

CPS ENERGY BOARD OF TRUSTEES

NOTICE OF SPECIAL MEETING

Notice is hereby given that the CPS Energy Board of Trustees will hold a Special Meeting **on Thursday, July 15, 2021 at 2:00 p.m.**, in the Board Room located on the First Floor of the CPS Energy headquarters located at 500 McCullough, San Antonio, Texas. The meeting will also be live-streamed.

To protect the health of the public and limit the potential spread of COVID-19, social distancing and limited in-person attendance will be enforced at the meeting. Facial coverings are encouraged. Public comment on agenda items may be provided in-person, virtually or in writing. These meeting standards are based upon the provisions of the Open Meetings Act, as modified by the Governor of Texas in response to the COVID-19 crisis, and shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

The subject of this meeting is to act upon all matters pertaining to the current management and operation of the municipal electric and gas systems, including the acquisition of real property and interest therein by purchase and condemnation, the facilities, financing, the handling and administration of funds and accounts, consideration of matters relating to operations and administration and such other matters as may be brought before the meeting by the Trustees of the Board, and specifically those matters referred to in the attached agenda, which is incorporated herein.

The meeting will be streamed on [cpsenergy.com](https://www.cpsenergy.com).

Those wishing to speak on an agenda item during the Public Comment portion of the meeting must register on Wednesday, July 14, 2021 from 7:00 a.m. CT to 1:00 p.m. CT. Registration may be made by email at **PublicCommentRegistration@CPSEnergy.com** or by phone at **(210) 353-4662**. Those registering to speak should be prepared to provide the following information:

- First & last name
- City & state of residence
- Phone number
- Email address
- Designate whether public comment will be provided in person or virtually
- Group for which the individual is speaking, if applicable
- Agenda item # about which they are speaking
- Any required translation services

In-person commenters, followed by virtual commenters, will be called to speak in the order that each registers.

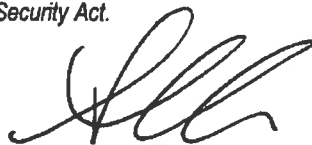
Written comments may be sent to **PublicCommentRegistration@CPSEnergy.com**. Note that written comments will not be read during the Board meeting.

The agenda is attached. It and other informational material, if any, may be found at:

<https://www.cpsenergy.com/en/about-us/who-we-are/trustees/board-meetings.html>

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

At any time during the Board Meeting, and pursuant to the provisions of Chapter 551 of the Texas Government Code, the Board may meet in executive session for consultation concerning attorney-client matters under Section 551.071; for deliberations and other authorized action on real property under Section 551.072; on prospective gifts or donations under Section 551.073; on personnel under Section 551.074; on security personnel or devices under Section 551.076; on economic development negotiations under Section 551.087; to deliberate, vote, or take final action on competitive matters under Section 551.086; to deliberate regarding security audits and devices under Section 551.089; or to deliberate under Texas Government Code Section 418.183(f) about confidential information under the Texas Homeland Security Act.



Shanna M. Ramirez
Secretary of the Board
July 9, 2021



**CPS ENERGY BOARD OF TRUSTEES SPECIAL MEETING
TO BE HELD ON JULY 15, 2021 AT 2:00 PM
LOCATION: CPS ENERGY BOARD ROOM (500 MCCULLOUGH AVE)**

**COSA - CITY CLERK
2021 JUL 09 PM 12:47:02**

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ITEM	TOPIC	ACTION	PRESENTER/ SPONSOR
1	CALL TO ORDER	Execute	Dr. Willis Mackey
2	SAFETY MESSAGE, INVOCATION & PLEDGE OF ALLEGIANCE	Execute	Ms. Loretta Kerner
3	PUBLIC COMMENT Pre-Registration on Wednesday, July 14, 2021 from 7:00 AM – 1:00 PM @ (210) 353-4662 or PublicCommentRegistration@CPSEnergy.com A. Chair's Announcements B. Comments	Discuss	Dr. Willis Mackey
CONVENE TO EXECUTIVE SESSION			
4	EXECUTIVE SESSION: Please see the narrative list at the top of this agenda for the potential discussion topics.	Discuss	Dr. Willis Mackey
RECONVENE TO OPEN SESSION			
REGULAR AGENDA			
5	RESOLUTION FOR APPROVAL OF REAL ESTATE ITEMS (Ms. Shanna Ramirez)	Discuss & Possible Vote	Dr. Willis Mackey
6	ADJOURNMENT	Execute	Dr. Willis Mackey
If the Board meeting has not adjourned by 3:00 PM, the presiding officer may entertain a motion to continue the meeting, postpone the remaining items to the next Board meeting date, or recess and reconvene the meeting at a specified date and time.			

RESOLUTION FOR THE SALE OF SURPLUS PROPERTY

WHEREAS, CPS Energy owns the Mission Road Power Plant property located at 207-303 Mission Road, which is and further depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property is no longer needed for use in the operation or development of the CPS Energy Gas and Electric Systems (the "Systems"); and

WHEREAS, the EPIcenter no longer plans to develop the Property and has changed its plan from managing a large development project to focusing more on decentralized innovation centers and collaboration spaces; and

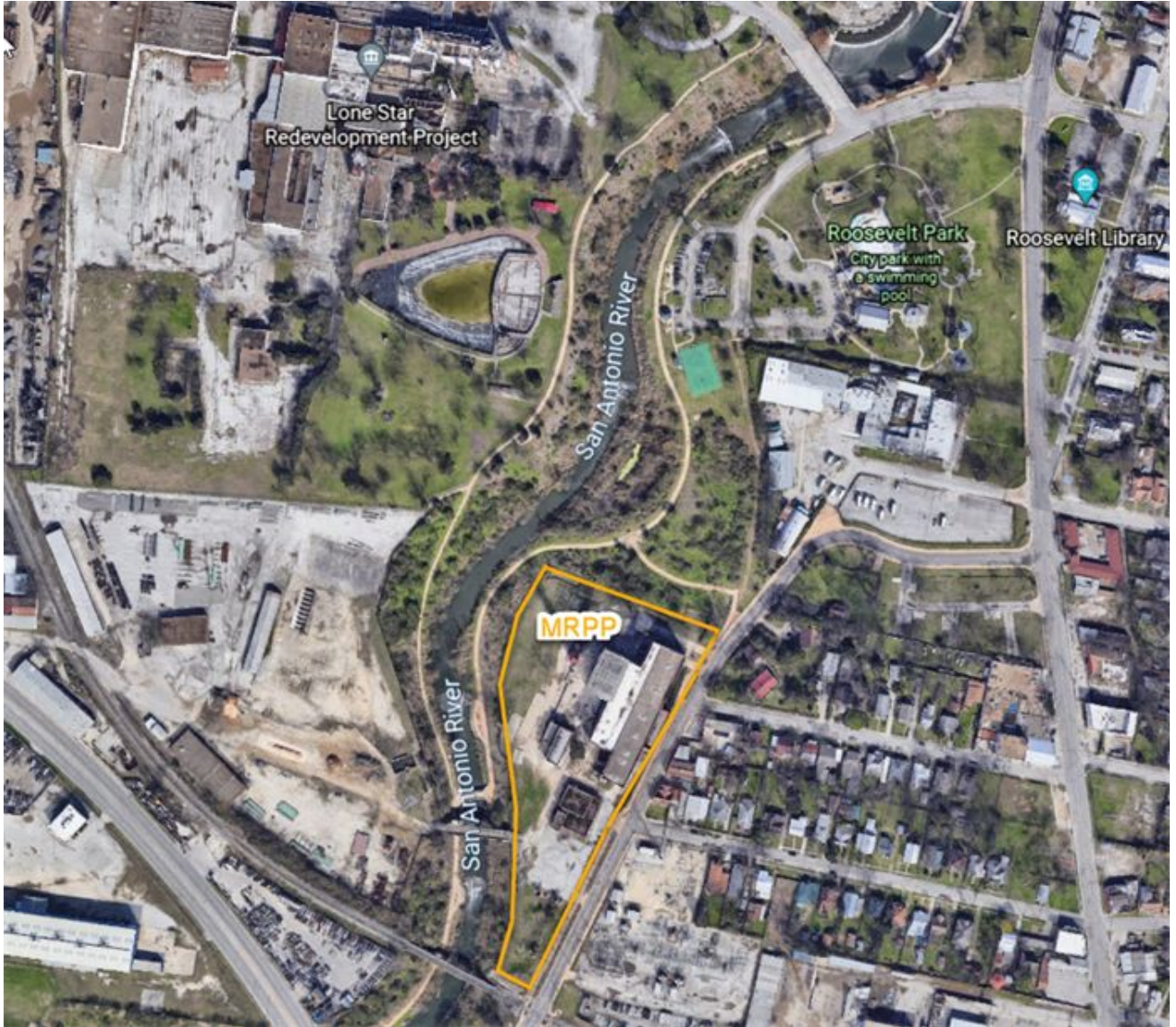
WHEREAS, Chapter 272 of the Local Government Code which governs the sale or exchange of land by a municipality provides in Section 272.001 (k) that notice and bidding requirements do not apply to sales of land owned by a municipality operating a municipally owned electric or gas utility if the land is held by the municipal utility, provided that the governing body of the municipal utility adopts a resolution stating the conditions and circumstances of the sale and the public purpose that will be achieved by the sale; and

WHEREAS, the proceeds from the sale of the Property will generate revenue which can be applied to the operation and development of the Systems;

NOW, THEREFORE, BE IT RESOLVED:

1. The recitals to this Resolution are hereby incorporated by reference.
2. The CPS Energy Board of Trustees finds that the Property is surplus property and is no longer needed for use in the operation of the Systems.
3. The CPS Energy Board of Trustees finds that a "public purpose", generating revenue for the operation and development of the Systems, will be achieved by the sale of the Property and, as such, the transactions are exempt from the notice and bidding requirements of Chapter 272 of the Local Government Code.
4. The CPS Energy Board of Trustees hereby authorizes, but does not obligate, the President and CEO, or her designee(s), to determine a final sales price and to take such action as is deemed necessary and appropriate to carry out the purposes and intent of this resolution and complete the sale of all or a portion of the Property.

Exhibit A



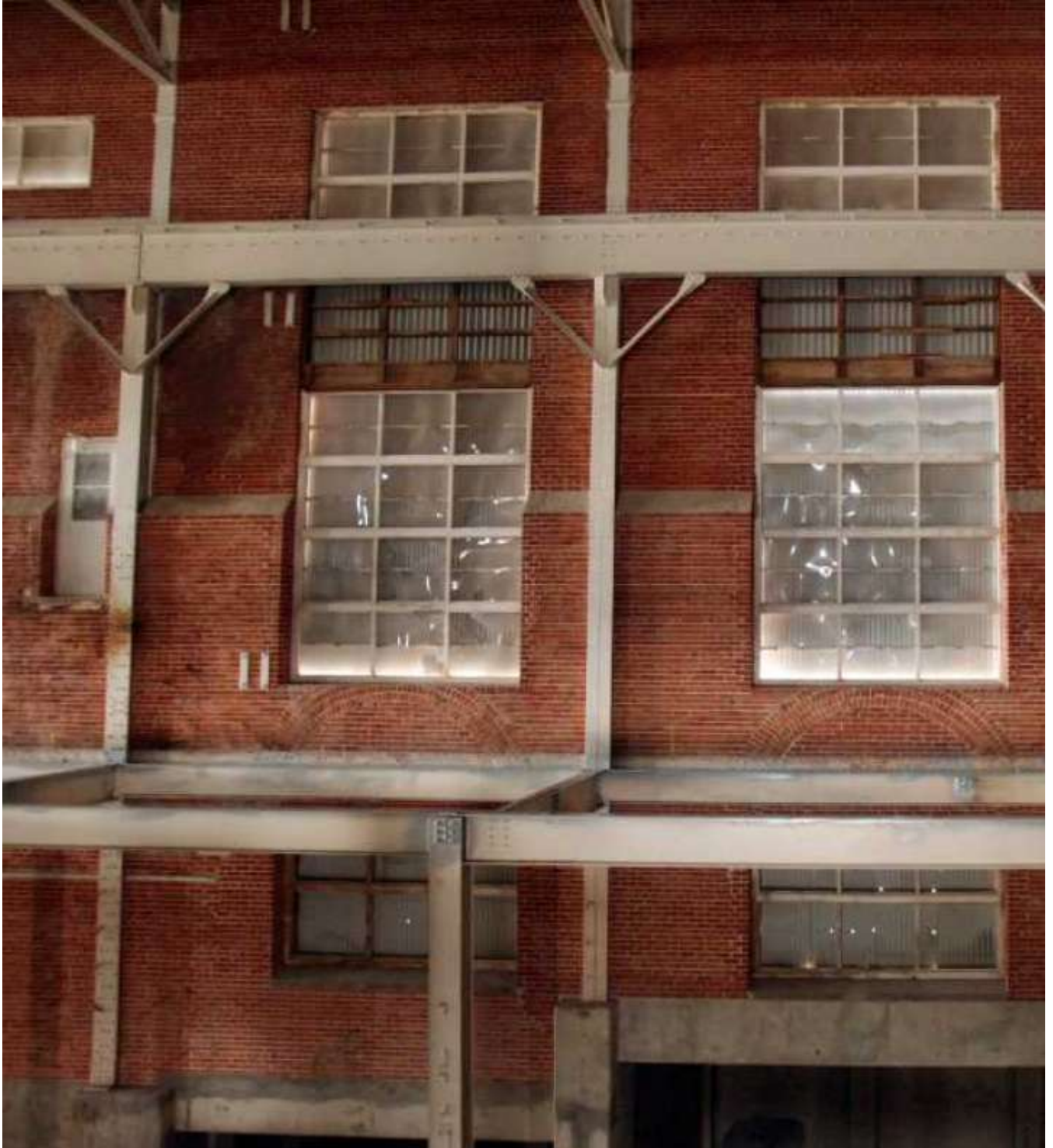
207-303 Mission Road

EPIcenter pulls plug on renovation of former Mission Road power plant

Randy Diamond, Staff writer

Feb. 12, 2020 Updated: Feb. 12, 2020 9:41 a.m.

Comments



1of6

The Mission Road Power Plant, once marked for renovation, will now go on the market instead.

HELEN L. MONTOYA/San Antonio Express-News





EPIcenter has abandoned plans to turn CPS Energy's shuttered Mission Road power plant into a \$75 million project aimed at showcasing San Antonio as a center for energy innovation.

The 5-year-old project started with commitments of more than \$20 million to EPIcenter in 2015 to turn the former power plant into an innovation hub. Features were to include an accelerator and fabrication labs for energy startup companies, an education center, an exhibit area to house energy exhibits and an auditorium.

The problem was raising nearly \$55 million.

EPIcenter CEO Kimberly Britton acknowledged the difficulty of fundraising. It also was a distraction to the operation of the energy center's programs.

"We realized that maybe constructing a singular headquarters was not the way to go," she said.



The Mission Road Power Plant, once marked for renovation, will now go on the market instead.
HELEN L. MONTOYA/San Antonio Express-News

She said the startup accelerator and a lecture series are up and running without the power plant headquarters.

With seven full-time employees, the organization operates out of Geekdom co-working space on Houston Street and CPS Energy headquarter. EPIcenter officials are currently looking for a permanent home downtown.

The organization's plan to drop the power plant's renovation, in addition to the stalled Lone Star Brewery redevelopment, mark a setback to development along the Mission Reach, which features an eight-mile linear park along the San Antonio River.

ENTER TO WIN: Four tickets to Morgan Wallen at the San Antonio Stock & Rodeo Show

CPS Energy officials said they're looking to put the power plant up for sale within the next six to 18 months.



The Mission Road Power Plant, once marked for renovation, will now go on the market instead.
Robin Jerstad /For the San Antonio Express-News

“We expect to receive a wide range of interesting proposals for the site,” utility CEO Paula Gold-Williams said.

The gas-fired Mission Road plant was built at the turn of the 20th century and operated until 2003.

The EPIcenter project had been seen as more than jump-starting the area south of downtown. Its aim was to put San Antonio on the map as an energy innovation center.

“The EPIcenter will promote energy-sector education, research, and innovation in an effort to directly impact and stimulate job creation, urban economic revitalization, and business development rooted in the New Energy Economy,” said then-CPS Energy CEO Doyle Beneby in May 2015 when the project was announced.

CPS Energy was one of the center’s founding members of EPIcenter, and the Mission Road facility was to be its flagship project.



The Mission Road power plant was decommissioned in 2002. This is how it might have looked if converted into the EPIcenter, which stands for Energy, Partnerships, Innovation center.
CPS Energy /Courtesy CPS Energy

Gold-Williams, who's also an EPIcenter board member, said the utility supports Britton's decision to abandon the Mission Road plan.

"We ultimately realized that asking their team to focus on a big capital campaign was not the best use of their talents," she said. "Alternatively, we can now better optimize EPIcenter's nimbleness and talented staff. They are concentrating their efforts on finding and vetting new promising ideas and companies that, over time, will help improve our efficiency while expanding the products and services we offer our customers."

At least one of the startups helped by EPIcenter, Go Smart Solar, has partnered with the utility to offer a solar power program for apartment dwellers and homeowners whose homes can't accommodate rooftop solar. Other startups are working on concepts not specifically connected to CPS Energy projects.

Among the 18 startups EPIcenter has assisted since 2018, Britton said, 45 percent are located outside the San Antonio area.



A giant white sheet hangs over part of Mission Road Power Plant.

Other innovation center features, such as the fabrication labs, would have duplicated efforts elsewhere in San Antonio. Britton said Southwest Research Institute and Port San Antonio already house such labs.

“We realize that given the broad needs of the startups that it could be more practical to outsource,” she said.

That includes EPIcenter’s speaker and education program. The organization rents venues at the Tobin Center for the Performing Arts and Trinity University, among other locations.

Five years ago, CPS Energy agreed to donate the power plant to EPIcenter, which the utility considered a \$6 million contribution to the project. Another founding member of EPIcenter, OCI Solar Power, agreed to donate \$5 million once the center filed formal plans to begin renovation of the power plant.

OCI sells solar energy to CPS Energy under a contract.

The OCI donation is in addition to a combined \$5 million that OCI Solar Power and two other founding members — Itron, and Landis+Gyr — agreed to kick in for the renovation of the power plant. Itron and Landis+Gyr also are CPS Energy vendors.

EPIcenter, however, used some of that \$5 million to cover operating costs.



CPS Energy's Mission Road power plant.
William Luther /San Antonio Express-News

Britton said the agreement with OCI Solar Power, Itron and Landis+Gyr allowed the EPIcenter to use all or part of the \$5 million for the operating expense. The center hold about \$3 million of the donation in reserves.

The three CPS Energy contractors agreed to give another \$5 million for goods and services for the planned energy innovation center. Britton said she's negotiations with the companies, hoping to use the funds for existing programs.

EPIcenter runs on an approximately \$1 million annual budget, according to the organization, and brought in revenue of \$750,000 last year — a combination of grant money and fee income from the energy startups, as well as a new energy advisory business.

Britton said the organization is succeeding, even without the bricks-and-mortar innovation center.

“Austin isn't the only place in Texas for innovation, she said. “San Antonio is more than tacos and margaritas.”

Randy Diamond covers aviation, energy and manufacturing in the San Antonio and Bexar County area. Read his stories and more local coverage on our free site, mySA.com, and on our subscriber site, ExpressNews.com.
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