



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
January 19th, 2024
8:00am-10:00am

Board Members in Attendance:

Cara DeAnda, Chair
Juan Landa, Vice Chair
Lucio Cantu
Corina Castillo-Johnson
Sue Ann Pemberton
Steve Yndo
Martha Martinez-Flores

Staff Members in Attendance:

Andres Andujar
Geoff Baldwin
Meredith Balzen
Hilda Valdez
Gary Boyd
Carl Rink
Jane Linde

Board Members Not Present:

Ben Gorzell
Lori Houston
Dr. Ana M. "Cha" Guzman

Other Guests & Visitors:

Melanie Goebel, Golden Steves
Sarah Henderson, Forvis
Kay Ness, Alteza
Marlene Richardson, Conservation Society

A. Call to Order

Ms. DeAnda called the meeting to order at 8:39am.

B. Citizens to be Heard.

There were none.

C. Approval of September 9 and December 5, 2023 Board Meeting Minutes

Mr. Yndo made the motion to approve the minutes of both meetings and Mr. Landa seconded. The motion passed.

D. CEO Report

Mr. Andujar turned the meeting over to Ms. Henderson to present the 2023 Audit Report.

E. Briefing and Possible Action Related to FY23 Audit

– Sarah Henderson, Forvis

Ms. Henderson reported that the audit produced a clean, unmodified opinion with reasonable assurance on financial statements. The audit shows increases to tenant and parking revenue, and philanthropic gifts. There were no material weaknesses and no significant deficiencies. Ms. Henderson congratulated Hemisfair on the results and commended Ms. Valdez for her hard work. Ms. Castillo-Johnson made a motion to approve the Audit results and Mr. Landa seconded. The motion passed.



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F. Briefing and Possible Action Regarding Approval of FY24 Milestones

– Hemisfair CEO

Mr. Andujar presented Hemisfair's FY24 Milestones, consisting of six overall goals that are related to each department. The milestones are collective goals that will require inter-departmental collaboration. Mr. Andujar pointed out that growth is not always the goal, for example events like Muertosfest should not be expected to grow and expand each year, as they already push the limits of capacity of space and attendance. Hemisfair will continue to define its role and balance as a park versus as an event venue. Mr. Yndo made the motion to approve the milestones, and Ms. Martinez-Flores seconded the motion. The motion passed.

G. Briefing on the Hemisfair Proforma

This agenda item was pushed to a future meeting.

H. Board Committee Updates

Executive - NWZ P3 negotiations are ongoing. Milestones have been set. There are still Board vacancies, and the Mayor's Office is aware of the need for Board positions.

External Relations - The Tejano Music Fest is moving to Hemisfair after 40 years at Market Square. Additionally, La Semana Alegre is an event that has been retired for many years but will return to Hemisfair as Version 2.0 this year. Ms. Balzen reported on the number of news stories that have mentioned Hemisfair this year (249) and the reach of these articles (541,731,232). Finally, there are plans for a new mural on the stagehouse of Magik Theatre, thanks to a collaboration with Centro San Antonio.

Finance - Audit updates.

Planning and Development - NWZ updates.

I. Executive Session

The board entered Executive Session at 9:20am and ended Executive Session at 10:20am.

J. Briefing and Possible Action for Board to Delegate Authority to the Executive Committee to Approve Amendments to the D1/D2, D3 and D5 subleases - Hemisfair Director of Real Estate & Finance Staff Recommendation:

HPARC Board authorizes CEO to negotiate amendments to the D1/D2, D3 and D5 subleases with respect to milestone dates and delegate authority to the Executive Committee to review final terms of such amendments as long as there are no material financial impacts. Mr. Yndo made the motion to approve, and Ms. Castillo-Johnson seconded. The motion passed unanimously.

K. Briefing and Possible Action Regarding Northwest Zone Public Private Partnership D5 Parcel Property Line Adjustment period expiration – Hemisfair Director of Real Estate & Finance

Staff Recommendation: HPARC Board authorizes its CEO to negotiate amendments to D5 sublease related to adjusting the property line between parcels D5 and D4 and delegate authority to the Executive Committee to review final terms of such amendments, including financial considerations. Ms. Castillo-Johnson made a motion to approve, and Ms. Martinez-Flores seconded. The motion passed.



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L. Briefing and Possible Action to authorize CEO to execute contracts and incur expenses toward the delivery of a Basketball Court, once funds have been secured from philanthropic grantors, for an amount not to exceed \$1.7 Million, with approval from Planning & Development Committee
– Hemisfair Director, Real Estate & Finance

Staff Recommendation: HPARC Board authorizes CEO to execute contracts and incur expenses toward the delivery of a Sports Court, once funds have been secured from philanthropic grantors, for an amount not to exceed \$1.7 Million, with approval from Planning & Development Committee
Ms. Castillo-Johnson made a motion to approve, and Ms. Pemberton seconded. The motion passed.

M. Board Member Comments

There were no additional comments.

N. Adjournment

The meeting adjourned at 10:23am.

ACCESSIBILITY STATEMENT

This meeting was conducted in person.