

**The City of Atlanta and Fulton County Recreation Authority (“AFCRA”)
Board of Directors Meeting
1 State Farm Drive NW, Suite Level, Atlanta, Georgia 30303**

**August 5, 2024
8:30 a.m.**

After providing proper public notice, the City of Atlanta and Fulton County Recreation Authority (“AFCRA”) held a Board of Directors Meeting on Monday, August 5, 2024 at 1 State Farm Drive NW, Suite Level, Atlanta, Georgia 30303.

Board Members:

Present: Chairman, William K Whitner, Esq.
Vice Chairman, Michael Green
Treasurer, Commissioner Bob Ellis
Secretary, Ronald W. Sims, II
Mohamed Balla, Assistant Treasurer
Michelle Falconer
Kellye Terrell
E. Carl Touchstone, Esq.

Absent: Commissioner Marvin S. Arrington, Jr., Esq.
Commissioner Robb Pitts

Quorum Present: Yes

Authority Representatives:

Kerry Stewart, Executive Director
Vivienne Kerr, Executive Assistant
Derrick Cannon, AFCRA Bookkeeper
Douglass Selby, Esq., AFCRA Legal Counsel, Hunton Andrews Kurth LLP
Juan Pittman, Fracas & Associates, AFCRA Financial Advisor
Khamisi Walters, Principal, The Walters Consulting Group

Guests:

Mark Hill, Founder & Design Principal, SHAPE
Michael O’Connor, Deputy Chief of Staff to Fulton County Commission Chairman, Robb Pitts

Proceedings:

Chairman Whitner called the meeting to order at 8:35 a.m.

Executive Director Report

Introduction of New Board Member

Mr. Stewart introduced the City of Atlanta's Chief Financial Officer, Mr. Mohamed Balla, as AFCRA's newest board member. Per AFCRA's by-laws, Mr. Balla can serve as an Assistant Treasurer, but does not have voting powers. Mr. Green made a motion to nominate Mohamed Balla as Assistant Treasurer. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

Additionally, the board thanked Mr. Touchstone for his service on the board. His term expires September 21, 2024.

Park Improvement Revenue Refunding Bonds Series 2024 Resolution

Mr. Stewart explained that before the board are documents relating to the refunding of the 2014 Park Improvement bonds. The Intergovernmental Agreement was presented to Atlanta City Council for approval. The Bond Pricing Resolution requires board approval, and a tentative date is set for September 11, 2024 . Closing is estimated to be September 26, 2024.

Mr. Touchstone made a motion to approve the Park Improvement Revenue Refunding Bonds Series 2024 Resolution. Ms. Falconer seconded the motion. No Abstentions. Motion CARRIED.

Appointment to SWAC Advisory Board

Mr. Stewart announced his appointment to SWAC Advisory Board.

UNCF Sponsorship/Masked Ball

Mr. Green made a motion to approve a \$20,000.00 donation to UNCF for the 2024 masked ball. Mr. Sims seconded the motion. No Abstentions. Motion CARRIED.

Predevelopment Special Project Fund Discussion

Mr. Stewart explained that the CRSP Committee discussed approving a budget of \$50,000.00 for him to engage in predevelopment projects. This topic will be revisited in future meetings.

Grounds, Facilities and Security Report

John A. White Golf Course Senior Center (JAWGC and Senior Center)Site Construction Plans (FS360)

Mr. Stewart presented FS360' s construction budget that totals \$3,215,496.25.

Mr. Green made a motion to make an exception to AFCRA's procurement policy and approve FS360 as the general contractor for the JAWGC and Senior Center site plan, and if vertical construction is expected, a full bid/RFP will be issued. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

JAWGC and Senior Center Scorecard

Mr. Stewart reported that the courses' rounds of golf are slightly lower than budget, but overall rounds are outpacing the previous year-to-date. Cart fee revenue is over plan for the month of June. Total expenses are above budget by nine percent and most of this comes from the maintenance

department as the course continues to invest in maintaining a great course. The hot temperatures are causing hot spots on the lawn so watering these areas are primary focus to combat the problem

JAWGC continues to receive great reviews on social media platforms and guests alike.

State Farm Arena Update

Capital Improvement Update

The Walters Consulting Group has confirmed the following capital repairs have been completed or pending:

- 1) Main Dishwasher Exhaust Fan and Ductwork Emergency Replacement - Completed
- 2) Main Dishwasher Emergency Replacement - Completed
- 3) Hot Water Boiler Emergency Replacement - Completed
- 4) Cooling Tower Emergency Repair - Completed
- 5) Sapphire Parking Deck Sprinkler Emergency Repair - Completed
- 6) Loading Dock Bollard Emergency Repair – Not Complete
- 7) Back of House Digital Signal Processing (DSP) System Emergency Renovative (Not Complete

Facilities Admissions Charge Calculations

Mr. Stewart presented the calculations as of June 1, 2024 ticket tax revenue. Per the operating agreement funds are placed in the CONRAC, Stabilization, Traffic Management and Pedestrian, Capital Improvement Secondary Reserve funds and any remainder, to AFCRA, respectively.

Statement of Gross Revenues

Mr. Stewart presented Arena Operations' Statement of Gross Revenues as of March 31, 2024, 2024 and their numbers are outstanding, with the debt service ratio at its highest of 12.93.

Zoo Atlanta Update

Special Use Permit for Grant Park Conservancy(GPC) to Renovate the Erskin Fountain Overlook for a 10-Year Term

Grant Park Conservancy wishes to renovate the Erkin Fountain Overlook and has fundraising efforts in place. The Zoo Operating Agreement requires Zoo Atlanta to obtain approval from AFCRA's board before they can sublet or assign the property to a third party. A special use permit is needed for a 10-year term.

Ms. Falconer made a motion to approve a special use permit to allow GPC to renovate the Erskin Fountain Overlook that sits on Zoo Atlanta's property for a 10-year term. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

MWBE Report

Zoo Atlanta submitted a revised report that reflects all of its vendors. It shows that they are in compliance with the MWBE requirements.

Rollins Animal Health Center Update

The site and landscape are 100 percent complete. Furniture will be moved-in in August with an official opening of September 2024. The project came in under the \$20 million dollar budget.

Community Recreation Special Project Committee (CRSP) Report

2024 Approved Grant Recipients Status Report

Mr. Stewart presented a listing of the 2024 grant recipients and to date, all payments have been made. Blue Diamonds Flag Team and Network on the Green will reapply for grants in 2025, and a response was never received from South Atlanta High School. A total of \$14,000.00 is available to fund other community recreational programs from the community level investment. The following new requests were submitted for consideration and approved by the committee:

- 1) Adamsville Vikings - \$10,000.00 for the purchase of football uniforms
- 2) National Black Golf Hall of Fame (NBGHOF)- \$10,000.00 for Level II Sponsorship at the 38th Anniversary Celebration

Mr. Stewart asked the committee for approval to transfer \$6,000.00 from the board level investment to the community level to cover the shortfall to fund these projects at \$10,000.00 each.

Ms. Terrell made a motion to approve the requests to Adamsville Vikings and the NBGHOF in the amount of \$10,000.00 each and \$6,000.00 be transferred from the board level investment account. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

Hank Aaron Academy

A motion for approval was made by the committee to donate \$1,000,000.00 to the Hank Aaron Academy. Ms. Falconer seconded the motion. No Abstentions. Motion CARRIED.

Upcoming Events

SWAC 2024 Baseball Tournament

Mr. Stewart presented a spreadsheet reflecting revenue received from this year's tournament and \$10,070.00 will be deposited into the scholarship fund. Once the account has reached \$50,000.00, scholarships will be awarded.

SWAC 2025 Basketball Tournament

Mr. Stewart signed a Memorandum of Understanding (MOA) with SWAC to host the tournament at the Gateway Convention Arena in College Park. Mr. Selby's office is working on the actual contract. The MOA requires a \$400,000.00 contribution from AFCRA and an additional \$100,000.00 for marketing costs. In the event of a shortfall or inability to recoup these funds, it will be considered a donation. The MOA is for a three-year period at a cost of \$500,000.00. An exit clause shall be added in the event of said shortfall. An RFP will be issued this week for a marketing agency.

Ms. Terrell made a motion to approve a contribution of \$400,000.00 to \$500,000.00 and authorizes the Executive Director to continue negotiations with SWAC to host the event for a three-year period and to amend the MOA to incorporate an opt-out clause. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

Southern Intercollegiate Athletic Conference (SIAC)

Mr. Stewart presented a draft of the MOA between AFCRA and SIAC to host a basketball tournament, Fan Festival and concert at a venue to-be-determined. The agreement proposes a \$400,000.00 contribution from AFCRA. \$100,000.00 of the contribution is for marketing expenses. AFCRA would receive 25-percent of revenue distribution from the sale of Fan Festival tickets and 40-percent share from sponsorship revenue.

Ms. Terrell made a motion to authorize the executive director to enter into an agreement with SIAC with a contribution amount of \$400,000.00 for a three-year period and incorporation of an opt out clause. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

East Side Golf Event

Mr. Stewart was approached by East Side Golf founding members about a partnership to sell urban golf apparel at the JAWGC pro-shop, and possibly host a tournament in the future. Mr. Stewart agrees to such a partnership.

2024 Grant Recipient Activity Updates/Photos

Mr. Stewart shared photos and video of some of the recreational activities supported by grants from AFCRA.

Executive Session

Mr. Green made a motion to enter executive session for the purpose of discussing real estate. Ms. Falconer seconded the motion. NO Abstentions. Motion CARRIED. Mr. Green made a motion to exit executive session. Ms. Falconer seconded the motion. Motion CARRIED.

Action Taken:

Mr. Ellis made a motion to approve a five-year lease renewal agreement with OutFront Media at the same annual rate. Ms. Falconer seconded the motion. No Abstentions. Motion CARRIED.

Ms. Falconer made a motion to approve a two-year parking management extension with Selig Parking d/b/a AAA Parking Management. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

Mr. Green made a motion to enter executive session for the purpose of discussing personnel. Mr. Touchstone seconded the motion. Motion CARRIED. Mr. Touchstone made a motion to exit executive session. Ms. Falconer seconded the motion. Motion CARRIED.


Action Taken:

Ms. Falconer made a motion to approve a 20-percent salary increase for the Executive Director with a discretionary bonus of up to 15-percent. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

Adjournment

There being no further business, the meeting adjourned at 10:16 a.m.

Certified by:


Ronald Sims (Sep 11, 2024 12:54 EDT)

Ronald W. Sims, II – Board Secretary

AFCRA August 5 2024 Board of Directors Meeting Minutes

Final Audit Report


2024-09-11

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