



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Friday, June 9, 2017
8:00 AM

Board Members in Attendance:

Bill Shown, Chair
Dan Lopez, Vice-Chair
Cara DeAnda
Dirk Elmendorf
Ben Gorzell
Lori Houston
Shokare Nakpodia

Staff Members in Attendance:

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

Board Members Not in Attendance:

Rod Radle, Treasurer
Sue Ann Pemberton, Secretary
Tracy Hammer
Juan Landa
Cynthia Lee

Other Guests & Visitors:

Karl Baker
Veronica Zertuche
Anne Krause

Call to Order

Hemisfair Board Chair, Mr. Shown, called the meeting to order at 8:23 AM.

Citizens to be Heard

There were none.

CEO Report – Andres Andujar

Mr. Andujar highlighted the following activities:

- HPARC is working with TCI to determine a summary of bond investments since 2007.
- Hemisfair Blvd is funded at \$5M from the 2017 bond. Interior Street and other street projects unspent balance to be applied toward \$14M total budget.
- We continue to waiting for a response from the AG regarding the state hotel occupancy and sales tax credit from the NW P3 project. Credits will be used to monetize capital for civic park construction. Ms. Zertuche provided a summary of the review process.
- Possibilities for the Eastern Zone are now being explored. City Council will take action June 8 to transfer this property to HPARC.
- Ms. Krause advised that the Conservancy received substantial pledges for Civic Park. She added that the capital campaign has been approved by the Conservancy Board and is ready for kick-off.

Committee Updates – Presented by Committee Chairs

Committee chairs provided activity reports:

- Executive Committee, Bill Shown – The committee charged staff with creating aspirational goals to move the organization forward. Staff were encouraged to set big ideas with milestones.
- Art & Activation, Sho Nakpodia (presented by Traci Lewand) – Salsa Festival was well



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attended with over 100 local and regional vendors with three activations areas that featured live bands. Yelp held an event that benefited the Conservancy. Art in the Park received a grant from USAA allowing HPARC to expand the project. The newly constructed Butterfly Grand opening will be held June 24th.

- Communications, Cynthia Lee (presented by Drew Hicks) – The 2017 Municipal Bond passed with overwhelming support for the Bond package. Texas Public Works Association named Hemisfair Interior Streets and Hemisfair Historic Homes “Projects of the Year.” Yanaguana Garden was also named “Best Playgrounds of 2017” by Play Across America.
- Finance, Cara DeAnda – 2017 Bond passed bringing funding of \$21M for Civic Park and \$5M towards Interior Complete Streets. We continue to coordinate with City and TCI to resolve funding issues and prepare for financial self-sustainability. Next items to focus on include updates to Policies & Procedures and FY18 Budget.
- Planning & Development, Tracy Hammer - Initiate plans for Eastern half properties: Execute contract with Alamo Architects to prepare an Urban Design Manual for this zone; City Council and PFC approval to deed former TXDOT properties to Hemisfair Park PFC and subsequent lease to HPARC; meet with various stakeholders; prepare document and map outlining constraints and opportunities for development of Parcels 5-8. Continue progress on P3 developments: Acequia Lofts closing financing and will start construction soon; NW P3 continues to go through design iterations and reconciliation with Civic Park.

Briefing and possible action on use of parking revenue for historic home renovations

– Omar Gonzalez

Mr. Gonzalez provided an overview of the Schultze House and the possibilities of renovating this home to use as an event rental space. He provided projected cost of renovations and anticipated rental income as well as cost of upkeep. Ms. Lewand offered that the Final Four group expressed interest in utilizing the space as a home base for activities. Staff recommends Board approval to use parking surplus revenue to bring Schultze House to code and use as event venue; and to enter into design contract with Fisher-Heck Architects.

Briefing and possible action on Amendment to Master Lease and Master Agreement

– Omar Gonzalez

In 2014 City acquired a parcel of land from TX DOT in the Eastern Zone of Hemisfair. The parcel was used as staging area for the Convention Center Expansion Project and currently functions as public parking lot serving events at Convention Center and Alamodome. The City will work on conveyance of 2.478 acres of city owned real property to the Hemisfair Park Public Facilities Corporation (PFC) and subsequent lease to HPARC for developable parcels. The goal is to develop Public-Private Partnership mixed-use urban structures. Staff recommends Board authorize CEO to execute Third Amendments to Master Agreement and Master Lease Agreement to lease an additional 2.478 acres of real property from the Hemisfair Park Public Facilities Corporation (PFC).



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Executive Session

The Board did not adjourn to Executive Session.

Board Member Comments

None.

Adjournment

There being no further business, Mr. Shown adjourned the meeting at 9:38 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).