



STRATEGIC COMMITTEE MEETING

Workforce Solutions Alamo
100 N. Santa Rosa St., Suite 120, Boardroom
San Antonio, TX 78207

October 25, 2024

10:00 AM

AGENDA

Agenda items may not be considered in the order they appear.

Citizens may appear before the Committee to speak for or against any item on the Agenda in accordance with procedural rules governing meetings. Speakers are limited to three (3) minutes on each topic (6 minutes if translation is needed) if they register at the beginning of the meeting. Questions relating to these rules may be directed to Teresa Chavez at (210) 452-9405.

The Chair of the Committee will be at the Host Location. The Host location is specified above. Meetings will be visible and audible to the public at the Host location, and there will be a visual or audio recording of the meeting. There will be two-way audio and video of the meeting between each Board member sufficient that Board members and public can hear and see them. WSA will comply with all Videoconferencing Guidelines.

For those members of the public that would like to participate and cannot attend in person at the host location, please call toll-free 1-877-858-6860, which will provide two-way communications through a speaker phone. For additional information, please call Teresa Chavez, (210) 452-9405.

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During the Public Comments portion of the meeting (Agenda Item 4), the public may type their name into the chat box or unmute themselves and state their name. The meeting host will call each member of the public for comments, in the order their names were submitted.

Workforce Solutions Alamo is an equal opportunity employer/program. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids, services, or special accommodations should contact Teresa Chavez at (210) 452-9405 so that appropriate arrangements can be made. Relay Texas: 1-800-735-2969 (TDD) or 711 (Voice).

- I. CALL TO ORDER
Presenter: Eric Cooper, Committee Chair
- II. ROLL CALL AND QUORUM DETERMINATION
Presenter: Eric Cooper, Committee Chair
- III. DECLARATIONS OF CONFLICT OF INTEREST
Presenter: Eric Cooper, Committee Chair
- IV. PUBLIC COMMENT
Presenter: Eric Cooper, Committee Chair
- V. DISCUSSION AND POSSIBLE ACTION ON MEETING MINUTES
Presenter: Eric Cooper, Committee Chair
 - a. Meeting Minutes – August 30, 2024
- VI. PROCUREMENT UPDATE (DISCUSSION AND POSSIBLE ACTION)
Presenter: Kristen Rodriguez, Interim Director of Procurement and Contracts
 - a. Facility Updates
 - i. Bandera Lease
 - ii. Hondo Lease
 - iii. Pleasanton Lease
 - iv. O’Connor
- VII. MARKETING
Presenter: James Keith, Director of Public & Govt Relations
 - a. Port SA
 - b. Mobile Unit
- VIII. LOCAL PLAN PROGRESS UPDATE (DISCUSSION AND POSSIBLE ACTION)
Presenter: Adrian Perez, Chief Innovation Officer
 - a. WSA 2025 Local Plan Development Update
 - b. TX FAME
 - c. Department of Labor
- IX. PROGRAMS UPDATE
Presenter: Victoria Rodriguez, Director of Workforce Services
 - a. Update on Services Provided by County
- X. CEO REPORT
Presenter: Adrian Lopez, CEO
 - a. Recap Meeting with Senator José Menéndez

XI. CHAIR REPORT

Presenter: Eric Cooper, Committee Chair

XII. EXECUTIVE SESSION:

Pursuant to Chapter 551 of the Texas Open Meetings Act, the Committee may move into Executive Session for discussion on any issue for which there is an exception to the Act as set out in section 551.071 et. seq. including, but not limited to, the following:

- a. Government Code §551.072 – Discussions Regarding Purchase, Exchange, Lease, or Value of Real Property if Deliberation in an Open Meeting Would Have a Detrimental Effect on the Position of Workforce Solutions Alamo in Negotiations with a Third Party;
- b. Government Code §551.071 – All Matters Where Workforce Solutions Alamo Seeks the Advice of its Attorney as Privileged Communications Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas;
- c. Pending or Contemplated Litigation;
- d. Government Code §551.074 – Personnel Matters Involving Senior Executive Staff and Employees of Workforce Solutions Alamo; and
- e. Government Code §551.089 – Discussions Regarding Security Devices or Audits.

XIII. ADJOURNMENT

Presenter: Eric Cooper, Committee Chair



STRATEGIC COMMITTEE MEETING

Alamo Colleges DSO
2222 N. Alamo St., First Floor,
Broadway Room 100
San Antonio, TX 78215
August 30, 2024
10:00 AM

Board of Directors: Eric Cooper (Chair), Anthony Magaro, Lowell Keig, Jim Robertson, Dr. Sammi Morrill, Kelli Rhodes

Partner Staff: Mike Ramsey

WSA Staff: Adrian Lopez, Teresa Chavez, Brandee Perez, Eric Vryn, Adrian Perez, Gabriela Navarro Garcia, Victoria Rodriguez, James Keith, Chuck Agwuegbo, Kristen Rodriguez, Caroline Goddard, Rebecca Espino Balencia, Sandra Rodriguez, Juan Palencia, George Mazariegos, Avis Burrows, Alfred Salazar Jr., Erica Spencer

Contractors: Roberto Corral, Gabriela Horbach, Brenda Garcia, Manuel Ugues, Daisey Vega

Legal Counsel: None

Guests: Steve Chavez, Dale Hanson, Elda Patricia Hernandez, Norma Torres-Martinez, Gavin C. E. Neill, Colin Nichols, Kimberly Vinton

AGENDA

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name. The meeting host will call each member of the public for comments,
in the order their names were submitted.**

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I. CALL TO ORDER

Presenter: Eric Cooper, Committee Chair

At 10:00am, Chair Eric Cooper called the meeting to order.

II. ROLL CALL AND QUORUM DETERMINATION

Presenter: Eric Cooper, Committee Chair

The roll was called, and a quorum could not be declared present until 10:03am.

III. DECLARATIONS OF CONFLICT OF INTEREST

Presenter: Eric Cooper, Committee Chair

None

IV. PUBLIC COMMENT

Presenter: Eric Cooper, Committee Chair

None

V. DISCUSSION AND POSSIBLE ACTION ON MEETING MINUTES FROM
JUNE 14, 2024

Presenter: Eric Cooper, Committee Chair

**Upon motion by Director Anthony Magaro and seconded by Director Jim
Robertson, the minutes from June`4, 2004, were unanimously approved.**

VI. PROCUREMENT UPDATE (DISCUSSION AND POSSIBLE ACTION)

a. Facility Updates

i. Port SA

ii. O'Connor

iii. Bandera

iv. Mobile Unit

**Procurement & Contracts Specialist, Kristen Rodriguez, presented facility updates
for Port San Antonio, O'Connor, Bandera, and the mobile unit. Please refer to the
committee pre-read materials for detailed information.**

VII. LOCAL PLAN PROGRESS UPDATE (DISCUSSION AND POSSIBLE ACTION)

- a. WSA 2025 Local Plan Development Update
- b. AEL Presentation
 - i. Alamo Colleges
 - ii. Restore Education
 - iii. Region 2
- c. Alamo Workforce Consortium Update
- d. Policies on Use of Work Experience and Other Business Services
- e. Alamo Colleges Business & Industry Solutions Team and Active Projects

Chief Innovation Officer (CIO), Adrian Perez, presented the WSA 2025 Local Plan development update. Elda Patricia Hernandez, Director of Adult Education at Alamo Colleges, presented on services provided. Kimberly Vinton, Director at ACE Alliance @ Restore Education shared services offered. Education Services Center Region 2 Deputy Director, Norma Torres-Martinez, presented services available. Rebecca Espino Balencia, Community Initiatives Manager, reported updates on the Alamo Workforce Consortium. Adrian Perez, CIO, spoke on the policies on use of work experience, and other business services and District Director of the Economic & Workforce Development Team at Alamo Colleges, Colin Nichols, presented Alamo Colleges Business & Industry Solutions Team and active projects. For detailed information, please refer to the committee pre-read materials.

VIII. PROGRAMS UPDATE

- a. Update on Services Provided by County
No report due to time restrictions.

IX. CEO REPORT

Presenter: Adrian Lopez, CEO

- a. Expenditure Analysis with Training Providers
Chief Executive Officer, Adrian Lopez, reported on expenditure analysis with training partners, an upcoming lunch meeting scheduled with Senator Menendez to discuss child care issues, and announced that on September 10, 2024, he plans to testify at the House IRED Committee meeting to address child care concerns.

X. CHAIR REPORT

Presenter: Eric Cooper, Committee Chair

No report.

XI. EXECUTIVE SESSION:

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- d. Government Code §551.074 – Personnel Matters Involving Senior Executive Staff and Employees of Workforce Solutions Alamo; and
- e. Government Code §551.089 – Discussions Regarding Security Devices or Audits.

None

XII. ADJOURNMENT

Presenter: Eric Cooper, Committee Chair

There being no further time, a motion was made by Director Lowell Keig and seconded by Director Anthony Magaro that the meeting adjourn. The motion passed, and the meeting adjourned at 11:30am.



MEMORANDUM

To: Strategic Committee

From: Adrian Lopez, CEO

Presented By: Kristen Rodriguez – Interim Director of Procurement and Contracts Management

Date: October 25, 2024

Subject: New Facility Lease for Bandera Work Force Center

Summary: Discussion and Possible Action: Workforce Solutions Alamo (WSA) – Board Staff is recommending a new Facility Lease at 803 Buck Creek, Bandera, TX 78003. The estimated annual rent for the 480-square-foot office space is \$28,000, including maintenance, utilities, taxes, and insurance (NNN), pending final negotiations. *Supporting Texas Talent and Economic Growth – Goal 2, Service Optimizers.*

Analysis: The current Workforce Solutions Alamo (WSA) location in Bandera, TX is no longer suitable for our needs, with the existing Memorandum of Understanding (MOU) set to expire on November 14, 2024. In compliance with the Texas Workforce Commission's Financial Manual for Grants Contracting (FMGC §J.6.1) and federal Uniform Guidance (UG), we have initiated a comprehensive facility review process.

Key WSA business requirements include:

- Strategic location (proximity to customer populations, local businesses, and consideration of area crime statistics)
- Accessibility via public transportation
- Adequate parking
- Sufficient space for operations
- Ground floor access
- Potential for customization (build-out capabilities)
- Full compliance with the Americans with Disabilities Act (ADA)

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Timeline of Actions:

1. **February 23, 2024:** Initial Request for Information (RFI) issued to potential Lessors and Realtors.
 - Purpose: Conduct market research and identify available properties suitable for workforce program administration.
 - Action: WSA's contracted Real Estate Broker, PCR Brokerage San Antonio, LLC. dba Partners, performed a Competitive Market Analysis (CMA).
 - Result: Board Procurement staff completed a cost analysis based on the CMA findings.
2. **March 2024:** Board of Directors approved a facility at 4173 Highway 16, Bandera, TX 78003.
 - Outcome: During negotiations, the property was sold. The new landlord declined to honor the proposed lease terms, necessitating a renewed search.
3. **August 21, 2024:** Second RFI issued to potential Lessors and Realtors.
 - Purpose: Conduct updated market research and identify newly available properties.
 - Actions:
 - a) WSA's Real Estate Broker conducted a fresh CMA to reassess prospective locations.
 - b) Board Procurement staff performed an updated cost analysis.
 - c) Board staff engaged with current and potential partners to explore additional options.

Alternatives: Due to the absence of ADA-compliant facilities in the area, there are no potential properties meeting all requirements. As a result of all efforts, the property at 803 Buck Creek, Bandera, TX is currently recommended on a best-value basis.

Fiscal Impact: The annual estimated rent is \$28,800, pending negotiations. The anticipated initial term of the lease will be for 5 years with up to two (2) 5-year options to renew that will be specified in the agreement, not to exceed fifteen years inclusive of all renewals. The actual amount paid will be finalized during negotiations and specified in the Lease.



Cost Analysis:

TWC Lease Market Assessment Information	Subject Lease: 702 Buck Street	Previous approved Lease 1: 4173 TX HGWAY 16	Recommended Lease 2: 803 Buck Creek
Building Type and Class:	Full Service	Full Service	Full Service
Square Footage Needed and/or Available	1000	1200	480
Base Rent Rate: (\$/SQFT/YR)	\$0 x 1,000 sq. ft.=0	\$18.00 x 1200 sq. ft. =\$21,600	\$60.00x 480 sq ft.=\$28,800
Total Base Rent Rate Per Term (60 Months)	\$0	\$108,000	\$144,000
Avg. Total Rent per Year	\$0	\$21,600	\$28,800
Type of Lease: NNN, Modified Gross, or Full Service.	FULL SERVICE	NNN	FULL SERVICE
Additional Rent: Such as Operating Expenses or Common Area Maintenance (CAM), Estimated Annual Amount	0	\$3,600	0
Estimated Utilities: If not included in the Base Rent or Additional Rent above (\$/SQFT/YR) Estimated Annual Amount	0	\$1,728	0
Total Estimated Annual Cost: Annual Base Rent + Additional Rent (if needed) + Estimated Utilities	\$0	\$26,928	\$28,800
Total Available Parking Spaces:	20	20	20
Estimated Build Out Cost per Square Feet:	\$11	\$11	\$0
Total Build Out Cost per Year (est.)	\$11,000	\$13,200	\$0
Move Out Costs: Moving Expenses: per hour rate x labor hours = total estimated cost)	\$0	\$280	\$0
Renovation to Current Lease (if needed): Total tenant improvements/expenditures	\$0	\$0	\$0
Total Annual Cost: Including rent per year + build out + utilities + moving + renovations	\$11,000	\$40,408	\$28,800

Recommendation: As a result of comprehensive efforts, WSA is recommending approval of finalizing negotiations and execution of contract of the new facility lease for the property at 803 Buck Creek, Bandera, TX 78003, on a best-value basis.



Next Steps: Upon approval of this action, WSA Procurement and Contracts will finalize negotiations in coordination with its Contracted Broker, Legal Services, and the Landlord for the execution of the new lease agreement of the facility located at 803 Buck Creek, Bandera, TX 78003 (Silver Sage).

Attachments: Lease Procurement Checklist



Lease Procurement Checklist

Name of Landlord/Contractor/Vendor:	Health and Human Services
Property Location and Address:	702 Buck Street
	Bandera, Texas 78003
Time Frame (current lease dates)	28 Mar 23 – 14 Nov 24
New Contract or Renewal:	New Contract
If Renewal, what Renewal #:	NA
# of Renewals Remaining:	0

Item	Description	Responsibility	Begin	Completed
1	Needs Determination (to include VRS)	Facilities	Feb `24	Feb `24
2	Market Research/RFI Supplementing broker's/agents use of listing services	Purchasing	Feb `24	Mar `24
3	Competitive Market Analysis (CMA)	Broker	Feb `24	Aug `24
4	Independent Cost Assessment	Purchasing	Mar `24	Mar `24
5	Technical Evaluation /Analysis	Purchasing	Mar `24	Mar `24
6	Broker identifies commercial properties that meet WSA specs.	Broker	Feb `24	Aug `24
7	Broker/agent schedules site visits and attends with WSA if warranted.	Broker /Purchasing	Feb `24	Aug `24
8	QA Review	QA	Mar `24	Aug `24
9*	Broker agent requests a proposal from landlord for the property or properties that best meet the specifications.	Broker	Mar `24	Sep `24
10	WSA reviews the broker/agent recommendation and decides whether to execute a lease.	Purchasing / CEO	Mar `24	Sep `24



Item	Description	Responsibility	Begin	Completed
11	Memo of Recommendation prepared and submitted to WSA Board of Directors for approval.	Purchasing	Mar `24	Oct `24
12	Broker/agent negotiates lease terms with the landlord on behalf of WSA to include required lease provisions.	Broker /Purchasing	Mar `24	
13	Lease - Legal Review	Legal	Mar `24	
14	Broker/agent assists WSA with the oversight of any alterations or improvements required to make space ready for move-in, (Build-out).	Broker /Purchasing	NA	NA
15	Procurement to retain all documentation to include Market Analysis and all related files.	Purchasing	Mar `23	
LEASE AGREEMENT				
Evidence of Agreement Terms ___ 3 Year Term __X__ 5 Year Term				
Special Terms and Conditions List: _____ _____ _____				
Board Approval of Agreement Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Evidence: Board Meeting Minutes/				

- WSA shall conduct Initial market research to determine whether to supplement the use of listing services with public advertisement of the grantee’s property search.
- An example of the steps a grantee might take when conducting a lease procurement with the full assistance of a real estate broker/agent includes the above.
- As noted, these are sample steps. A grantee’s actual process may differ, provided it results in a procurement that provides for full and open competition and conformance with other UG and UGMS procurement standards.



MEMORANDUM

To: Strategic Committee

From: Adrian Lopez, CEO

Presented By: Kristen Rodriguez – Interim Director of Procurement and Contracts Management

Date: October 25, 2024

Subject: New Facility Lease for Hondo Work Force Center

Summary: Discussion and Possible Action: Workforce Solutions Alamo (WSA) – Board Staff recommends approval of a Facility Lease at 402 Carter, Hondo, TX 78861 (South Texas Regional Training Center). The estimated annual rent, inclusive of maintenance, utilities, taxes, and insurance (NNN), is \$31,725.36, subject to final negotiations. *Supporting Texas Talent and Economic Growth – Goal 2, Service Optimizers.*

Analysis: Given that the current location effectively meets WSA's needs, the Agency is pursuing re-procurement of the existing space. The commercial lease agreement is set to expire on December 21, 2024. In compliance with TWC's Financial Manual for Grants Contracting (FMGC §J.6.1) and Uniform Guidance (UG), the initial planning phase involves a comprehensive assessment of facilities that fulfill our current requirements. WSA's essential business needs encompass:

1. Strategic location (considering customer demographics, business proximity, and local safety)
2. Public transportation accessibility
3. Adequate parking facilities
4. Sufficient space allocation
5. Ground floor access
6. Potential for customization or expansion
7. ADA compliance

To ensure a thorough and competitive selection process, WSA initiated the following actions in February 2024:

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San Antonio, Texas 78207
(210) 272-3260

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1. Issued a Request for Information (RFI) to potential Lessors and Realtors, facilitating market research and identifying suitable properties for workforce program administration.
2. Engaged PCR Brokerage San Antonio, LLC. dba. Partners, WSA's contracted Real Estate Broker, to conduct a comprehensive Competitive Market Analysis.
3. Organized in-person site visits to prospective locations, involving both WSA Board Staff and the contracted broker to evaluate each option firsthand.
4. Proactively reached out to existing and potential partners to explore additional opportunities and gather valuable insights.

This approach ensures WSA considers all viable options while prioritizing the most suitable and cost-effective solution for the agency's program needs.

Alternatives: None

Fiscal Impact: The projected annual rent is estimated at \$31,725.36, though this figure is subject to negotiation. The proposed lease structure includes an initial 3-year term, followed by up to three (3) additional 3-year renewal options. This arrangement allows for a potential maximum lease duration of twelve (12) years, encompassing all renewals. The final rental amount and all specific terms will be determined during negotiations and explicitly detailed in the Lease Agreement.



Cost Analysis:

Map #	Property	Address	Total Size (SF)	Available (SF)	Base Rent (PSF)	Est. OPEX	Est. Monthly Rent	Comments
1	City of Hondo Director Economic Dev. 210-250-0674	402 Carter Current WSA Site	---	1,799	\$13.20 Net	\$4.43	\$2,644.00	Includes shared classroom space (2,119 SF) Base Rent \$1,978.90/Mo Utilities \$ 224.88/Mo Custodial \$ 200.00/Mo Admin Support \$ 240.00/ Mo
2	Former Hibbett Sports	Hondo Village 166 Menefee Drew Allen 210-504-1242	5,000	1,200 2,500	\$21.00 NNN \$17.00 NNN	\$10.00	\$3,100.00 \$5,625.00	• Small center facing Walmart Supercenter • Attractive and in good condition • TI negotiable
3	Downtown Hondo	1116B 18th Street Kristy Parker 830-433-0101	2,300	2,300	\$9.00 NNN	\$6.00	\$2,875.00	• Looks to be in good condition. • Parking: 5 spaces
4	Downtown Hondo	1708 Avenue M Kristy Parker 830-433-0101	2,320	2,320	\$13.00 NNN	\$6.00	\$3,673.33	• Looks to be in good condition • Parking: 10 spaces
5	Park Place Professional	1616 Avenue M Ray Bendele 361-296-5954	6,000	2,000 4,000	\$13.80 MG \$13.80 MG	\$4.00	\$2,966.67 \$5,933.33	• Exterior looks good • Parking: 9 spaces behind

Recommendation: As a result of comprehensive efforts, the property at 402 Carter, Hondo, TX 78861, is currently recommended on a best-value basis. Upon approval of this action, WSA Procurement and Contracts will finalize negotiations in coordination with its Contracted Broker, Legal Services, and the Landlord for the execution of the new lease agreement and the re-procurement of the facility located at 402 Carter, Hondo, TX 78861 (South Texas Regional Training Center).

Next Steps: Board staff will finalize negotiations and lease execution for the new agreement in Hondo, Texas, in coordination with its Contracted Broker, Legal Services, and the Landlord.

Attachments: Lease Procurement Checklist



Lease Procurement Checklist

Name of Landlord/Contractor/Vendor:	City of Hondo
Property Location and Address:	402 Carter Street
	Hondo, Texas 78861
Time Frame (current lease dates)	1 Jan 22 – 31 Dec 24
New Contract or Renewal:	New Contract
If Renewal, what Renewal #:	NA
# of Renewals Remaining:	0

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4	Independent Cost Assessment	Purchasing	Mar `24	Mar `24
5	Technical Evaluation /Analysis	Purchasing	Mar `24	Mar `24
6	Broker identifies commercial properties that meet WSA specs.	Broker	Feb `24	Aug `24
7	Broker/agent schedules site visits and attends with WSA if warranted.	Broker /Purchasing	Feb `24	Aug `24
8	QA Review	QA	Mar `24	Aug `24
9*	Broker agent requests a proposal from landlord for the property or properties that best meet the specifications.	Broker	Mar `24	Sep `24
10	WSA reviews the broker/agent recommendation and decides whether to execute a lease.	Purchasing / CEO	Mar `24	Sep `24
11	Memo of Recommendation prepared and submitted to WSA Board of Directors for approval.	Purchasing	Mar `24	Oct `24



Item	Description	Responsibility	Begin	Completed
12	Broker/agent negotiates lease terms with the landlord on behalf of WSA to include required lease provisions.	Broker /Purchasing	Mar `24	Oct 24'
13	Lease - Legal Review	Legal	Mar `24	Oct 24'
14	Broker/agent assists WSA with the oversight of any alterations or improvements required to make space ready for move-in, (Build-out).	Broker /Purchasing	NA	NA
15	Procurement to retain all documentation to include Market Analysis and all related files.	Purchasing	Mar `23	Oct 24'
LEASE AGREEMENT				
Evidence of Agreement Terms _X_ 3 Year Term ___ 5 Year Term				
Special Terms and Conditions List: _____ _____ _____				
Board Approval of Agreement Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Evidence: Board Meeting Minutes/				

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- An example of the steps a grantee might take when conducting a lease procurement with the full assistance of a real estate broker/agent includes the above.
- As noted, these are sample steps. A grantee’s actual process may differ, provided it results in a procurement that provides for full and open competition and conformance with other UG and UGMS procurement standards.



MEMORANDUM

To: Strategic Committee

From: Adrian Lopez, CEO

Presented By: Kristen Rodriguez – Interim Director of Procurement and Contracts Management

Date: October 25, 2024

Subject: New Facility Lease for Pleasanton Work Force Center

Summary: Discussion and Possible Action: Workforce Solutions Alamo (WSA) – Board Staff is recommending a new Facility Lease at 1411 Bensdale Road, Pleasanton, TX 78064 (Coastal Bend College - Pleasanton). The estimated annual rent for the 2,344 square foot facility, including maintenance, utilities, taxes, and insurance, (NNN) is \$30,043.92, pending final negotiations. *Supporting Texas Talent and Economic Growth – Goal 2, Service Optimizers.*

Analysis: Given that the current location effectively meets WSA's needs, the Agency is pursuing re-procurement of the existing space. The current commercial lease agreement will terminate on January 31, 2025. In compliance with the Texas Workforce Commission's Financial Manual for Grants Contracting (FMGC §J.6.1) and federal Uniform Guidance (UG), we have initiated a comprehensive facility review process.

Key WSA business requirements include:

- Strategic location (proximity to customer populations, local businesses, and consideration of area crime statistics)
- Accessibility via public transportation
- Adequate parking
- Sufficient space for operations
- Ground floor access
- Potential for customization (build-out capabilities)
- Full compliance with the Americans with Disabilities Act (ADA)

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1. Issued a Request for Information (RFI) to potential Lessors and Realtors, facilitating market research and identifying suitable properties for workforce program administration.
2. Engaged PCR Brokerage San Antonio, LLC. dba. Partners, WSA's contracted Real Estate Broker, to conduct a comprehensive Competitive Market Analysis.
3. Organized in-person site visits to prospective locations, involving both WSA Board Staff and the contracted broker to evaluate each option firsthand.
4. Proactively reached out to existing and potential partners to explore additional opportunities and gather valuable insights.

This approach ensures WSA considers all viable options while prioritizing the most suitable and cost-effective solution for the agency's program needs.

Alternatives: None

Fiscal Impact: The projected annual estimated rent is \$30,043.92, though this figure is subject to negotiation. The proposed lease structure includes an initial 3-year term, followed by up to three (3) additional 3-year renewal options. This arrangement allows for a potential maximum lease duration of twelve (12) years, encompassing all renewals. The final rental amount and all specific terms will be determined during negotiations and explicitly detailed in the Lease Agreement.

Cost Analysis:



Map #	Property	Size SF	Base Rate/SF	OPEX	Total Monthly Rent	Annual Rent	Annual Rate/SF	Tenant
1	Coastal Bend College (1411 Bensdale)	2,344	\$9.60	\$3.22	\$2,504	\$30,044	\$12.82	Current WSA location.
2	Atascosa Market 2085-2089 W. Oaklawn Rd.	1,520 2,800	\$19.00	\$4.14	\$2,931 \$5,399	\$35,173 \$64,792	\$23.14	<ul style="list-style-type: none"> • 31,111 SF neighborhood shopping center • Monthly/annual rent does not include allocation for electric & janitorial
3	Gorman Plaza 2046 W. Oaklawn Rd.	2,033	\$29.00	\$6.06	\$5,940	\$71,277	\$35.06	<ul style="list-style-type: none"> • 18,000 SF neighborhood shopping center • Monthly/annual rent does not include allocation for electric & janitorial
4	State Hwy 97 1701 E State Hwy 97 Jourdanton	3,717	\$14.40	\$5.00	\$6,009	\$72,100	\$19.40	<ul style="list-style-type: none"> • Monthly/annual rent does not include allocation for electric & janitorial
5	Oaklawn Rd. 1222 W. Oaklawn Rd.	2,204	\$22.00	\$6.00	\$5,143	\$61,712	\$28.00	<ul style="list-style-type: none"> • Monthly/annual rent does not include allocation for electric & janitorial
6	Oaklawn Rd. 1320 W. Oaklawn Rd.	2,191	\$18.00	\$5.50	\$4,291	\$51,488	\$23.50	<ul style="list-style-type: none"> • Monthly/annual rent does not include allocation for electric & janitorial
7	Zanderson Avenue 1010 Zanderson Jourdanton	2,496	\$12.00	\$5.00	\$3,536	\$42,432	\$17.00	<ul style="list-style-type: none"> • Monthly/annual rent does not include allocation for electric & janitorial
8	Oaklawn Rd. 206 W. Oaklawn Rd.	1,436	\$20.89	\$6.00	\$3,218	\$38,614	\$26.89	<ul style="list-style-type: none"> • Monthly/annual rent does not include allocation for electric & janitorial

Recommendation: As a result of comprehensive efforts, the property at 1411 Bensdale Road, Pleasanton, TX 78064, is currently recommended on a best-value basis. Upon approval of this action, WSA Procurement and Contracts Management will proceed with pursuing Board approvals. Subsequently, WSA Procurement and Contracts will finalize negotiations in coordination with its Contracted Broker, Legal Services, and the Landlord for the execution of the new lease agreement and the re-procurement of the facility located at 1411 Bensdale Road, Pleasanton, TX 78064 (Coastal Bend College - Pleasanton).

Next Steps: Board staff will finalize negotiations and lease execution for the new agreement in Pleasanton, Texas, in coordination with its Contracted Broker, Legal Services, and the Landlord.

Attachments: Lease Procurement Checklist



Lease Procurement Checklist

Name of Landlord/Contractor/Vendor:	Lee E. Ricks, Jr.
Property Location and Address:	1411 Bensdale Road
	Hondo, Texas 78861
Time Frame (current lease dates)	1 Jan 22 – 31 Dec 24
New Contract or Renewal:	New Contract
If Renewal, what Renewal #:	NA
# of Renewals Remaining:	0

Item	Description	Responsibility	Begin	Completed
1	Needs Determination (to include VRS)	Facilities	Feb `24	Feb `24
2	Market Research/RFI Supplementing broker's/agents use of listing services	Purchasing	Feb `24	Mar `24
3	Competitive Market Analysis (CMA)	Broker	Feb `24	Aug `24
4	Independent Cost Assessment	Purchasing	Mar `24	Mar `24
5	Technical Evaluation /Analysis	Purchasing	Mar `24	Mar `24
6	Broker identifies commercial properties that meet WSA specs.	Broker	Feb `24	Aug `24
7	Broker/agent schedules site visits and attends with WSA if warranted.	Broker /Purchasing	Feb `24	Aug `24
8	QA Review	QA	Mar `24	Aug `24
9*	Broker agent requests a proposal from landlord for the property or properties that best meet the specifications.	Broker	Mar `24	Sep `24
10	WSA reviews the broker/agent recommendation and decides whether to execute a lease.	Purchasing / CEO	Mar `24	Sep `24



Item	Description	Responsibility	Begin	Completed
11	Memo of Recommendation prepared and submitted to WSA Board of Directors for approval.	Purchasing	Mar '24	Oct '24
12	Broker/agent negotiates lease terms with the landlord on behalf of WSA to include required lease provisions.	Broker /Purchasing	Mar '24	Oct 24'
13	Lease - Legal Review	Legal	Mar '24	Oct 24'
14	Broker/agent assists WSA with the oversight of any alterations or improvements required to make space ready for move-in, (Build-out).	Broker /Purchasing	NA	NA
15	Procurement to retain all documentation to include Market Analysis and all related files.	Purchasing	Mar '23	Oct 24'
LEASE AGREEMENT				
Evidence of Agreement Terms _X_ 3 Year Term ____ 5 Year Term				
Special Terms and Conditions List: _____ _____ _____				
Board Approval of Agreement Yes <input type="checkbox"/> No <input type="checkbox"/> Supporting Evidence: Board Meeting Minutes/				

- WSA shall conduct Initial market research to determine whether to supplement the use of listing services with public advertisement of the grantee’s property search.
- An example of the steps a grantee might take when conducting a lease procurement with the full assistance of a real estate broker/agent includes the above.
- As noted, these are sample steps. A grantee’s actual process may differ, provided it results in a procurement that provides for full and open competition and conformance with other UG and UGMS procurement standards.



MEMORANDUM

To: Strategic Committee

From: Adrian Lopez, CEO

Presented By: Kristen Rodriguez, Interim Director of Procurement & Contracts

Date: October 25, 2024

Subject: Facility Update: O'Connor Lease

Summary: On August 18, 2023, the Board of Directors of Workforce Solutions Alamo awarded a contract to R/E Business Center, LLC. for the lease of a facility located at 11711 IH 35N, San Antonio, Texas. The estimated annual rent for the 23,880 square foot facility, including maintenance, taxes, and insurance (NNN), is \$740,280. The contract allows for an annual rent escalation percentage not to exceed 5% and a Tenant Improvement (TI) allowance not exceeding \$1,910,400. This initiative aligns with Goal 2 of the Texas Talent and Economic Growth Strategic Plan, which focuses on Service Optimizers.

Construction Update:

- Construction is now 90% complete, despite experiencing minor delays due to communication issues with the landlord regarding some punch list items. These issues have since been resolved, and the project is back on track.
- Tasks in progress include punch list items and final clean-up.
- Furniture has been installed.
- IT is currently working on the installation of Cameras (Exterior and interior), Projectors, and access points.
- A projected soft opening is set for late November, with the Grand Opening to be determined.

Analysis: The Board of Directors approved a lease for the relocation and renovation of a new facility at O'Connor in October 2023; WSA executed a lease with the landlord to provide a complete build-out, including Vocational Rehabilitation Services (VRS). The current Walzem lease expired on December 31, 2023, and is on a month-to-month basis until the completion of the

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new location. According to TWCs –Financial Manual for Grants Contracting, FMGC §J.6.1, and Uniform Guidance, UG, the initial step in the planning process requires a review of existing facilities that meet our current requirements. WSA’s business needs include but are not limited to general location (customer populations, local businesses, area crime statistics), access to public transportation, current parking space required, access to the ground floor, ability to build out, and compliance with the Americans with Disabilities Act (ADA).

Fiscal Impact: The estimated base rent for the facility is \$61,690 monthly, which includes 25% of shared costs that VRS will contribute for their 5,000 sq ft. space. The annual estimated rent amount is \$740,280 for 23,880 SQFT, with an annual rent escalation not exceeding 5%. It also includes a Tenant Improvement (TI) allowance not exceeding \$1,910,400.

Recommendation: This update does not propose any recommendations.

Alternatives: None

Next Steps: Board staff will continue to coordinate internally and externally on all final build-out requirements and prepare for furniture to be delivered and installed.



MEMORANDUM

To: Strategic Committee

From: Teresa Chavez, COO

Presented By: Victoria Rodriguez, Director of Workforce Services

Date: October 25, 2024

Subject: Update on Services Provided in Each County

Summary: This item is to provide information on services provided in each county. WSA operates sixteen centers and one mobile unit. The one-stop service delivery model utilized in centers streamlines services, empowering individuals, universal access, increased accountability, a strong role for Boards and the private sector, and state and local flexibility. The four principles of Texas' vision are: limited and efficient state government, local control, personal responsibility, and support for strong families. Our centers collocate with senior employment services, adult education literacy partners, vocational rehabilitation services, and veteran employment services. Although, WSA does not have an American Job Center in each county, WSA believes in finding systematic ways to help clients remove barriers through partner collaborations, key public & private stakeholders at the grassroots and community-based level to support Sector-Based Partnerships in the Alamo region.

Partnership Model:

Objectives:

- Locally Driven: Local partners understand what we do and how to maximize the services of WSA while maximizing their services through leveraging the partnership.
- Sustainable: Regardless of staff changes, leadership changes, budget changes, landscape chances the partnership will remain in tack. We are accountable, flexible and responsive with a consistent reinforcing focus.
- Continuously Improving: We seek feedback and set intervals to discuss and plan for improvement.

Memorandum of Understandings: WSA makes efforts to partner with organizations that serve individuals with a barrier to employment and priority of service populations including mental health agencies, housing authorities, libraries, substance abuse agencies & other nonprofits.

WIOA law has identified the following populations as targeted under adult priority of service:

- public assistance recipients,

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- low-income adults; and/or
- individuals who are basic skills deficient.

WSA has identified the following populations as targeted populations with barriers to employment:

- Displaced Homemakers
- Low-income individuals;
- Native Americans, Alaska Natives, and Native Hawaiians;
- Individuals with disabilities, including youth who are individuals with disabilities;
- Older individuals (55 or over);
- Ex-offenders;
- Homeless individuals or homeless children and youth;
- Individuals who are English language learners, individuals who have low levels of literacy, and individuals facing substantial cultural barriers;
- Individuals within two years of exhausting lifetime eligibility under part A of Title IV of the Social Security Act;
- Single parents (including single pregnant women);
- Long-term unemployed individuals
- Veterans
- Eligible migrant Seasonal Farm Worker
- Current/ Former Foster Youth
- Families in need of childcare and childcare providers

Alternatives: No alternatives currently exist.

Recommendation: No Recommendations at this time.

Next Steps: Continue pursuing strategic community partnerships and integrating services to serve customers in a holistic fashion.



Strategic Committee

October 25, 2024





Procurement Update

Kristen Rodriguez
Interim Director Procurement and Contracts



Bandera Lease



Bandera Lease

New facility lease for the Bandera Workforce Center

- **Recommendation:** a new Facility Lease at 803 Buck Creek, Bandera, TX 78003 (Silver Sage)
- **Fiscal Impact:**
 - Projected Monthly estimated rent is \$2,240
 - Projected Annual estimated rent is \$28,800
 - Projected Term estimated rent is \$144,000
- **Term:** Initial term 5 years with two (2) five (5) year renewal options.
- **Next steps:** Finalize negotiations and execute lease.



Hondo Lease



Hondo Lease

New facility lease for the Pleasanton Workforce Center

- **Recommendation:** 402 Carter, Hondo, TX 78861 (South Texas Regional Training Center).
- **Fiscal Impact:**
 - Projected Monthly estimated rent is \$2,644.00
 - Projected Annual estimated rent is \$31,725.36
 - Projected Term estimated rent is \$95,176.08
- **Term:** Initial term three (3) years with three (3) three (3) year renewal options.
- **Next steps:** Finalize negotiations and execute lease.



Pleasanton Lease



Pleasanton Lease

New facility lease for the Pleasanton Workforce Center

- **Recommendation:** 1411 Bensdale Road, Pleasanton, TX 78064 (Coastal Bend College - Pleasanton)
- **Fiscal Impact:**
 - Projected Monthly estimated rent is \$2,504
 - Projected Annual estimated rent is \$30,044
 - Projected Term estimated rent is \$90,132
- **Term:** Initial term three (3) years with three (3) three (3) year renewal options.
- **Next steps:** Finalize negotiations and execute lease.



O'Connor



O'Connor

Soft Opening: November 2024
Grand Opening: TBD

Construction Update:

- Construction is 90% percent completion.
- Tasks in progress include punch list items and final clean-up.
- IT is currently working on the installation of Cameras (Exterior and interior), Projectors, and access points.



O'Connor (Continued)





Questions





Marketing Update

James Keith
Director of Public & Govt Relations



Port SA



Port San Antonio



- Wallpaper is being printed
- Installation is next – beginning the week of October 28th
 - Small industry walls will go up first;
 - Wallpaper has to cure for 72 hours before the PVC standoff signs can be drilled into the wallpaper.



Mobile Unit



Community Outreach



- Debut in Dilley, October 15
- Survey of Judges Underway
- Multiple Requests Being Scheduled





Questions





Local Plan Progress Update

Adrian Perez
Chief Innovation Officer



WSA 2025 Local Plan Development Update



Local Plan Input and Development



- 2025-2029 Local Plan Development
 - Regulatory Document (Prescribed by TWC)
 - 13 County Workforce Solutions Alamo Region socioeconomic, economic and workforce analysis
 - WSA Workforce Development Activities – Core Services
 - Alignment with The Texas Workforce System Strategic Plan Goals, and compliance with TWC policies and guidance.
- **NEW** : Statewide Action Plan Input Model
 - Attached as an addendum as serves as a vision document for the next 4 years.
 - Creates more direct connections and considers each County's specific needs.



GOAL 1
TEXAS TALENT EXPERTS

To establish the state's public workforce system as the go-to resource for expertise about the Texas talent market.

WSA Local Plan Questions: Data 2025-2029



Goal: Secure input from City, County, Eco Dev, School District, 3 CBO working with priority populations. Talent demand will be gathered through a business survey and target interviews.

	Business Services	Adult	Youth	Childcare
Current	1.CEO Report a) Labor Market Information b)Wage and Availability Data	1. Continuous Improvement: CEO Report, Demographic Reports, Letters of Support 2. Quarterly CEO Report presentations to Area Judges 3. Annual Business Outreach and Partnership Presentation to Area Judges		
Partners	City/County, Eco Dev Corp, Chamber	Non-Profits, CBO, Local Diversion Programs, Faith Based Orgs	+ School Districts	Providers, Non-Profits, Parents
2025 WSA Local Plan	What information/analysis can we produce provide for you?	What information can we provide, produce, or co-author? What information should we have?	What information can we provide, produce, or co-author? What information should we have?	What information can we provide, produce, or co-author? What information should we have?





GOAL 2
SERVICE OPTIMIZERS

To deploy unmatched services of value to employers and economic development organizations and more effectively tell the story of the public workforce system's toolbox.

WSA Local Plan Questions: Services 2025-2029



Goal: Secure input from City, County, Eco Dev, School District, 3 CBO working with priority populations. Talent demand will be gathered through a business survey and target interviews.

	Business Services	Adult	Youth	Childcare
Current	1. Recruitment Business Services a) WF Incentive Development 2. Retention Business Services a) BRE Visits b) Training Dollars c) Direct Hire Event/Job Fair	1. Referral 2. Assessment 3. Career Counseling 4. Training 5. Employment		1. Technical Assistance to Parents on access to programs. 2. Technical Assistance to Service Providers towards quality care
Partners	City/County, Eco Dev Corp, Chamber	Non-Profits, CBO, Local Diversion Programs, Faith Based Orgs	+ School Districts	Providers, Non-Profits, Parents
2025 WSA Local Plan	How do we coordinate business outreach and service? How do we deepen the level of incumbent worker training?	Who should we formalize partnerships with on Referrals, Space, formal feedback loop, how do we establish goals?	Who should we formalize partnerships with on Referrals, Space, formal feedback loop, how do we establish goals?	Who should we formalize partnerships with on Referrals, Space, formal feedback loop, how do we establish goals?





GOAL 3
PARTNERSHIP MANAGERS

To create and manage more intentional partnerships to facilitate talent solutions, pursue shared goals in support of a healthy and robust workforce, and leverage joint resources.

WSA Local Plan Questions: Strategy 2025-2029



Goal: Secure Feedback from City, County, Eco Dev, School District, 3 CBO working with priority populations. Talent demand will be gathered through a business survey and target interviews.

	Business Services	Adult	Youth	Childcare
Current	1.) Common definitions of degrees of Workforce Ready through shared tracking system.	1) Justice involved interventions 2) Incumbent Worker Training	1) Justice Involved 2) Industry Outreach 3) Identify Funds for Training	1) Establish Childcare Co-ops 2) Integrate space provision into Eco Dev policy 3) Conduct outreach to providers for potential partnerships
Partners	City/County, Eco Dev Corp, Chamber	Non-Profits, CBO, Local Diversion Programs, Faith Based Orgs	+ School Districts	Providers, Non-Profits, Parents
2025 Local Plan	What strategies are the most important for us to consider? What are the areas should we pursue grant dollars as a region?	What strategies are the most important for us to consider? What are the areas should we pursue grant dollars as a region?	What strategies are the most important for us to consider? What are the areas should we pursue grant dollars as a region?	What strategies are the most important for us to consider? What are the areas should we pursue grant dollars as a region?





GOAL 2
SERVICE OPTIMIZERS

To deploy unmatched services of value to employers and economic development organizations and more effectively tell the story of the public workforce system's toolbox.

Local Plan Industry Feedback Requested



	Target Occupations Contains and In-Demand Occupation	Recommend Industry In-Demand Occupation	Use of Work-Based Learning	Interest in Academy Model
Desired Input	<p>Do we have what you need?</p> <p>Industry In-Demand Occupations Included on Draft List</p> <ul style="list-style-type: none"> - Consistent Demand, Hard to Source - Greater than HS, less than degree 	<p>Not on the List?</p> <p>Send us a title and/or occupation</p> <p>Provide demand information</p>	<p>Are you growing your own talent?</p> <p>Are you using Apprenticeships or other tools for Incumbent Worker Training?</p> <p>Preferred Training Provider?</p>	<p>Interested in development a grow your own talent model?</p> <p>Interest in participating in coaching.</p>



October Outreach

- Completed
 - Client Serving Partners (91 Contacts)
 - Email and explainer videos distributed to partners by service domain
 - Initial feedback on outreach is that partners want to discuss how they can partner with us going forward.
 - Industry Feedback (100 businesses)
 - Presented to Greater Chamber Education and Workforce Council
 - Developing Partnerships with Local EDC and Chambers for distribution of survey



LOCAL PLAN

Workforce Solutions Alamo (WSA) provides a variety of services for local employers and talent. A large part of what we do is direct funding and resources toward workforce development services throughout our area, which includes Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, McMullen, Medina and Wilson Counties.

One way we do that is through our Local Plan. The Workforce Innovation and Opportunity Act (WIOA) requires us to set priorities to oversee the workforce development system in this region. The Local Plan is a comprehensive 4-year guide that analyzes the local workforce development area and provides specific detail related to the WSA strategy to meet the economic and employment needs of the area's job seekers and employers.

This plan is developed in cooperation with local community stakeholders including elected officials, area employers, education and training partners, community-based organizations, and individuals who are the recipients of services provided by Workforce Solutions Alamo.

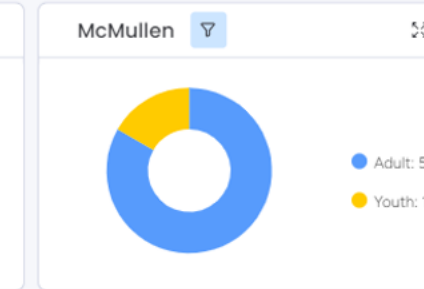
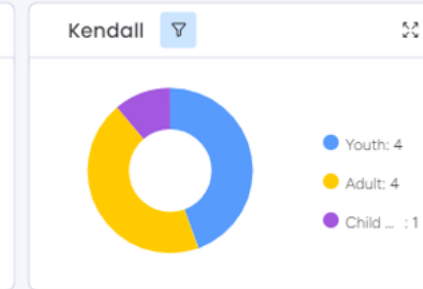
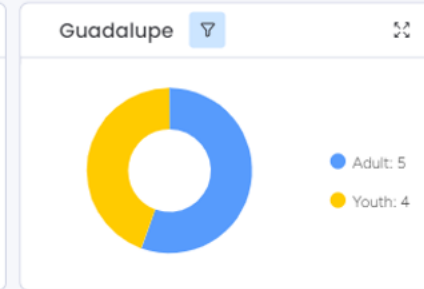
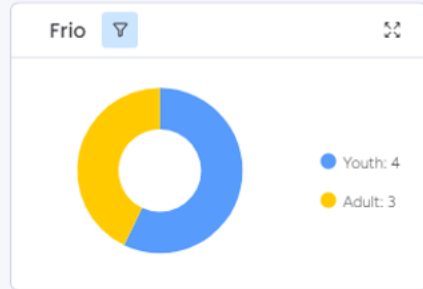
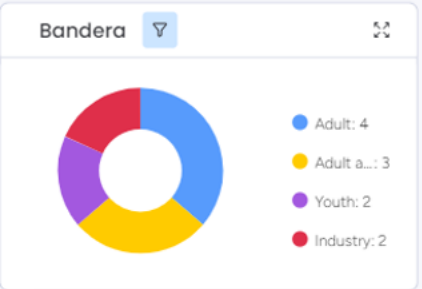
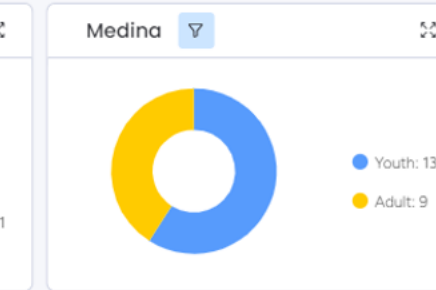
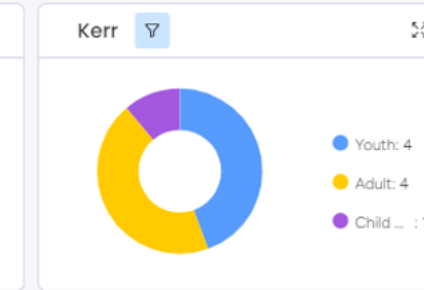
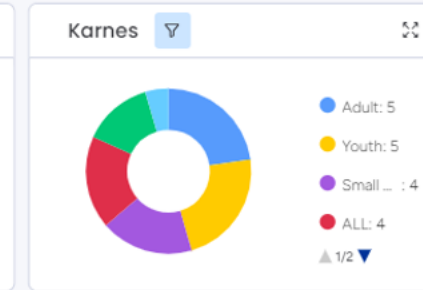
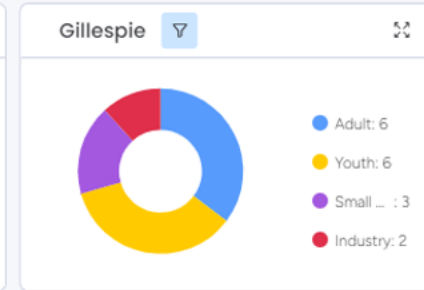
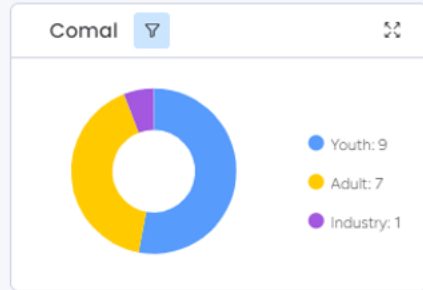
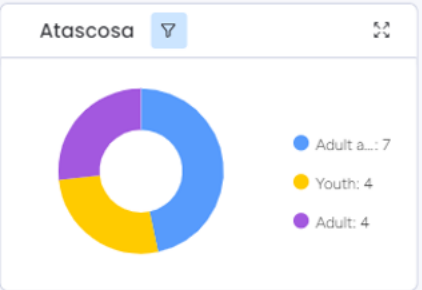
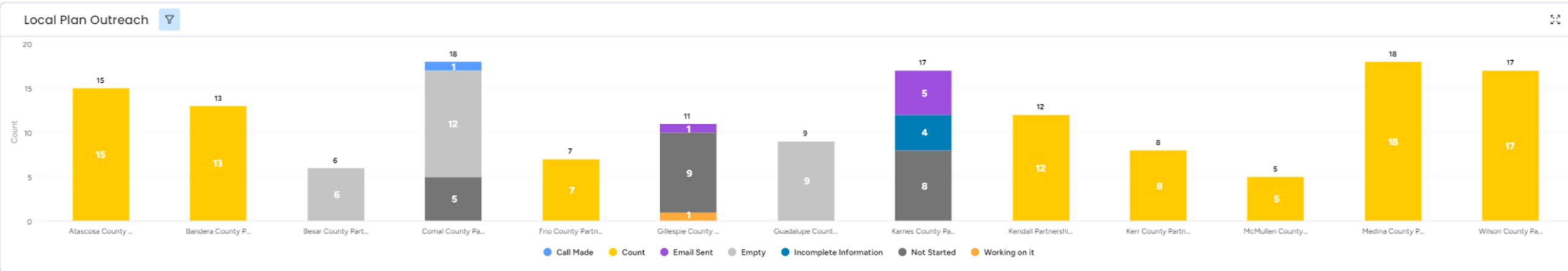
We are now hosting virtual and in person Local Plan meetings throughout the 13-county region to gather your thoughts and ideas.

STEP 1

Overview to learn what WSA and the Local Plan are and how to provide feedback.



Local Plan Outreach Tracking



Help



October Outreach



- On-Going

- Outreach and Tracking of appropriate mix of service domain partners from each county.
- Securing Chamber/EDC partners for distribution of Industry Survey
- Scheduling virtual listening sessions in mid-December

STEP 2

Learn a little about WSA

[DOWNLOAD ANNUAL REPORT](#)



STEP 3

Understand how The Local Plan Works as a Policy Document

[READ THE CURRENT LOCAL PLAN](#)



STEP 4

Provide Input as a WSA Client -Serving Partner

Goal 1: [Texas Talent Experts \(Data\)](#)

- ▶ Will ask you to identify which populations your organization most directly serves and how WSA can partner in providing, producing, co-authoring, presenting data to serve this population within your specified geography.



November Weekly Outreach



Outreach Emails and Calls Week : Oct 21st – Nov 1st	Individual Calls Secure Input Week of: Nov 4th – Nov 15th	Nov 18th – Dec 6th Drafting Input	Presentations and Listening Sessions Dec 11th – Dec 18th
<p>Continue outreach to Client Serving Partners to secure feedback from each service Domain for each County</p> <p>Distribution of Industry Input Survey in partnership with Chamber and EDC Partners</p>	<p>Schedule individual technical assistance sessions for partners</p> <p>Continue work with EDC's for Industry outreach based on industry mix of response.</p>	<p>Staff will integrate feedback on each of the Goals into an Addendum to the Local Plan</p>	<p>Recorded Listening Sessions to ensure capture of feedback</p> <p>Presentation on:</p> <ol style="list-style-type: none"> 1. On Overall Plan 2. New Initiatives 3. Target Occupations



WSA 2025 Local Plan Input Time





Questions



TX FAME





Update - Governance

- Governance
 - MOA between WSA and TXFAME Alamo Chapter approved at October meeting finalizing signatures on Nov 4st
 - Consultant reviewing 501 (c)(3) documentation for reconstitution (60-90 days)
- Upcoming Meeting with Alamo TX FAME leadership Nov 4
 - Review MOA elements such as quarterly budget and calendar adoption
 - WSA staff will hear about existing initiatives and will discuss:
 - Candidate Recruitment through Backyard Strategy and update of recruitment material
 - Potential Company Chapter member recruitment planning in partnership with EDC's
 - RFP and proposal response on maintenance of website and social media and school district partnership options.



Questions



Department Of Labor





DOL Pathways to Infrastructure Jobs Grant

WSA conditionally awarded \$2M:4-year DOL ETA H1B Pathway to Infrastructure Jobs Grant

I. Purpose

- a) In response to significant investments in infrastructure and development in the 13-County Region WSA to establish the San Antonio Infrastructure Academy:
 - i. Coach Employers to “grow their own” talent through development of work-based learning opportunities through partnerships with high schools, post secondary organizations and local and regional workforce boards.
 - ii. Support underrepresented populations to gain access to employment and career paths within the infrastructure development and construction industries
- b) 9-month planning period and 3-year implementation



DOL Pathways to Infrastructure Jobs Grant

I. To Date and Upcoming:

- I. Internal team established and introductory calls with Federal Project Officer
- II. Grant program orientation calls through WorkforceGPS – Friday, Nov 4th

II. Next Steps

- I. Address Conditions of Award (2) and Program Compliance notes (8) (30-60 days)
- II. Reach out to Project Leadership Team (PLT) outline Planning Calendar and Workgroups (90 days)
- III. Workgroups to include:
 - A. Staffing and Administration
 - B. Program:
 - i. School District, Post Secondary, TWC Collaboration
 - ii. Worker Voice
 - iii. Industry Collaboration
 - iv. Regional WFB Collaboration



Questions





Programs Update

Victoria Rodriguez
Director of Workforce Services

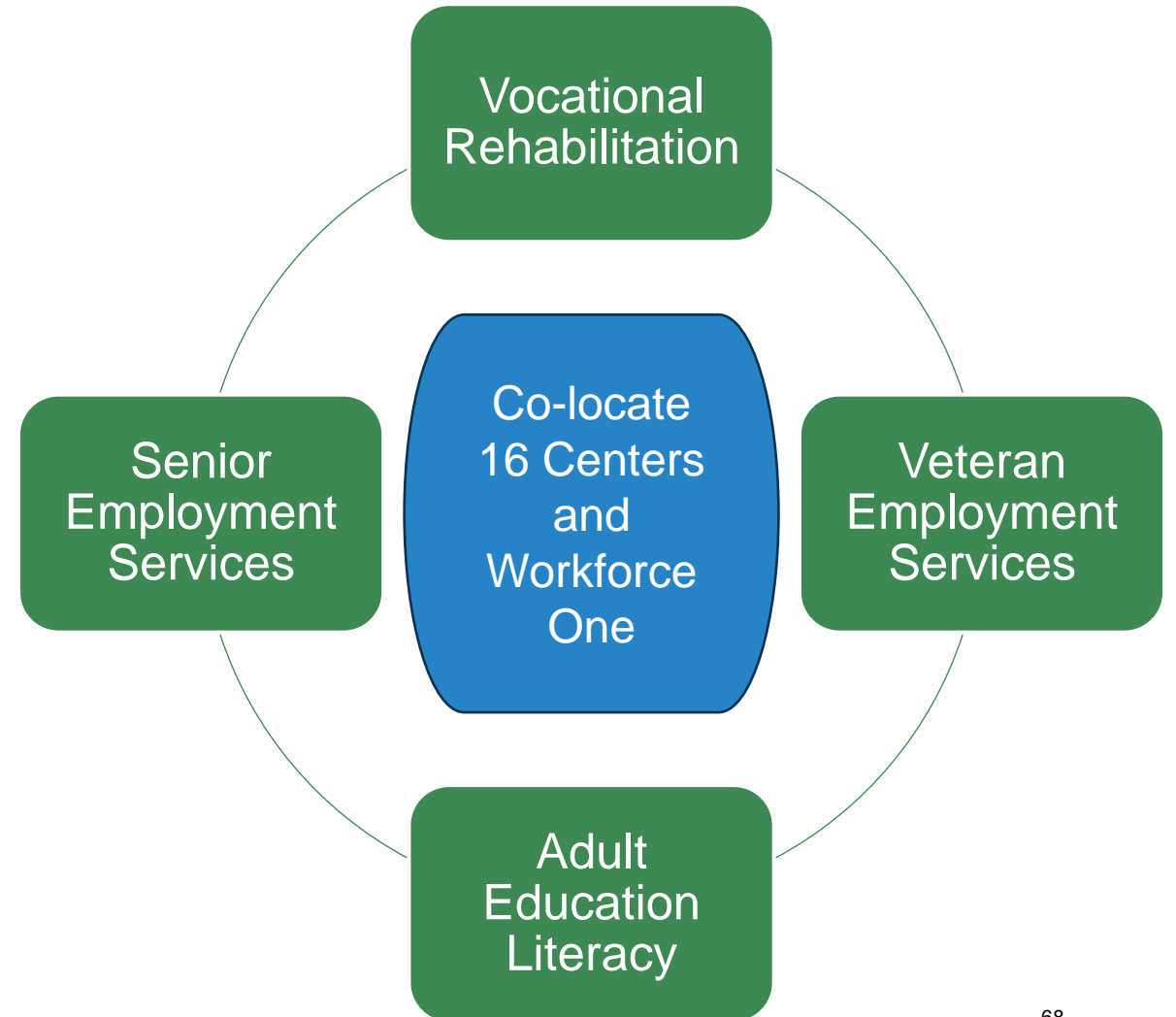


Update on Services Provided by County



One-Stop Service Delivery

- Emphasizes joint efforts between the Boards and TWC to create a unified system that effectively addresses individual customer needs.
- Facilitate MOU's with partners to leverage space
- Utilize partnerships to expand outreach and barrier removal for workforce services



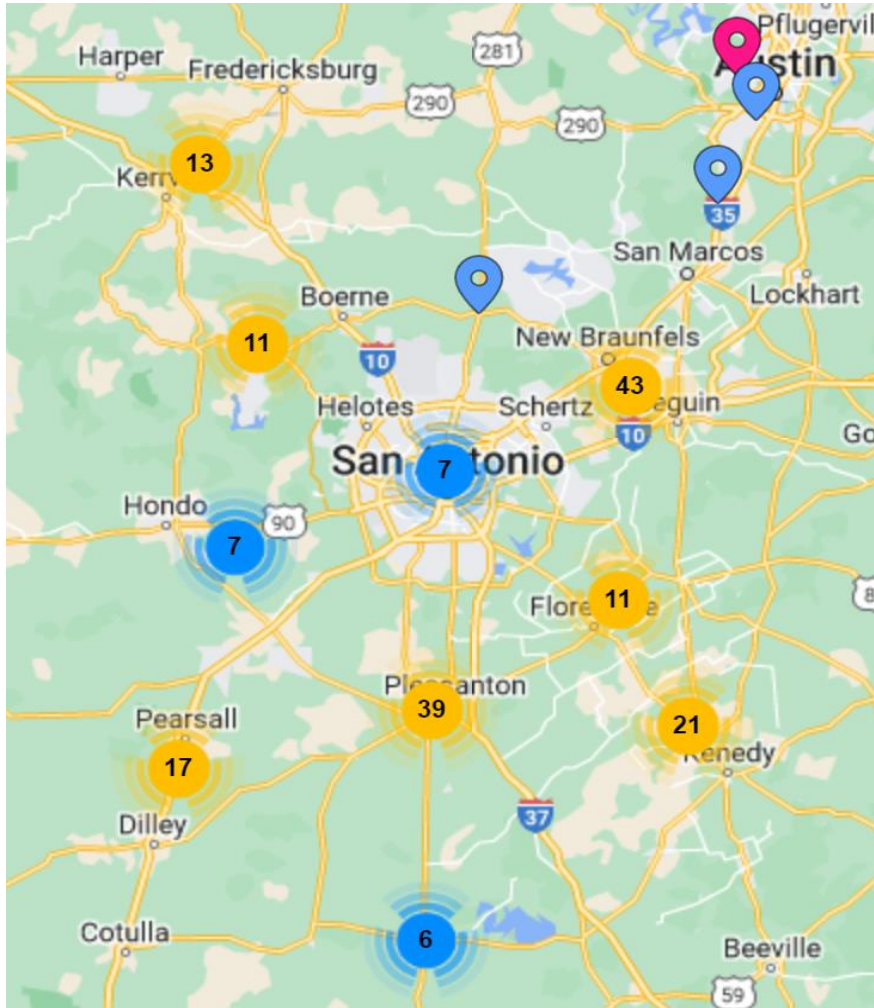
Services Provided

Serve as catalysts for innovation and growth by fostering partnerships beyond the American Job Center's traditional network.





Expanding Services



ALL PARTNERSHIP STAGES

- Alamo expands partnerships beyond those that are required for one-stop service delivery.
- Through Local Plan feedback sessions we determine partnerships to facilitate for local communities.

We do so by:

- Social determinants of health
- WIOA target populations and 14 elements

Partnerships

County	Partners	Population	Services
Comal	CRRC of Canyon Lake: Step Forward Programs	Current/Former Foster	Vital social services, access to food pantry, durable medical equipment, crisis assistance, wellness checkups
Bexar	100 Black Men of San Antonio	Opportunity Youth	Apprenticeships for YES! clients
Atascosa	Costal Bend College	Basic Skills Deficient	Co-located in Pleasanton
Guadalupe	THRU Project	Foster Youth/Opportunity Youth	Providing housing, mentorship, cellphones and transportation assistance



Partnerships

County	Partners	Population	Services
Wilson	Community Council of South Central Texas	Public assistance recipients	Provides utility, rental, and housing assistance
Karnes	Guadalupe Valley Family Violence Shelter	Single parents	Provides a safe space to victims of family violence
Kerr	Community Council of South Central Texas	Low-income individuals	Provides utility, rental, and housing assistance
Kendall	Dental Assisting School of Texas	Youth and Adults	Eligible Training Provider List courses
Bandera	Ysleta Del Sur Pueblo	Native American	Pathways program assists with tribal members with workforce needs



Partnerships

County	Partners	Population	Services
Medina	Hamilton Valley Management	Low income, underemployed	Partnership with 3 apartment complexes in Hondo
McMullen (no center)	Costal Bend College	Current/Former Foster	Co-located
Frio	Restoring Hope Family Resource Center	Current/Former Foster, Single Parents	Compassionate and confidential care at no cost
Gillespie (no center)	Central Texas College	Basic Skills Deficient	Co-located





Questions





CEO Report

Adrian Lopez
Chief Executive Officer



Recap Meeting with Senator José Menéndez



Roundtable Discussion on Child Care and Workforce with Senator José Menéndez- October 8, 2024



Texas State Senator José Menéndez : District 26





Questions





Chair Report

Eric Cooper
Committee Chair





Questions



Thank you!

