



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
July 28th, 2023
8:30am-10:00am

Board Members in Attendance:

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

Board Members Not Present:

Ben Gorzell
Martha Martinez-Flores

Staff Members in Attendance:

Andres Andujar
Melissa Chamrad
Gary Boyd
Geoff Baldwin
Meredith Balzen
Jane Linde
Traci Lewand
Danielle Reyes

Other Guests & Visitors:

Melanie Goebel, Golden Steves
Madison Izslar
John Aberle, Alteza
Anne Krause, Hemisfair Conservancy

A. Call to Order

Ms. DeAnda called the meeting to order at 8:46am.

B. Citizens to be Heard.

There were none.

C. Approval of May 12th, 2023 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 announced the grand opening of Civic Park on September 29th in conjunction with JazzSA'live by partner San Antonio Parks Foundation. Civic Park Phase two is funded and construction starts in November. This contract needs City Council action so that it can be completed by NCAA in 2025. Tower Park has many philanthropic opportunities. Current projects include a sports court and an older adult area.

The due diligence period with the NWZ P3 partners is over as of Monday July 24th. Two of the Three are still proceeding as planned and the third is currently negotiating a property line.

E. Briefings Regarding Older Adult Study and Sports Pavilion

The company West/East conducted surveys in three separate senior facilities to get feedback from older adults on what they'd enjoy in a park area. The older adult area would have an age-inclusive design. They expressed that transportation is a top priority. The current design statement will consider current transportation and access, understanding but not solving the problems, and working with partners to address issues. It will also have an inventory of existing buildings. Tower park is already 34% shaded by



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the existing tree canopy. Ms. Chamrad presented a draft map of offerings including walking trails, exercise and fitness elements, art elements, gathering places and a potential amphitheater. Participants in the survey requested considerations for Physical Activity, Social Interaction, Cognitive Stimulation, Safety And Accessibility.

Mr. Andujar presented designs for the Sports Court. It is a beam foundation structure with minimal to no impact on tree canopies. Several light configurations were presented.

F. Board Committee Updates

Executive- A P3 developer is negotiating their property lines.

External Relations- Hemisfair has a new and updated website, and is now offering various park merchandise. The Communications team is focusing on Civic Park opening. They've written a press release regarding the end of the due diligence period and the upcoming ribbon cutting ceremony.

Finance- Finance committee will present the 2024 budget at the September meeting. Parking sales are expected to increase in the next year and expenses will go down. Ms. Krause announced that the Conservancy has raised \$890,000 this calendar year. A second federal grant from HUD has funded repairs to the RCA Pavilion for \$500,000.

Planning and Development- Yanaguana tenants have had up-to-date repairs done on various porches. Kusch Faire and Port Royal are preparing their final project designs. The shade structure between Espinosa and Kohler will begin construction by September 1. Sweeney house restoration will begin once HPARC can access the federal funds.

G. Executive Session

The Board entered Executive Session at 9:34am and came back at 11:48am.

H. Briefing and Possible Action Regarding Northwest Zone Public Private Partnerships due diligence expiration

Staff recommends that the Board authorizes HPARC's CEO to proceed with negotiating amendments to the D1/D2, D3 and D5 Development Subleases. The Board further delegates the Board's authority to review final terms of such amendments to the Executive Committee. Ms. Castillo-Johnson motioned to approve and Ms. Pemberton seconded; the motion passed unanimously.

J. Board Member Comments

None.

K. Adjournment

Mr. Yndo motioned to adjourn the meeting and Mr. Cantu seconded. The meeting adjourned at 11:50am.

ACCESSIBILITY STATEMENT

This meeting was conducted in person and on Zoom.



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