



**Hemisfair Park Area Redevelopment Corporation**  
**Board Meeting Minutes**  
**May 12th, 2023**  
**8:30am-10:00am**

**Board Members in Attendance:**

Cara DeAnda, Chair  
Juan Landa, Vice Chair  
Steve Yndo, Treasurer  
Sue Ann Pemberton  
Lucio Cantu  
Francisco Gonima  
Martha Martinez-Flores

**Board Members Not Present:**

Ben Gorzell  
Lori Houston  
Corina Castillo-Johnson, Secretary

**Staff Members in Attendance:**

Andres Andujar  
Melissa Chamrad  
Gary Boyd  
Geoff Baldwin  
Meredith Balzen  
Jane Linde  
Hilda Valdez  
Carl Rink  
Traci Lewand

**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**

Ms. Ness respectfully requested that the Board consider an alternative to removing the condemned Pecan tree in the Kusch House's North yard.

**C. Approval of March 10th, 2023 Board Meeting Minutes**

Mr. Yndo moved to approve the minutes and Ms. Martinez-Flores seconded the motion. The motion passed unanimously.

**D. CEO Report-** Mr. Andujar gave a short report to allow more time for board discussion.

**E. Briefing and Possible Action Regarding Election of Board Officers**

Mr. Andujar reported that each of the current Board Officers has expressed interest in continuing their leadership role. It was noted that the External Relations Committee Chair will transition from Ms. Martinez-Flores to Mr. Gonima. With no other nominations for new Board officers, the proposed slate of officers was approved with a motion from Ms. Pemberton and a second from Mr. Cantu. The motion passed unanimously.

**F. Briefing and Possible Action Regarding Sweeney House Design Contracting**

Ms. Chamrad reviewed the Sweeney House HUD CPF Grant funded by Congress in 2022. Staff recommends use of these funds awarded to the Sweeney house rehabilitation project for the design and predevelopment services required to define the construction scope of work. Use of funds authorized up to \$75,000 for predevelopment and design. Mr. Landa made the motion and Mr. Yndo seconded. The motion passed unanimously.



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**G. Board Committee Updates**

Executive- Ms. DeAnda thanked the board for their service and leadership.

External Relations- Health and Wellness programming will be renewed and bolstered in the upcoming months. Ms. Lewand is planning the Civic Park event calendar with research into other large city parks around the USA. Hemisfair's new website will launch in June. The staff prepares for large tours for U.S. Travel Association's IPW at the end of the month. Civic Park phase 1's Grand Opening will be on September 29<sup>th</sup> and will coincide with the 40<sup>th</sup> Anniversary of Jazz'SA Live.

Finance- The finance committee has completed a second quarter budget review and is preparing to put together the FY2024 budget.

Planning and Development- Bombay Bicycle Club is expected to open late summer. Kuentler will have a soft opening in the next 30 days. Port Royal has submitted their designs to HDRC and THC for approval and are in the 30-day review period. Kusch Faire got their approval from HDRC and THC and is moving forward. Yanaguana Garden continually improves with a few repairs on historic homes and nearly all spaces filled with a tenant. The pricing for the potential sports court at Tower Park is due on May 15. Phase 2 of Hemisfair Boulevard is completed and open.

Civic Park Phase 2 bid over budget, causing a scope alteration to the Source Plaza. A Plaza designed for activation and connection will replace the fountain concept. More planting and landscape is part of the redesign. City council will be awarding the construction contract to the select bidder, and construction will begin in October of 2023 to be completed before March of 2025.

**H. Executive Session**

The Board entered Executive Session at 9:13am to discuss Northwest Zone Public/Private partnership updates.

**I. Briefing and Possible Action Regarding Northwest Zone Public Private Partnerships**

No action required.

**J. Board Member Comments**

None.

**K. Adjournment**

Mr. Landa motioned to adjourn the meeting and Ms. Martinez-Flores seconded followed by unanimous approval. The meeting adjourned at 9:45am.

**ACCESSIBILITY STATEMENT**

This meeting was conducted in person and on Zoom.