



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
November 18th, 2022
8:30am – 10:00am

Board Members in Attendance:

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

Board Members Not Present:

Ben Gorzell

Staff Members in Attendance:

Andres Andujar
Carl Rink
Gary Boyd
Geoff Baldwin
Jane Linde
Melissa Chamrad
Meredith Balzen
Gary Boyd

Other Guests & Visitors:

Anne Krause, Hemisfair Conservancy
Karl Baker, Golden Steves
Kay Ness, Alteza HOA
John Aberle, Alteza Resident

A. Call to Order

Ms. DeAnda called the meeting to order at 8:39am and welcomed new Board member Francisco Gonima.

B. Citizens to be Heard

There were no citizens to be heard.

C. Approval of September 9, 2022 Board Meeting Minutes

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

D. CEO Report

Mr. Andujar welcomed Mr. Gonima and thanked him for his service as a Board Member. Hemisfair had an active Fall with big events including Muertos Fest, Diwali, and Veteran's Day. Muertos Fest was attended by an estimated 135,000 visitors; the biggest event ever held here excluding the 2018 Final Four. Veteran's Day was underattended, possibly due to its newness or competing events on the same day. Potential changes to the event are under review.

P3 designs from the Northwest Zone are under review by HDRC.

Ms. Krause reported that the conservancy had raised 1.6 million dollars in 2022.

Hemisfair is offering hard hat tours to interested parties as construction progresses.



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E. Briefing and Possible Action Regarding Update to the HPARC 401k Trustee

The Board considered updating the HPARC 401k Trustee to the current Director of Real Estate and Finance. Mr. Yndo made a motion to approve, and Ms. DeAnda seconded. The motion passed unanimously.

F. Briefing and Possible Action Regarding Kusch House Transformer Relocation

Staff sought approval to use the remaining \$319,000 from the Bank of America gift to relocate a transformer that currently blocks the renovation of Kusch House. Staff recommends that the Board authorizes staff to proceed with final bidding and contractor selection; and to enter into a construction contract not to exceed \$319,000, with prior approval from Executive Committee. Mr. Yndo made a motion to approve, and Ms. Pemberton seconded. The motion passed unanimously.

G. Briefing of Northwest Zone (NWZ) Development

Mr. Andujar presented updated designs of the developments in the Northwest Zone including a residential building, hotel, and retail spaces.

H. Board Committee Updates

Executive – The Board welcomed its newest member, Mr. Gonima, and brought attention to the three remaining open seats, asking for members and staff to recommend people who may enhance the Board's existing expertise and knowledge.

External Relations – Hemisfair has hired Communications and Events Coordinator Lauren Leija. Recent Hemisfair events have included Story Time, Super Fun Saturday, Community BLAST with Judy, Inclusion Programming/Accessibility Fest, and SA Veterans Day. Recent Third-party events have included Light the Night, Zombie Walk, Day of the Girl, A1- Freedom Chasers, South Town Market, Move.Fit.Live, MuertosFest, and Diwali. Hemisfair has begun using Migration Plaza between the empty federal buildings as a functional and celebratory events space. Super Fun Saturday has been renewed for 2023.

Finance – working on current procedures and practices, and finalizing the 2022 Audit.

Planning & Development – Bombay Bicycle Club is under construction and expected to open in July 2023. Kuentler has started construction and is expected to open in approximately three months. Jerk Shack and Kusch Fare are in preliminary design, expected to open in the Fourth quarter of 2023. Civic Park construction is going well at this time and is expected to open in September 2023. Hemisfair Boulevard is expected to open in March 2023. The Peggy Mays Garden is being constructed and will be completed summer 2023. South Alamo Street construction will begin in December 2022 and will last for two years.

Executive Session

The Board went into Executive session at 9:37am to review the timing of the Northwest Zone (NWZ) development milestones and overall project timing. The Executive Session ended at 10:13 am.

Board Member Comments

The Board members offered no comments.



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Adjournment

The meeting adjourned at 10:15am.

ACCESSIBILITY STATEMENT

This meeting was conducted in person.