



**Hemisfair Park Area Redevelopment Corporation**  
**Board Meeting Minutes**  
**March 10<sup>th</sup>, 2023**  
**8:30am-10:00am**

**Board Members in Attendance:**

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

**Board Members Not Present:**

Ben Gorzell

**Staff Members in Attendance:**

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

**Other Guests & Visitors:**

Melanie Goebel, Golden Steves  
Kay Ness, Alteza  
John Aberle, Alteza

**A. Call to Order**

Ms. DeAnda called the meeting to order at 8:35am.

**B. Citizens to be Heard.**

There were no citizens to be heard.

**C. Approval of January 23, 2023 Board Meeting Minutes**

Ms. Castillo-Johnson moved to approve the minutes and Mr. Landa seconded the motion. The motion passed unanimously.

**D. CEO Report-** Mr. Andujar introduced Hemisfair's new lawyer, Ms. Goebel, to the board. Then he reflected on the unprecedented number of current projects that Hemisfair is working on in every zone of Hemisfair's footprint:

- Southwest Zone: Operations and activation, parking revenue, upkeeping facilities, and managing tenants.
- Northwest Zone: Construction of Civic Park and management of P3's.
- Eastern Zone/Tower Park: Powerful activation with limited capital.

**E. Briefing Regarding Hemisfair Current Projects**

Ms. Chamrad presented a graphic which outlines the ongoing and upcoming projects and their timelines. Nine of the 22 projects on the list are expected to be delivered this year. HPARC is preparing to renovate the Sweeney house using a soon to be attained Federal Grant. The largest of the projects on the list are the P3s in the NWZ, for which we have progress meetings with the developers.

**F. Briefing Regarding Planning for Civic Park Operations and Programming**

Mr. Baldwin spoke about the lessons that have been learned from opening and operation Yanaguana Garden, and how those lessons can be applied to the opening and operation of Civic Park.



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Mr. Baldwin acknowledged that as more sections of the project become complete, the dynamics of Civic Park will continue to evolve over the next three to four years. Hemisfair is following PPS's Placemaking recommendations as well as public feedback to deliver a great public space. Mr. Baldwin presented a conceptual activation plan for Civic Park including large, medium and small size events that could have their future in Civic Park. Nine major festivals have already been planned to occur in Civic Park next year. Attendance projections predict 775,000 visitors to Civic Park in its first year of operation.

Mr. Baldwin presented his staffing plan for Civic Park as well as the additional support that Parks and Recreation is expected to provide.

**G. Briefing Regarding Parking and Tenant Revenue & Expense Statistics**

Ms. Chamrad presented graphs of yearly sales and rent from Yanaguana Garden's three tenants: Dough, Paleteria San Antonio, and Commonwealth Coffeehouse. She also showed graphs of parking sales and expenses. Both sources of revenue have recovered and exceeded pre-pandemic numbers.

**H. Board Committee Updates**

Executive- Ms. DeAnda asked that board members be up to date with required training and financial disclosures. She announced and invited Board members of HPARC and the Conservancy to attend a Civic Park tour on April 10.

There were no other Committee reports provided at this Board meeting.

**I. Executive Session**

There was no executive session.

**J. Board Member Comments**

None.

**K. Adjournment**

Mr. Landa motioned to adjourn the meeting and Ms. Castillo-Johnson seconded. The meeting adjourned at 9:54am.

**ACCESSIBILITY STATEMENT**

This meeting was conducted in person and on Zoom.