



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Friday, January 15, 2020
8:00 AM – 10:00 AM

Board Members in Attendance:

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

Staff Members in Attendance:

Andres Andujar
Omar Gonzalez
Traci Lewand
Geoff Baldwin
Thea Setterbo
Jane Linde

Board Members Not Present:

Ben Gorzell
Lori Houston

Other Guests & Visitors:

Karl Baker, Golden Steves
Anne Krause, Hemisfair Conservancy
Kathy Krnavek, SACS
Trey Jacobson

Call to Order

Hemisfair Board Chair Rod Radle called the meeting to order at 8:02 a.m.

Citizens to be Heard

There were none.

Approval of October 9, 2020 Meeting Minutes

Mr. Radle presented the October 9, 2020 meeting minutes for comment and discussion. Mr. Yndo offered a motion to accept the minutes and Ms. Chamrad provided a second. There being no further discussion, Mr. Radle asked for a voice vote and the motion passed unanimously.

CEO Report – Hemisfair CEO

Mr. Andujar highlighted two new design contracts for approval: Tower Park Conceptual design and plans for the Peggy Mays Garden. Phase 1 of Civic Park will be receiving bids within the next two months pending a B-Session with City Council. Progress is being made on the design of South Alamo and Hemisfair Boulevard and is expected to be done later this year.

Hemisfair Conservancy Update- Hemisfair Conservancy Executive Director

Ms. Krause reviewed the Conservancy's 2020 Year-end fundraising totals. 130 grants were submitted with 39 still under consideration. Campaign revenues for the year totaled \$1,086,952. Ms. Krause noted that while not as many new donors were acquired, the donor retention rate was well above the national average. The revenues were shown divided by the categories of giving, including Park Operations, Historic Preservation, and others. Mr. Radle and Mr. Landa both acknowledged the conservancy's success during a difficult year.



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Tower Park Conceptual Design Contract Authorization – Hemisfair Director of Real Estate

Mr. Gonzalez reported that the Tower Park RFQ received 6 responses, and the selection committee unanimously selected the GGN/Alamo Architects team. There are four phases of planning for the design, and the design fees will be \$50,000. An additional \$32,800 will be used for project related expenses. The source of these funds are all philanthropic. The design will be integral in securing 2022 City Bond funding. Mr. Radle asked if there will be an opportunity for more public input before the final designs, and Mr. Gonzalez confirmed that there will be. Ms. Lee offered a motion to approve and Ms. Pemberton seconded. The motion passed unanimously.

Peggy Mays Garden Design Contract Authorization - Hemisfair Director of Real Estate

Mr. Gonzalez briefed the board on the status of the Peggy Mays Garden Design. GGN, the Civic Park design team, will provide the design. Mr. Gonzalez presented the plans, vision, and design statement for the design. Mr. Andujar added that more information is needed before action can be taken. Mr. Radle asked if there was anything to be aware of throughout the process given the same company will be used. Mr. Andujar answered that the gardens are being considered as part of Civic Park, but other companies were considered as well.

FY2020 Audit Report- Hemisfair Board of Directors Treasurer

Mr. Gonzalez introduced the auditors and thanked Hemisfair staff and financial committee members for their work on the audit. Alex Geleske, BKD Senior Manager presented the FY2020 audit and concluded that there were no material weaknesses or deficiencies. She commended Hemisfair for the great improvements made from the previous year. The audit opinion and financial statements were presented. Mr. Radle asked Ms. DeAnda for her comments, she complimented the Hemisfair staff. Mr. Radle asked for a motion to approve the audit. Ms. DeAnda made the motion and Mr. Landa seconded. The motion passed unanimously.

Committee Updates –

Executive

Mr. Gonzalez updated the board on the Civic Park timeline.

Mr. Radle reminded the board that there is a board vacancy that needs to be filled.

Branding

Ms. Lewand updated the board about the past year's virtual Story Time program, which has Texas Cavaliers Charitable Foundation as a new sponsor. 100% of City Council participated as special readers in the program. The Methodist Children's Hospital will be resuming virtual Story Time.

Mr. Baldwin shared lessons learned from the Holiday Drive Through in December. Hemisfair concluded that future drive-throughs will not be possible due to street capacity. Exception can be made for smaller drive-throughs with sign-in reservations.

Ms. Setterbo shared Hemisfair's website interactions and how people search and find Hemisfair. Hemisfair has also had great media coverage about the Peggy Mays Garden and the Holiday Drive Thru.

Mr. Radle asked what the criteria for re-starting programming, and Ms. Lewand responded that Hemisfair is following the City mandate of 10 people or less in gatherings and maintained that Hemisfair has the most impact with programming virtually until restrictions are lifted. Meanwhile, regular



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activation such as games and the large equipment are still available.

Finance

Mr. Landa reported on consolidating some of Hemisfair's bank accounts into more secure accounts. The 2021 budget is on track.

Planning & Development

Mr. Gonzalez reported that December was Commonwealth Coffeeshop and Bakery's best monthly revenue since opening. Dough will be closed until March, and Re-Rooted Urban Winery is planning to open in the next few weeks. Bombay Bicycle Club is finalizing their construction drawings and expects to be building soon. The Kusch House will be stabilized using Bank of the Americas funding and is under design with Fisher Heck Architects.

Board Member Comments

Mr. Radle recommended that Trey Jacobson join executive session given his role with the real estate transaction on behalf of the City of San Antonio. Mr. Yndo made the motion and Ms. Castillo-Johnson seconded. The motion passed.

Board Executive Session

The board adjourned for executive session at 9:18am and returned at 9:59am.

Adjournment

There being no further business, Mr. Radle adjourned the meeting at 10:03am.

ACCESSIBILITY STATEMENT

This meeting was conducted via Zoom