



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
Wednesday, March 30, 2022
8:30 AM – 10:00 AM

Board Members in Attendance:

Cara DeAnda, Chair
Juan Landa, Vice Chair
Corina Castillo-Johnson, Secretary
Steve Yndo, Treasurer
Lucio Cantu
Lori Houston
Rod Radle
Sue Ann Pemberton
Martha Martinez-Flores

Staff Members in Attendance:

Andres Andujar
Thea Setterbo
Jane Linde
Gary Boyd
Geoff Baldwin
Melissa Chamrad

Board Members Not Present:

Tracy Hammer
Kristi Wyatt
Ben Gorzell

Other Guests & Visitors:

Anne Krause, Hemisfair Conservancy
John Aberle, Alteza Resident
Karl Baker
Carl Rink, Visitor
Kate Hernandez, Media Intern

Call to Order

Ms. DeAnda called the meeting to order at 8:34 a.m.

Citizens to be Heard

There were no citizens to be heard.

Approval of January 14th, 2022 Board Meeting Minutes

Mr. Yndo moved to approve the minutes and Mr. Radle seconded the motion. The motion passed unanimously.

E. Briefing and Possible Action regarding Workforce Housing Policy Update

Mr. Andujar introduced a modified Workforce Housing Policy as follows:

- Set a floor for development of 10% of the units per District Zones to be priced as “workforce housing” for households earning between 50% and 80% of Bexar County AMI adjusted for household size. Evenly distribute rental prices for this range of income.
- For the purposes of diversity of incomes, the maximum allowable percentage of workforce housing will be capped at 50% of units per residential project.
- Encourage developers to provide a variety of configurations for a range of affordability. Inclusion of smaller one-bedroom (600-700 SF) and studio "micro-units" (300-550 SF) in the mix of market rate housing is encouraged.

Ms. Castillo-Johnson motioned to approve the modified Workforce Housing policy, and Ms. Pemberton seconded. The motion passed unanimously.



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F. Executive Session

The board went into Executive Session at 8:44am and returned at 10:18 a.m.

G. Briefing and Possible Action Regarding Lease Amendment with Zachry Hospitality

Ms. Chamrad read the following resolution:

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby authorizes the Executive Committee of HPARC to review, finalize and approve the forms of the Transaction Documents so long as they are in accordance with the key business terms that were presented, reviewed, discussed and approved by the Board on this day; BE IT FURTHER RESOLVED THAT following approval of the final form of the Sublease Amendments by the Board of Directors of the Hemisfair Park Public Facilities Corporation, and the Funding Agreement Amendment by the City Council of the City, the Chief Executive Officer of HPARC shall be authorized to execute on behalf of HPARC the Transaction Documents so long as they are in accordance with the forms approved by the Executive Committee.

Mr. Radle motioned to approve the resolution and Mr. Landa seconded. The motion passed unanimously.

Board Committee Updates

There were no Committee updates.

Adjournment

There being no further business, Mr. Yndo moved to adjourn the meeting and Mr. Landa seconded. The meeting adjourned at 10:28 a.m.

ACCESSIBILITY STATEMENT

This meeting was conducted in-person.