



Hemisfair Park Area Redevelopment Corporation
Board Meeting Minutes
September 13th, 2024
8:30am-10:00am

Board Members in Attendance:

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

Staff Members in Attendance:

Andres Andujar
Geoff Baldwin
Meredith Balzen
Melissa Chamrad
Lauren Leija
Jane Linde
Danielle Reyes
Carl Rink
Hilda Valdez

Board Members Not Present:

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

Other Guests & Visitors:

Melanie Goebel, Golden Steves
Kay Ness, Alteza
Susan Thompson, Hemisfair
Conservancy

A. Call to Order

Ms. DeAnda called the meeting to order at 8:44am.

B. Citizens to be Heard.

There were none.

C. Approval of May 10th, 2024 Board Meeting Minutes

Ms. Martinez-Flores made the motion to approve the minutes and Mr. Landa seconded. The motion passed.

D. CEO Report

Mr. Andujar introduced Susan Thompson as the new Executive Director of the Hemisfair Conservancy. Ms. Thompson shared some of her deep connection to San Antonio and her excitement for her new role.

Mr. Andujar reflected on the financial journey of Hemisfair, from 13 years ago when the first staff were hired, to the present day where Civic Park Phase 1 is complete, Phase 2 is underway, D1 and D2 are under design, and the Eastern Zone is flush with ideas and possibilities - sparked by the success of the completed developments. Hemisfair has raised millions of dollars through City Bonds, Philanthropy, rent paid by tenants, parking, and P3 rental agreements. The original timeline of Hemisfair's development has had delays but many projects are now underway including the reconstruction of S Alamo Street into a beautiful multi-modal boulevard that will connect the district to the many valuable developments on



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the other side of the street. Mr. Andujar expressed gratitude to the board for their consistent support and guidance.

E. Discussion and Possible Action related to fees for design surveys and other professional services associated with development of the Older Adult Improvements at Tower Park, funded by the Kronkosky Charitable Foundation

– Hemisfair Director of Real Estate & Finance

With community input, a study of Tower Park and a conceptual use plan was funded by the Gonzaba Medical Group and was used to secure additional funding from the Kronkosky Foundation.

Staff recommends that the HPARC Board authorizes CEO to execute a design contract with West East Design Group for an amount not to exceed \$175k for the Older Adult project in Tower Park funded by the Kronkosky Foundation, with approval from the Planning & Development Committee.

Ms. Pemberton made a motion to approve, and Mr. Gonima seconded, and the motion passed unanimously.

F. Discussion and Possible Action to approve the FY25 Budget

Ms. Chamrad presented the FY25 budget, highlighting changes such as bond support decrease of by 93% in the next year. Tenants were asked to project their revenue in 2025 and most expect a negative impact from the NCAA event. P3s D1 and D2 are paying construction period rent and the developer is set to start paying their full rent to HPARC in FY2025. Projected event revenue is up by 142% and Parking revenue also is expected to increase. Due to unexpected revenue losses from changes in the Eastern Zone of Hemisfair, HPARC currently does not have funding to pay overnight park security or the Hemisfair Conservancy until payment from CoSA is received. Staff recommends the HPARC Board to approve the FY2025 Operating Budget conditioned with approval of the Finance Committee to authorize payment of the Conservancy expense of \$200,000 and Security expenses of \$134,100 only after funding from the City of San Antonio has been received.

After some clarifying questions from board members, Mr. Landa motioned to approve; Ms. Castillo-Johnson seconded, and Mr. Gonima abstained from the vote. The motion passed.

G. Adjournment

The meeting adjourned at 10:10am

ACCESSIBILITY STATEMENT

This meeting was conducted in person.