



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Friday, July 9, 2021
8:00 AM – 10:00 AM

Board Members in Attendance:

Rod Radle, Chair
Juan Landa, Vice Chair
Corina Castillo-Johnson
Melissa Chamrad
Tracey Hammer
Sue Ann Pemberton
Kristi Wyatt
Martha Martinez-Flores

Staff Members in Attendance:

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

Board Members Not Present:

Ben Gorzell
Steve Yndo
Lori Houston
Cara DeAnda

Other Guests & Visitors:

Karl Baker, Golden Steves
Marlene Richardson, SA Conservation Society
Stacy Jones, D1 Council staff
Anne Krause, Hemisfair Conservancy

Call to Order

Hemisfair Board Chair Rod Radle called the meeting to order at 8:12 a.m.

Citizens to be Heard

There were none.

Approval of May 14th, 2021 Meeting Minutes

Mr. Radle presented the May 14th, 2021 meeting minutes for comment and discussion. Ms. Chamrad offered a motion to accept the minutes and Mr. Landa 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 welcomed back the Board to the first in-person meeting in over a year. He reported Hemisfair's upcoming priorities, including starting construction of Civic Park, advancing the NWZ P3 development and preparing for the 2022 Bond. Hemisfair continues to operate the park at a high quality while continuing to support existing tenants and open spaces for new tenants.

Briefing and Possible Action regarding Board Officer position – Hemisfair Board Chair

Mr. Radle noted that Cynthia Lee's board officer position needs to be filled, as well as another board position, for which a candidate has been screened to be presented to the Mayor's office. Mr. Landa nominated Ms. Castillo-Johnson to fill the vacated position of Board Secretary, and Ms. Pemberton seconded the nomination. Ms. Castillo-Johnson accepted the position. Mr. Radle asked for a voice vote and the motion passed unanimously.

Ms. Setterbo presented an Honorary Certificate of Resolution Acknowledging Service Rendered by Cynthia Lee for HPARC. Ms. Castillo-Johnson made a motion to adopt, and Ms. Wyatt seconded the



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motion. The motion passed unanimously.

Briefing and Possible Action regarding Martinez Street Parking

Lot Debt Restructure – Hemisfair Director of Real Estate

Mr. Gonzalez reviewed the history of the S. Alamo and Martinez Street Lots and the 5-year funding agreement between HPARC and the City regarding the revenues produced from the lots. As the 5-year agreement comes to an end, HPARC has the option to restructure the debt which was used to construct the lot and enter into a new 5-year agreement. It is HPARC staff's recommendation to renew the agreement. Mr. Landa motioned to approve, and Ms. Chamrad seconded. The motion passed unanimously.

Briefing and Possible Action regarding Hemisfair related to the 2022 Municipal Bond request

– Hemisfair CEO

Mr. Andujar reported that HPARC is meeting with all the council members and the Mayor in preparation for the 2022 Bond and described the details of Hemisfair's \$30.5 million request. He presented several projects that will be made possible through the 2022 Bond and stressed the importance of securing this funding.

Briefing and Possible Action regarding Tower Park Conceptual Design and capital Requirements

– Hemisfair Director of Real Estate

Mr. Gonzalez presented Tower Park Conceptual Design renderings, including a dog run, various pavilions, a skate park, and a large climbing structure. Tower Park will allow HPARC to become financially sustainable and will be another important part of the 2022 Bond.

Committee Updates –

Executive

Mr. Radle reported that Officer elections will happen at the September meeting.

Branding

Ms. Wyatt and Ms. Setterbo reviewed the City Council tours that have been taking place to familiarize and re-introduce council members to the HPARC project. Ms. Setterbo announced that Yanaguana Garden is approaching the landmark of three million visitors which will be celebrated as part of July's Super Fun Saturday. Ms. Lewand reported on the success of recent large events such as Fiesta and spoke about upcoming events including one of Hemisfair's signature events: Back to School Bash.

Mr. Baldwin informed the Board that the park's safety surface and large climbing structures are going to be replaced this Fall by the City's Parks and Recreation department.

Finance

Mr. Landa thanked Mr. Andujar and Ms. Houston for their help with restructuring the outstanding debt service and thanked Ms. DeAnda for alerting the team to the employee retention credit.

Planning & Development

Mr. Gonzalez reported that the Kusch House stabilization work is now under contract with Troy Jessee & Company. Tours are underway at Pereida House as the process to find a new tenant for the space



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continues. Dough Pizzeria has re-opened, and Commonwealth Coffeehouse has continued to stay busy. The Jerk Shack is selecting an architect, and Bombay Bicycle Club has re-submitted their design to THC. The '68 has leased 90% of their apartment units. The Hemisfair parking garage did very well during Fiesta Fiesta and NIOSA.

Ms. Krause said that the Conservancy has issued an RFP for an augmented reality app for tree donor recognition, and it has received seven proposals to create the software.

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 9:44am.

Adjournment

There being no further business, Mr. Radle adjourned the meeting at 10:24am.

ACCESSIBILITY STATEMENT

This meeting was conducted at the HPARC offices.