



Hemisfair Park Area Redevelopment Corporation

Board Meeting Minutes

Friday, June 12, 2020

8:00 AM – 10:00 AM

Board Members in Attendance:

Rod Radle, Chair
Juan Landa, Vice Chair
Cara DeAnda, Treasurer
Cynthia Lee, Secretary
Corina Castillo-Johnson
Melissa Chamrad
Tracy Hammer
Sue Ann Pemberton
Kristi Wyatt
Steve Yndo
Lori Houston

Staff Members in Attendance:

Andres Andujar
Omar Gonzalez
Traci Lewand
Geoff Baldwin
Thea Setterbo

Board Members Not Present:

Ben Gorzell

Other Guests & Visitors:

Karl Baker, Golden Steves
Anne Krause, Hemisfair Conservancy
Troy Elliott, City Finance Department (standing in
for Ben Gorzell)
Yolanda Richardson, SACS

Call to Order

Hemisfair Board Vice Chair Juan Landa called the meeting to order at 8:05 a.m.

Citizens to be Heard

There were none.

Approval of April 17, 2020 Meeting Minutes

Mr. Landa presented the April 17, 2020 meeting minutes for comment and discussion. Mr. Landa offered a motion to accept the minutes and Mr. Yndo provided a second. There being no further discussion, Mr. Radle, who joined the meeting during this agenda item, asked for a voice vote and the motion passed unanimously.

CEO Report – Hemisfair CEO

Mr. Andujar presented an update regarding HPARC's financial sustainability. Two items have large impacts: 1. The bond issued by the City to pay for Civic Park construction; HPARC has requested to push debt service payments back until P3 and other revenues are in place; 2. Zachry has requested the City's financial assistance with the open space in between P3 site and Civic Park.

HPARC has developed protocols for office and park operations in response to COVID-19. HPARC is working with City's Parks department to maintain a safe environment. Mr. Radle asked if there had been any changes to reopening plan in light of uptick in local COVID cases. Ms. Houston said no changes as of now, City is monitoring conditions and causes.

Mr. Andujar announced that Hemisfair is targeting July 3 for reopening the Union Pacific Railroad Splash



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Pad but following orders issued by the City. Ms. Chamrad suggested Magik Theatre's reopening with one show per day might lead to more attendance in the park. Mr. Gonzalez said Dough has reopened their dining facilities, CommonWealth is planning to reopen in the next week or two.

Briefing and Possible Action on impacts to park operations and activation – Hemisfair Director of Operations and Director of Events.

Mr. Baldwin reported Hemisfair has seen a small uptick in attendance in May compared to April. Maintenance and beautification schedules have been moved up, including refinishing the deck near Espinoza and Koehler Houses, installation of ten new benches relocated from the Alamo and replanting of the pollinator gardens. New hand sanitizing stations will be installed on each side of the Bank of America Promenade. Lick Honest Ice Creams recently opened their newest location in the Smith House at Hemisfair.

Ms. Lewand reported that 188 activations have been canceled from March to June, resulting in a 29% decrease in activations for 2020 Fiscal Year. There was previously a 387% growth in activations since opening in 2015. Luminaria has been canceled for 2020 and the Diwali board is meeting this month to discuss how to safely manage this year's festival. Dia De Los Muertos is looking at a potential hybrid model. The Fiesta Commission will provide a new update on their plans over Labor Day weekend. Additional updates will be provided at the August Board Meeting.

The Splash Pad reopening scheduled for July 3 doesn't currently include play structures. Yanaguana Garden will be programmed with passive, no-touch activities like solo musicians that don't encourage gathering. Ms. Lewand reviewed Hemisfair's virtual #ParkItAtHome programming, including the 8-week music series with Andy Rooniverse on Saturdays via Facebook Live paired with Instagram giveaways made possible by HEB. She mentioned it is not feasible to do in-park programming with social distancing at this time. Hemisfair's popular weekly Story Time program has gone virtual via Zoom with regulars and new attendees participating from home. These two virtual programs will continue through the end of the year (Story Time through October and Super Fun Saturday through December). Hemisfair's signature Back to School Bash event is pivoting to provide a drive-through experience with strolling entertainment, musicians, dancers and backpacks stuffed with supplies sponsored by Argo Group and Inclusion Matters.

Mr. Radle inquired whether accommodations would be made for families who do not have vehicles. Ms. Lewand clarified that accommodations would be made for those who will be walking up or taking the bus vs. driving.

Briefing and Possible Action regarding an amendment to the current FY2020 Budget due to financial impacts from COVID-19 – Director of Real Estate

Mr. Gonzalez presented a recast Fiscal Year 2020 budget based on all changes that happened over the past few months. The budget reflects changing projections and impacts to revenue including loss of lease, parking, event revenues and interest income. HPARC applied and was approved for a PPP loan. HPARC is cutting expenses wherever possible. Philanthropic partnerships are helping with operational expenses, however several factors including the payment of the garage lease beginning March 1 require a reduction in personnel services. With board approval, HPARC furloughed four employee positions in April. As part of today's meeting, staff is recommending three of those reductions become permanent, with a reduction in scope to find savings and focus on certain areas. HPARC would like to cover the



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health insurance benefits for those being laid off through September. This recommendation has been vetted and approved by the Finance and Executive committees.

Staff recommended approval of revised FY20 budget based on impacts from COVID19.

Mr. Radle inquired whether these staffing changes would carry over to the next year's budget. Mr. Gonzalez responded in the affirmative. There were no other questions.

Mr. Landa motioned to approve the staff recommendations and Ms. DeAnda seconded. Motion passed unanimously.

Mr. Radle noted that the staff and committees who worked on this spent a lot of time trying to find out what is going to be just, equitable and functional for carrying out Hemisfair's mission going forward. He acknowledged it was not an easy decision, but it was necessary.

Committee Updates –

Executive

Mr. Radle thanked Ms. Houston and Mr. Elliott for working with HPARC within the confines of the Bond allocation to achieve a resolution; he asserted the payback structure does not work in our current fiscal environment and is optimistic that it will be resolved in the next 30-45 days.

Mr. Radle noted we're relying heavily on the dialogue taking place between the developer and the City so we can move forward on the Northwest Zone project.

New board member elections will take place at the August meeting.

Branding

Ms. Setterbo updated the board that Yanaguana Garden was selected as one of eight finalists for the Urban Land Institute 2020 Urban Open Spaces Award. The jury panel will interview representatives from HPARC and MIG in early July with an anticipated announcement about the results in early fall.

Ms. Setterbo presented the statement that Hemisfair issues on social media in response to the worldwide calls for equity and justice for the Black community after the murder of George Floyd by a Minneapolis police officer.

In light of the pandemic and associated closers, Hemisfair continues to have good news to report, which has been reflected by positive media coverage over the past two months, including: #ParkItAtHome digital programming, becoming a ULI award finalist, Lick Honest Ice Creams opening in the Smith House and the selection of Bombay Bicycle Club as Yanaguana Garden's newest tenant.

Finance

Mr. Landa thanked Mr. Andujar and Mr. Gonzalez for managing the moving parts of this year's and next year's budgets. HPARC and the Finance committee are looking at ways to delay the debt service payments to the City while maintaining financial sustainability.

Planning & Development

Mr. Gonzalez reported that Bombay Bicycle Club continues to work on the design of the expansion at the Espinoza House by Sprinkle Architects. The design is currently with the Texas Historic Commission for review.



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The Schultze House lease will now include the second story. The RFI will be revised and released this month. The Kusch House is under assessment by Fischer Heck Architects.

The P&D committee reviewed and approved the AREA master signage plan, which is now going to HDRC for review. If approved, EnergyX and Lick Honest Ice Creams will be the first to get signs.

Mr. Gonzalez provided the following updates regarding onsite tenants at Hemisfair:

- Dough has reopened following mandates
- Paleteria is open Thurs-Sun; doing deliveries of a dozen or more
- CommonWealth is looking at opening prior to July 3

Last time the P&D Committee met, they reviewed the Civic Park Phase 1 plan. The City is looking to approve a new scope revised by GGN.

Mr. Radle inquired what other organizations are doing as far as meeting face to face with the City. Mr. Andujar said we're watching the governor's orders. The State passed an exemption from open meeting requirements that allow Zoom virtual meetings to be legal. Once required, the HPARC board meetings will take place in person again. Mr. Radle asked if it was an open-ended order from the state. Mr. Baker stated the order was indefinite and runs until the March 2020 disaster declaration order is lifted.

Executive Session

The Board did not recess into Executive Session.

Board Member Comments

There were none.

Adjournment

Mr. Radle commended the work of staff and committee members; recognizing a lot of discussions and hard decisions being made and that the Board appreciates everyone's input.

There being no further business, Mr. Radle adjourned the meeting at 9:09 a.m.

ACCESSIBILITY STATEMENT

This meeting was conducted via Zoom. 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).

NOTICE: Effective March 16, 2020, Governor Gregg Abbott authorized the temporary suspension of some of the statutory provisions of the Texas Open Meetings Law. This Meeting is being held pursuant to this authorization and will limit face-to-face meetings to slow the spread of the Coronavirus (COVID19). This meeting was held using the **Zoom** platform.