



Hemisfair Park Area Redevelopment Corporation
Meeting Minutes
Tuesday, June 21, 2016
10:00 AM

Board Members in Attendance:

Bill Shown, Chair
Dirk Elmendorf
Paul Foster
Tracy Hammer
Cynthia Lee
Juan Landa
Shokare Nakpodia

Staff Members in Attendance:

Andres Andujar
Omar Gonzalez
Geoff Baldwin
Gary Boyd
Traci Lewand
Drew Hicks
Terry Garcia

Board Members Not in Attendance:

Dan Lopez, Vice-Chair
Rod Radle, Treasurer
Sue Ann Pemberton, Secretary
Cara De Anda
Lori Houston

Other Guests & Visitors:

Brian Chasnoff
Anne Krause
Danna Schneider
Tom Johnson
David Macias
Chris Kuntz
Franchesca Caraballo
Andrea Flores
Maribel Goldsmith
Christine Miller

Citizens to be Heard:

Uriel Rios
Nohemi Acosta
Tessa Maropis
Alfonso DeLeon

A. Call to Order – Hemisfair Board Chair Mr. Shown called the meeting to order at 10:07 AM.

B. Citizens to be Heard

- Uriel Rios is a bartender at San Antonio Crown Hotel and a resident of District 10. His concern is environment impact and sustainability in terms of energy use, waste generated and water use.
- Nohemi Acosta works at the Grand Hyatt, and a resident of District 8. Her opinion is that items such as a fitness center and parkland could provide a greater benefit to the community.
- Tessa Maropis is a student in Austin and a resident of District 9. She stated that there should be a vote when parkland is transferred.
- Alfonso DeLeon works for Hyatt Regency and is a resident of District 4. He advised that he and others walked the streets of downtown and collected 300 signatures of people who “didn’t know a hotel was being built on parkland.” He further advised they would be collecting signatures for the remainder of summer. He then delivered a copy of the signed cards.

C. Approval of the April 8, 2016 Meeting Minutes – Bill Shown

Mr. Landa offered a motion to accept the minutes as presented and Mr. Foster provided a second. There being no discussion, Mr. Shown asked for a voice vote and the motion passed unanimously.



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D. CEO Report – Andres Andujar

CEO Andres Andujar provided a written report of activities since the February 8, 2016 Board meeting. He then provided a brief update on parking.

E. Briefing and Possible Action on Wayfinding & Signage Contract – Gary Boyd

Hemisfair Senior Project Manager, Mr. Boyd, provided an overview of the bid process for wayfinding and signage fabrication and installation. Two bids were received through this process. Based on a combination of factors (cost, reputation, etc.) staff recommends approval to negotiate a contract with Walton Signs. Mr. Elmendorf made a motion to authorize Mr. Andujar to proceed with negotiations and to execute a contract with Walton Signs. Ms. Lee provided a second. There being no further discussion, Mr. Shown called for a voice vote and the motion passed unanimously.

F. Briefing and Possible Action on Civic Park Design Contract – Gary Boyd

Hemisfair Senior Project Manager, Mr. Boyd, advised that in order to meet the Phase I construction deadline, GGN would need to complete a reconciliation of the civic park design with the P3 development team. He further advised that City of San Antonio (CoSA) is unable to fund until August 2016. Staff recommendation is for HPARC to enter a contract with GGN in the amount of \$177,000 in order to proceed with the reconciliation. When CoSA is able to fund, GGN will void the contract with HPARC and refund any monies paid to-date. Mr. Hammer made a motion to authorize Mr. Andujar to enter into a contract with GGN in the amount of \$177,000 for the reconciliation phase of GGN's services on a temporary basis until such time that the City of San Antonio can fund GGN's full contract amount. When City of San Antonio funds GGN contract, the full amount paid up to \$177,000 will be refunded to HPARC by GGN. Mr. Elmendorf provided a second. There being no further discussion, Mr. Shown called for a voice vote and the motion passed unanimously.

G. Programming Report and Update – Traci Lewand

Hemisfair Activation Manager, Ms. Lewand, presented activations for March, April, May and the first part of June. Activations included Yoga fitness and Build Green mobile farmers market. The splash pad continues to be a large draw along with the sand dig area. Weekend birthday reservations are currently booked almost through November.

Ms. Lewand provided a brief introduction to our new game assistants, Jane Linde and Adam Saunders, and advised that although the positions are seasonal – both have become integral to the games areas.

H. Committee Updates – Presented by Committee Chairs

Executive Committee – Mr. Shown advised that the funding agreement is on City Council agenda for June 30, 2016.



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Art & Activation – Ms. Lewand advised that Hemisfair has scheduled a Back to School function and many vendors will setup tables for this event. Southtown Cinema is scheduled for two Saturdays a month beginning in August and will run through October. We are looking for Sponsors for each Saturday. Pairings in the Park is an adult themed event and we are targeting up to 250 people.

Communications – Mr. Hicks informed the Board that updates to the website are in progress and will be shared with the Committee Friday, June 24th. The Committee is considering three different public relations firms for a major push for outreach as we approach the 2017 Bond. Mr. Hicks is working on developing an Annual Report to use as a marketing tool.

Finance – Mr. Gonzalez reiterated that the Funding Agreement will be in front of City Council on June 30th. He also reminded the Board that the Committee asked for updated financials which are included in the meeting packet.

Planning & Development – Mr. Hammer advised that staff is arranging a signage and wayfinding kick-off. The parking lot on South Alamo Street behind Magik Theatre is almost complete and is partially open. The City will provide an attendant with a handheld scanner for payment until the meters are installed and operable. A Request for Interest (RFI) for the OK Bar and Koehler homes will be issued in the June/July timeframe.

I. Executive Session

Hemisfair met in executive session pursuant to Chapter 551 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of certain real properties; personnel matters; or pending litigation.

Subjects discussed: P3 updates and City updates.

Mr. Shown adjourned the meeting to Executive Session at 10:53 AM. The Executive Session adjourned at 11:13 AM at which time staff and guests were invited to return.

J. Briefing and Possible Action on Funding Agreements – Andres Andujar

Mr. Andujar provided an overview of the Funding Agreement. The largest highlights are that the agreement would run for four years and would require an amendment to the Bylaws that allows for the City Manager or designee and the City CFO or designee to be voting members of the Hemisfair Board. Ms. Lee made a motion for the following:

WHEREAS, the Board has reviewed and discussed that certain Agreement to Use Funds of the City of San Antonio (the “**Funding Agreement**”) to be entered into by and between the City of San Antonio and HPARC;

WHEREAS, the Board desires to authorize the execution of the Funding Agreement by the Chief Executive Officer of HPARC so long as either there are no substantive changes to the form of the Funding Agreement presented to the Board, or any further changes to the Funding Agreement have been approved by the Executive Committee pursuant to the delegation of authority made below;



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WHEREAS, the Board desires to delegate to the Executive Committee of the Board (the "**Executive Committee**") the power to approve by majority vote or written consent any further revisions to the Funding Agreement that do not constitute significant changes to the substance of the Funding Agreement or impose additional significant risk upon HPARC in the reasoned business judgment of the Executive Committee;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby (A) approves the execution of the Funding Agreement by the Chief Executive Officer in the form presented to the Board so long as either there are no substantive changes to the form of the Funding Agreement presented to the Board, or any further changes to the Funding Agreement have been approved by the Executive Committee, and (B) delegates to the Executive Committee the power to approve by majority vote or written consent revisions to the Funding Agreement that do not constitute significant changes to the substance of the Funding Agreement or impose additional significant risk upon HPARC in the reasoned business judgment of the Executive Committee.

Mr. Landa provided a second. There being no further discussion, Mr. Shown called for a voice vote and the motion passed unanimously.

K. Board Member Comments

Mr. Shown indicated that the entire Board needs to work on getting the word out for Hemisfair.

L. Adjournment

There being no further business, Mr. Shown adjourned the meeting at 11:23 AM.

ACCESSIBILITY STATEMENT

This meeting is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, call (210) 354-2947, or 711 (Texas Relay Services for the Deaf).