



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
September 9th, 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
Martha Martinez-Flores
Lori Houston

Staff Members in Attendance:

Andres Andujar
Carl Rink
Geoff Baldwin
Jane Linde
Melissa Chamrad
Meredith Balzen
Traci Lewand

Board Members Not Present:

Ben Gorzell

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 8:38 a.m.

B. Citizens to be Heard

There were no citizens to be heard.

C. Approval of July 8th, 2022 Board Meeting Minutes

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

D. CEO Report

Mr. Andujar reflected on the recovery of attendance and events post-pandemic, including the upcoming Veteran's Day celebration, Diwali and MuertosFest; and the three in-house programs that continue to have success: Super Fun Saturday, Inclusion Programming, and Story Time.

The Northwest zone has been divided between three developers, who have all paid their deposit to HPARC and have begun paying rent starting on July 1, 2022.

E. Briefing and Possible Action Regarding Toddler Play Area Additional Funding Received, and Construction Contract Expansion Authorization

Mr. Baldwin presented his plan for the Toddler Play Area, which has received funding. Staff recommends Board approval for CEO to expand the contracting budget for the Toddler Play Area from \$150,000 authorized on July 8, 2022, to \$173,644. Additional funding has been secured for an upgrade to the safety surface in this area. Funds raised by the Hemisfair Conservancy are restricted for this purpose. Mr. Yndo made the first motion to expand the budget amount, and Ms. Martinez-Flores seconded the motion. The motion passed unanimously.



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F. Briefing Regarding Northwest Zone Hotel Development Concept Plans

Mr. Andujar presented updated conceptual plans for the Zachry hotel development. Floor plans show a curved building with retail space, restaurant space, and back-of-house plans.

G. Briefing regarding Tower Park Pavilion Concepts

There has been analysis of the Tower Park site to determine a location for a recreational and sports pavilion. The most fitting location is the triangular footprint of the Beam Fountain. The pavilion will take inspiration from other modern examples and will incorporate round shapes to reflect and honor the styling of the 1968 World Fair.

H. Executive Session

The Board entered Executive Session at 9:09 am and concluded deliberations at 9:32 am.

I. Briefing and Possible Action Regarding FY23 Budget

Ms. Chamrad presented the proposed FY23 Budget. Ms. Houston motioned to approve, and Ms. Castillo-Johnson seconded. The motion carried.

Board Committee Updates

Executive - Mr. Andujar is presenting the FY23 milestones to each Board Committee over the next month. The final draft will be presented for Board approval at the November Board meeting. Mr. Radle has concluded his service on the Hemisfair Board. Board and staff were appreciative of Rod's service and impact, including the Workforce Housing Policy that has guided our residential development principles. There are currently an additional three openings on the board.

External Relations - Super Fun Saturday continues to be successful and will have its Finale for the year in October. Inclusion Programming has one more regular event and one Finale event for the year. Story Time celebrated its 150th activation with a small party for attendees.

Finance - Mr. Landa reported that the finance committee is working on the Proforma, the FY23 budget, and this year's audit.

Planning and Development - Bombay Bicycle club anticipates opening in April 2023. Kunstler is working on final permits approval and should start construction in the next 30 days. Jerk Shack is designing a site plan for their addition to the Schultze house. A May 2023 opening is possible. Kusch Fare has been selected as the future tenant for Kusch house; current work involves relocating the transformer from behind the building. Hemisfair Boulevard Phase 2 is under construction. Civic Park construction continues with an expected opening date in September 2023.

Adjournment

Mr. Yndo motioned to adjourn, and Mr. Landa seconded. The meeting was adjourned at 10:05am.

ACCESSIBILITY STATEMENT

This meeting was conducted in person.