



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
July 8th, 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
Sue Ann Pemberton
Lucio Cantu
Rod Radle

Board Members Not Present:

Martha Martinez-Flores
Ben Gorzell
Lori Houston

Staff Members in Attendance:

Andres Andujar
Traci Lewand
Jane Linde
Geoff Baldwin

Other Guests & Visitors:

Anne Krause, Hemisfair Conservancy
Karl Baker, Golden Steves
Kathleen Carter,
Conservation Society of San Antonio
John Aberle, Alteza Resident

A. Call to Order

Ms. DeAnda called the meeting to order at 8:49 a.m.

B. Citizens to be Heard

There were no citizens to be heard.

C. Approval of May 13th, 2022 Board Meeting Minutes

Ms. Pemberton moved to approve the minutes and Mr. Landa seconded the motion. The motion passed unanimously.

D. CEO Report

Mr. Andujar provided an update on the Zachry Hospitality Northwest Zone (NWZ) development agreement as it relates to the latest Eight Amendment. The developable parcels in the NWZ have now been reassigned to Zachry Hospitality, Post Lake Capital Partners and AREA Real Estate. Security Deposits and first rent payments have been received, and rents will double each year until stabilization in 2025.

Adjacent to the developable parcels, the Civic Park is well underway, with delivery planned in advance of the 2025 NCAA celebration.

E. Briefing regarding Upcoming Construction and Activation

Mr. Andujar presented the plan for construction fencing over the next several years as HPARC carries out various parts of the redevelopment project.

Although there is no set date, nor assurance for HPARC to gain control over the Federal property at the South end of the site, there have been conversations about using some of the open areas for activation.

F. Briefing and Possible Action regarding Peggy Mays Garden Construction Contract Authorization

The Peggy Mays Garden has been designed. Between the Mays Family gift and other grants, there is a total capital of \$1,290,000 available to construct the garden. HPARC recommends Board approval for CEO to enter a construction contract for the Mays Family Gardens for an amount not to exceed



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\$1,250,000. Mr. Yndo motioned to approve, and Mr. Cantu seconded. The motion passed unanimously.

G. Briefing and Possible Action regarding Toddler Play Area Construction Contract Authorization

Mr. Baldwin presented the design for a new Toddler Play Area as an answer to citizen requests for more elements for smaller children. The elements have been selected based on their unique appearance, age appropriateness, and accessible design. There is funding available from various grants. Staff recommends Board approval for CEO to enter into a construction contract for the Toddler Play Area Construction for an amount not to exceed \$150,000, limited to amounts raised for the specific purpose of Toddler Area Construction. Mr. Radle motioned to approve, and Mr. Landa seconded. The motion passed unanimously.

Board Committee Updates

External Relations – Ms. Lewand updated the Board on attendance (583,000 YTD) which is on track to be our busiest year ever despite extreme heat. Super Fun Saturday and Inclusion Programming continue to be successful free programs. Story Time will celebrate its 150th reading in August.

Finance – An update regarding the budget will be provided next meeting.

Planning and Development – There were 12 proposals received for the Kusch RFI and a tenant has been selected.

Adjournment

The meeting was adjourned at 9:58am.

ACCESSIBILITY STATEMENT

This meeting was conducted in person.