded by Erika Moe. With no further discussion, the motion passed unanimously.

AGENDA ITEM #3 (ACTION): 3. Annual Election of Officers for the Corporation (Vice President, Secretary).

Mayor Ron Nirenberg moved to Item 3. Nirenberg called for nominations for Vice President and nominated Councilmember Manny Pelaez. Mayor Ron Nirenberg entertained a motion for approval. Councilmember Melissa Cabello Havrda motioned for approval and Dr. Christine Burke seconded. The motion passed unanimously.

Mayor Ron Nirenberg called for nominations for Secretary and nominated City Manager Erik Walsh. Mayor Nirenberg entertained a motion for approval. Councilmember Melissa Cabello Havrda motioned for approval and Erika Moe seconded. The motion passed unanimously.

AGENDA ITEM #4 (ACTION): 4. Action to approve a resolution to amend the SAEDC bylaws.

Mayor Nirenberg called on Director Hicks-Sorensen to give a presentation on SAEDC revised workplan. Hicks-Sorensen presented the proposed amendments, recommending a focus on placemaking activities in alignment with the Economic Development Strategic Framework.

Director Brenda Hicks-Sorensen explained that under Chapter 272 of the Local Government Code there are very specific requirements that a city needs to go through for purchasing property explaining that with a City you need competitive process, but there is more flexibility under the SAEDC, particularly for neighborhood revitalization. Economic development corporations can also participate in public-private partnerships. SAEDC is considered a component unit of the City, so there must be sufficient distance from the City. Hicks-Sorensen recommended that the bylaws be revised so that the SAEDC board can approve the sale, lease, purchase, or exchange of property. The SAEDC would want to continue to support military medical innovation through the agreement with VelocityTX approved last year. The SAEDC would target commercial corridors to start with and will roll out the two-corridor pilot program in June based off ARPA funding.

Mayor Ron Nirenberg entertained a motion for approval. Councilmember Melissa Cabello Havrda motioned for approval and Jose Padilla seconded.

Mayor Ron Nirenberg opened the floor for discussion and asked Director Brenda Hicks-Sorensen if property owned by SAEDC is separate from the City of San Antonio and whether the City could convey property to the SAEDC. Hicks-Sorensen answered that it is separate, and that the City can convey property, but it would require City Council approval. She shared that there are different methods to be able to convey the property.

Councilmember Melissa Cabello Havrda asked whether the Economic Development Department will be able to do this. Director Brenda Hicks-Sorensen affirmed that the department meets with department directors such as Development Services and that it is within the purview of Economic Development. Cabello Havrda also asked how regional centers are categorized. Hicks-Sorensen explained that the department will focus on corridors, seeking to be deliberate in their approach. The Economic Development Department is working with the Planning Department and other departments to identify corridors and property. The EDC's goal is to be intentional, not just become a dumping ground but be able to have an expedited process for higher impact and the greater good. Cabello Havrda expressed excitement and appreciation over the approach.

Board Member Dr. Christine Burke asked how limited the opportunities are with a \$50,000 threshold. Director Brenda Hicks-Sorensen explained that the \$50,000 excludes real estate transactions. Executive Director Lopez added that the \$50,000 limit is the typical limit on transactions requiring City Council approval.

Board Member Erika Moe asked if other partners can be involved in the corridor developments and whether the EDC can incentivize developers to hire people in the area for projects. Director Brenda Hicks-Sorensen affirmed that the EDC could incorporate community benefits by negotiating with partners to create job opportunities.

Board Member Jose Padilla asked how the properties are chosen. Director Hicks-Sorensen stated that the EDC will look at available properties and talk to the appropriate departments, these properties would come before the EDC board for approval, and the EDC would make the case to City Council for approval. Given the immediacy of the two-corridor pilot program coming up, identifying those two corridors is the easiest place to start – by June, the goal is to have corridors identified. Attorney Steve Golden asserted that the City could convey property they would like to see redeveloped.

Board Member Burke asked if the value is attached to the EDC. Director Hicks-Sorensen responded that the deal would look different for all projects. Board Member Padilla asked how developers know and identify properties that the City is interested in. Hicks-Sorensen stated that offices such as Center City Development can work with developers on these specifics. Mayor Ron Nirenberg asked if this goes to Council next. Hicks-Sorensen answered that the by-laws need to go to City Council for approval.

The motion passed unanimously.

AGENDA ITEM #5 (INFORMATIONAL): EXECUTIVE DIRECTOR'S REPORT

Mayor Nirenberg called on Executive Director Lopez to give the Director's Report.

Executive Director Lopez shared that the audit is complete, and everyone received a copy. VelocityTX has submitted the first quarterly report for the implementation of San Antonio Military Medicine Initiative, in which they shared that four companies were presented to military medical groups as potential partners, and six companies were identified as potential prospects for establishing in San Antonio. The 4th annual Military Medical Industry Day will be in May at the convention center. There will also be a pre-symposium on March 14. Additionally, she shared that there have been nine applications for the bonding and capacity building program and six have been accepted. The program administrator is developing a strategy to increase the pool of funds available. Lastly, she shared that a request for proposal for legal services would be issued.

AGENDA ITEM #6: MEETING ADJOURNMENT.

Mayor Nirenberg adjourned the meeting at 3:30 PM on March 7, 2023.

APPROVED:

City Manager Erik Walsh
Secretary, San Antonio Economic Development Corporation

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