



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Friday, March 12, 2021
8:00 AM – 10:00 AM

Board Members in Attendance:

Rod Radle, Chair
Juan Landa, Vice Chair

Cynthia Lee, Secretary
Melissa Chamrad
Tracey 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
Cara DeAnda
Corina Castillo-Johnson
Lori Houston

Other Guests & Visitors:

Karl Baker, Golden Steves
Troy Elliot
Anne Krause, Hemisfair Conservancy
Marlene Richards, SA Conservation Society

Call to Order

Hemisfair Board Chair Rod Radle called the meeting to order at 8:05 a.m.

Citizens to be Heard

There were none.

Approval of January 15, 2021 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. Lee 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 reflected on 10 years of working at HPARC.

PPP Loan Application Authorization – Hemisfair Director of Real Estate

Mr. Gonzalez asked for board ratification of the executive committee approval to secure PPP Loan Application Round 2 in an amount not to exceed \$187,600. Mr. Radle asked if the funds were being allocated to the same staff as the first loan. Mr. Gonzalez confirmed that it would be used in the same manner- payroll and other staff costs, garage rent to AREA, and office utilities. Ms. Chamrad offered a motion to ratify the application and Ms. Pemberton provided a second. The Board unanimously approved the motion.

Issuance of Request for Interest for Pereida House – Hemisfair Director of Real Estate

Mr. Gonzalez reported that Chokolazzo at Hemisfair will be permanently closed and that an RFI for the space will be issued in the next month. An ideal candidate would have a limited or no kitchen. The tenant terms would be similar to other license agreements. Ms. Chamrad asked if there are any



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Friday, March 12, 2021
8:00 AM – 10:00 AM

restrictions to what can occupy the space. Mr. Gonzalez answered that the new tenant would have to be compatible with the existing businesses, and should have affordable options for park visitors. Ms. Lee asked about having pop-up businesses in the space and Mr. Gonzalez agreed that it could be an option.

Committee Updates –

Executive

Mr. Radle reported that eight board member terms will be expiring this year. Normally, a third of the board would be ending their terms each year, but the month-to-month option for expired terms have caused many terms to end at once. Terms need to become staggered again by working with the Mayor's office. A new Board member has been screened for the Cultural and Artistic Board slot and is now pending appointment by the Mayor and Council ratification. Mr. Radle announced that Mr. Hammer's term was ending in August and thanked him for his service. Mr. Radle thanked Ms. Wyatt for accepting the position as Chair of the Branding Committee. Mr. Radle urged Board members to think of candidates for the Board, with consideration of their expertise and mindfulness of the diversity of the group.

Branding

Ms. Setterbo reported that San Antonio Magazine highlighted Hemisfair's historic homes in a filmed segment for their Home Design Awards. ESPN also filmed B-footage at Hemisfair for the NCAA Women's Final Four. There has been recent media coverage of progress with Civic Park Phase 1. The Hemisfair garage was provided for free to people using the convention center during the winter storm.

Ms. Lewand announced that the Methodist Children's Hospital Story Time partnership will resume on March 15th. Sixty activity kits have been delivered to the hospital. Ms. Setterbo sent out a press release about the partnership.

Mr. Baldwin gave an Operations update. The back-of-house project has been completed; with new asphalt, a vine screen around the storage container, improved lighting, and a rolling gate to shield the dumpster area. The sand area has also had renovations. A curb was added to contain the sand and add seating.

Mr. Baldwin reported freeze damage on both plant materials and water pipes. All damage is being addressed.

Finance

Mr. Landa reported that HPARC is on track on the revised budget. He commended the Conservancy's ability to continue collecting funding from donors despite the current environment.

Planning & Development

Mr. Gonzalez reported that HPARC is working with SAWS and CPS to resolve underground utility issues before construction starts on Bombay Bicycle Club. He also announced that Hemisfair was recognized in the ULI National Report for enhancing equitable access to parks.



**Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Friday, March 12, 2021
8:00 AM – 10:00 AM**

Board Member Comments

There were no board member comments.

Board Executive Session

The board adjourned for executive session regarding discussions related to real estate transactions at the Northwest Zone at 8:59am and returned at 9:23am.

Adjournment

There being no further business, Mr. Radle adjourned the meeting at 9:26am.

ACCESSIBILITY STATEMENT

This meeting was conducted via Zoom