



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

Board Members in Attendance:

Cara DeAnda, Chair
Juan Landa, Vice Chair
Steve Yndo, Treasurer
Corina Castillo-Johnson, Secretary
Lori Houston
Kristi Wyatt
Martha Martinez-Flores
Melissa Chamrad Rod Radle
Sue Ann Pemberton
Troy Elliott

Board Members Not Present:

Ben Gorzell
Tracy Hammer

Staff Members in Attendance:

Andres Andujar
Omar Gonzalez
Thea Setterbo
Jane Lynde
Traci Lewand
Gary Boyd

Other Guests & Visitors:

Anne Krause, Hemisfair Conservancy
Elaine Vetter, San Antonio Conservation Society
Lewis Vetter, San Antonio Conservation Society
John Prather, CCDO
Karl Baker, Golden Steves

Call to Order

Hemisfair Board Chair Rod Radle called the meeting to order at 8:14 a.m.

Citizens to be Heard

Guests from the San Antonio Conservation Society and CCDO introduced themselves.

Approval of July 9, 2021 Meeting Minutes

Mr. Radle presented the July 9, 2021 meeting minutes for comment and discussion. Mr. Yndo offered a motion to accept the minutes and Ms. Castillo-Johnson provided a second. There being no further discussion, Mr. Radle asked for a voice vote and the motion passed unanimously.

Briefing and Possible Action regarding election of Board Officers – Hemisfair Board Chair

Mr. Radle presented the proposed slate for new Board Officers. He asked for additional nominations. There being none, Ms. Chamrad moved to accept the recommendation of the Executive Committee for the Officer positions. Mr. Radle seconded the motion and the motion passed unanimously.

Incoming Executive Committee positions include Cara DeAnda as Chair, Juan Landa as Vice-Chair, Steve Yndo as Treasurer and Corina Castillo-Johnson as Secretary.

Board Declaration

Ms. Setterbo read aloud an Honorary Certificate of Resolution Acknowledging Service Rendered for Mr. Radle as he leaves his position as Board Chair. Mr. Landa made the motion to accept the Declaration and Ms. Chamrad seconded; the motion passed unanimously.



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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 8:19am and returned at 8:42am. Mr. Andujar stated for the public record that there were no actions needed after the Executive Session.

CEO Report – Hemisfair CEO

Mr. Andujar announced the possibility of a future Board retreat to align Staff and the Board with strategic initiatives.

Briefing and Possible Action regarding Hemisfair’s FY22 Budget –

Mr. Gonzalez thanked the Finance and Executive Committees for reviewing the FY2022 budget. He presented the budget and pointed out changes from 2021’s budget. Most items are similar to the previous year’s, with overall growth of 3%. The revenue share from the South Alamo and Martinez Street parking lots will continue to be received from the City. Personnel Services increased as Hemisfair added new employees and accounts for cost-of-living adjustments. Mr. Landa motioned to approve the budget and Mr. Yndo seconded the motion; it passed unanimously.

Briefing and Possible Action regarding Augmented Reality Consulting Agreement–Hemisfair CEO

Ms. Krause presented the Hemisfair Conservancy’s plan to honor tree donors virtually via an augmented reality app. Several companies have submitted proposals to create this software, and MIG was selected with an expected launch date in early December. The effort is being funded through philanthropic contributions. Ms. Castillo-Johnson moved to approve entering the software development contract and Ms. DeAnda seconded. The motion passed.

Briefing and Possible Action regarding request for inclusion in the 2022 Municipal Bond – Hemisfair CEO

Mr. Andujar reported that of the four Bond requests, (1) Civic Park Phase 2; (2) Hemisfair Boulevard extension; (3) Tower Park Improvements; and (4) Historic Structures, the first two have received full support from City management. Tower Park Improvements may be partially funded. Historic Structures and the remaining Tower Park funding are not recommended for inclusion in the 2022 Municipal Bond, potentially causing a five-year postponement in the Hemisfair redevelopment. Mr. Andujar requested the Board’s ratification of HPARC’s 2022 Bond request. Mr. Radle pointed out that this potential change may affect Hemisfair’s future financial sustainability. Mr. Radle moved to ratify Hemisfair’s 2022 Bond request with final approval from the Executive Committee, and Ms. Pemberton seconded the motion. The motion passed.

Briefing and Possible Action regarding Building 277 at Tower Park –Hemisfair CEO

Mr. Andujar presented the timeline and impacts of the City’s plan to move the Park Police headquarters to Building 277, which is in the footprint of Tower Park. This would result in Building 277 being converted into a force-protected building with park impacts outside the building. In 2018 and 2019, input from the public, experts, and institutions resulted in the Tower Park Vision and Use Plan. The Hemisfair Board discussed providing a Letter of Support for further consideration for the use of Building 277, as a park police headquarters appears contrary to the public’s vision for the future Tower Park.



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Ms. Castillo-Johnson made the motion and Mr. Yndo seconded. The motion passed unanimously.

Committee Updates –

Branding: Ms. Setterbo reported on the billboard campaign with Clear Channel Outdoor promoting the Hemisfair Parking Garage and Hemisfair brand.

In the interest of time, no other committee reports were made.

Board Member Comments

There were no board member comments.

Adjournment

There being no further business, Ms. DeAnda moved to adjourn the meeting, and Mr. Yndo seconded; with all in agreement, the meeting adjourned at 9:59am.

ACCESSIBILITY STATEMENT

This meeting was conducted via Zoom