



**Hemisfair Park Area Redevelopment Corporation**  
**Board Meeting Minutes**  
**Friday, May 14, 2021**  
**8:00 AM – 10:00 AM**

**Board Members in Attendance:**

Rod Radle, Chair  
Juan Landa, Vice Chair  
Cara DeAnda, Treasurer  
Cynthia Lee, Secretary

Lori Houston  
Corina Castillo-Johnson  
Kristi Wyatt  
Martha Martinez-Flores  
Melissa Chamrad  
Steve Yndo  
Sue Ann Pemberton  
Tracy Hammer

**Board Members Not Present:**

Ben Gorzell

**Staff Members in Attendance:**

Andres Andujar  
Omar Gonzalez  
Geoff Baldwin  
Thea Setterbo  
Jane Linde

**Other Guests & Visitors:**

Karl Baker, Golden Steves  
Troy Elliot, City of San Antonio Finance  
Anne Krause, Hemisfair Conservancy  
Kathy Krnavek, San Antonio Conservation Society

**Call to Order**

Hemisfair Board Chair Rod Radle called the meeting to order at 8:03 a.m.

**Citizens to be Heard**

There were none.

**Approval of March 12, 2021 Meeting Minutes**

Mr. Radle presented the March 12, 2021 meeting minutes for comment and discussion. Mr. Yndo offered a motion to accept the minutes and Ms. Pemberton 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 reported that Hemisfair has secured Federal Employee Retention Credits and further details will be given in committee updates. Congressman Doggett has selected Hemisfair as a candidate for over \$900,000 aid for community-funded projects. The City's Public Works Department received six responses to the Request For Competitive Sealed Proposals (RFCSP) from contractors interested in the Civic Park contract. The City will review these proposals and the selection committee will provide a recommendation for City Council consideration. Attendance is at about 80% of pre-pandemic levels but will soon receive a boost from upcoming large events. Hemisfair continues to work on the NW zone lease negotiations.



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**Briefing and Possible Action regarding Board Delegation of Authority to Board Committee to enter into Kusch House Construction Contract with a Not to Exceed** – Hemisfair Director of Real Estate

Mr. Gonzalez reported that the Kusch House request for Competitive Sealed Proposals (CSP) has received three bids which will be reviewed and selected by the target date of May 28<sup>th</sup>. Hemisfair requests Board approval to delegate authority to the Planning & Development Committee to authorize Hemisfair CEO to enter into the Kusch House construction contract for an amount not to exceed \$400,000. Ms. Lee made the motion to approve and Ms. Pemberton provided a second. Mr. Radle asked for a voice vote and the motion passed unanimously.

**Briefing and Possible Action Regarding Progress with Tower Park Conceptual Design**

– Hemisfair Director of Real Estate

Mr. Gonzalez presented updates on the Tower Park Conceptual Design. He outlined the history of the space and goals of the new design. The next steps are cost estimations and renderings. Mr. Radle inquired about the public's involvement in the design. Mr. Gonzalez recounted the process of gathering public input. No action required.

**Committee Updates –**

***Executive***

Mr. Radle welcomed Martha Martinez-Flores as the newest Hemisfair Board member and called for referrals for future board vacancies. City Council has updated the terms of some board members so that vacancies will be strategically staggered in the future.

***Branding***

Ms. Setterbo reported Congressman Doggett's selection of Hemisfair to receive funding for community funded projects if it is approved by Congress. Hemisfair had a viral post of a lost ring found in one of the pollinator gardens. Events and rentals are slowly returning to the park. Hemisfair will honor Memorial Day with flags in the lawn. Mr. Baldwin presented park attendance numbers and believes that Hemisfair will reach 3 million visitors sometime in July. Mr. Andujar outlined a new 5-step Art Approval Process for art at Hemisfair and announced that two art projects have been submitted to go through the process.

***Finance***

Mr. Landa explained how the Employee Retention Credit will provide Hemisfair with additional staff funding.

***Planning & Development***

Mr. Gonzalez announced the re-opening of Dough Pizzeria. Commonwealth Coffeehouse and Bakery continues to break their revenue records since December 2020 and will soon have new furniture. Bombay Bicycle Club is reviewing their plans to accommodate existing underground infrastructure. Schultze House will have a new tenant sign an agreement within the week. The '68 is 92% leased and Box Street Social plans to open in late summer of 2021. The games area in the park has been improved by replacing decomposed granite finish with pavers.

**Board Member Comments**

There were no board member comments.



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**Board Executive Session**

The board adjourned for executive session regarding discussions related to real estate transactions at the Northwest Zone at 9:13am and returned at 9:35am.

**Adjournment**

There being no further business, Mr. Radle adjourned the meeting at 9:35am.

**ACCESSIBILITY STATEMENT**

This meeting was conducted via Zoom