

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

**May 10, 2021
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, May 10, 2021 via Zoom video conferencing.

Board Members:

Present: Chairperson, William K Whitner, Esq.
Vice Chairperson, Michael Green
Treasurer, Commissioner Bob Ellis
Commissioner Marvin Arrington, Jr. Esq.
Michelle Falconer
Cathy Hampton, Esq.
Commissioner Robb Pitts
E. Carl Touchstone, Esq.

Absent: Secretary, Ronald W. Sims, II

Quorum Present: Yes

Authority Representatives:

Kerry Stewart, Executive Director
Vivienne Kerr, Executive Assistant
Alvin Kendall, Esq., The Kendall Law Firm, Consultant for AFCRA

Guests:

Cary Burgess, SVP Operations Guest Services & Community Affairs, Zoo Atlanta
Aaron Watson, Esq., Senior Counsel, Thompson Hine LLP
Sharon Whitmore, Director of Finance, Fulton County Government Center

Proceedings:

Chairperson Whitner called the meeting to order at 8:33 a.m. and read the Resolution of the City of Atlanta and Fulton County Recreation Authority declaring the existence of emergency conditions involving public safety and authorizing the board meeting to be held by teleconference.

Minutes:

Mr. Pitts made a motion to approve the February 8, 2021 meeting minutes as written. Ms. Hampton second the motion. NO Abstentions. Motion CARRIED.

Executive Director's Report

Zoo Parking and Gateway Amended Intergovernmental Agreement ("IGA")

Mr. Stewart explained that the percentage rates have been negotiated with the City of Atlanta CFO, Mr. Roosevelt Council regarding the Atlanta and Fulton County Zoo IGA. The defined revenue split is 50%/50% between AFCRA/CoA and AAA Parking Management. Any revenue received over \$52,500.00 is split 10% to AAA Parking and 90% to AFCRA/CoA.

Additionally, AFCRA will be responsible for routine maintenance of the Gateway parking deck/Cherokee lot and landscaping maintenance at the parking deck.

Mr. Selby, AFCRA Legal Counsel, Hunton Andrews Kurth, LLP will prepare the final version of the IGA for Atlanta City Council to approve. Capital improvements and waste management services will be incorporated into the agreement.

BoardDocs Contract

Though the service was discontinued in the past, Mr. Stewart recommends AFCRA reconsider membership. It would create a seamless meeting management system; thereby making it easier to disseminate information to the board. Mr. Green made a motion to approve the membership with Diligent (BoardDocs) at an annual fee of \$3,500.00. Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

Grounds, Facilities and Security Committee Report

Zoo Atlanta

Gateway Parking Deck and Cherokee Lot Business Operations

Mr. Stewart explained that revenue is steady with both lots.

Restaurant RFP

Mr. Stewart has had one restaurateur to show interest in managing the facility. He will work with a Real Estate agent to assist in identifying more. He asked Mr. Raymie Boyd, Con-Real LLP, to view the facility blueprints to verify utility and plumbing fixtures. Mr. Boyd confirmed that the fixtures are on-site according to the plans but concealed behind the walls. Mr. Stewart and Mr. Boyd will visit the site to confirm what was noted in the plans.

Quarterly Update

Mr. Stewart met with Mr. Burgess last month and some highlights of the discussion were:

- Ambient Noise is spooking the animals to the extent that they run into poles; thereby causing harm to themselves. A solution is being sought.
- Membership is up 30 percent from 2019.
- The current visitor capacity is 6,500 per day to increase to 7,000 in May and 8,000 in June. The maximum capacity is 12,000 per day.
- Guests are entering the animal enclosures to take photos with disrespect to the dangers. Legislation will be presented the Atlanta City County to make it a low-level misdemeanor crime.
- Mr. Burgess would like to participate in a disparity survey if the city and county were to conduct one.

- Park Cleanliness – matter will be discussed with City of Atlanta, Parks and Recreation.
- A trial run on Valet parking will be conducted from 8:30 a.m. to 3:00 p.m. This will allow guests to drive up to the main entrance rather than drive around in search of a parking spot.

Zoo Atlanta Proposal for Retail

Mr. Stewart explained that it is a multi-year contract and therefore needs AFCRA's approval to move forward.

Chairperson Whitner asked Mr. Burgess to provide details on how the Zoo reached their selection and the process involved.

Mr. Burgess explained that Service Systems Associates (SSA), Aramark, Event Network, Wildlife Trading Company and Ortega National Parks were invited to apply; however, Ortega National Park and Wildlife Trading company declined to submit bids. He further explained that they engaged Mr. Mike Gill, Gill Consulting to assist in identifying partners for retail operations. Event Network was the selected bidder.

The Zoo sought a retail operator who matched their mission to expand the Zoo Atlanta Trading Company. It has 75 feet of glass with 8 feet wide auto doors that can accommodate strollers and wheelchairs. There is a sculpture in the middle of the store for guests to observe. They plan to utilize and expand back storage space that would allow for a better shopping experience and will include a panda gift shop with authentic Chinese Pagoda.

The Zoo favored the fact that 28 percent of Event Network's supplier network are Women, Veteran, Disadvantaged Individuals, LGBT and Minority-Owned businesses, and their tracking of Minority Women Business Enterprises (MWBE). Mr. Burgess explained that there is a long list of vendors they could use to stock its stores. \$300,000.00 to \$400,000.00 worth of merchandise would need to be sold off before new vendors could come into re-stock.

Some of Event Networks locations include the Georgia Aquarium and the Hall-of-Fame.

Mr. Pitts has only heard of Aramark but not heard of Event Network. He finds it very impressive that they showed current locations they service.

Mr. Pitts asked if the annual \$40,000.00 donation and 33 percent commission comes to AFCRA or the Zoo. Mr. Burgess clarified that both revenue streams would come to the Zoo. After the first \$1,000,000.00, the commission amount increases.

Mr. Burgess clarified for the board that the contract is for 6 years and 8 months and is linked with the ending of the food service agreement. Mr. Pitts asked if the Zoo or Event Network handled the marketing. Mr. Burgess stated there is \$10,000.00 marketing fee that is managed by the Zoo to help market retail stores.

Mr. Pitts made a motion to approve the Event Network Agreement. Ms. Hampton second the motion. NO Abstentions. Motion CARRIED.

John A. White Park (JAW) Golf Course and First Tee Update

Chairperson Whitner informed the board of JAW's request of \$130,400.00 to fund its operational shortfall. Mr. Stewart and Mr. Kendall have had discussions with the First Tee of Metro Atlanta's Executive Director, Mr. Marvin Hightower and concluded that the funds serve a better purpose of improving the golf course.

Mr. Green made a motion to approve John A. White Park improvement funding in the amount of \$130,400.00. Mr. Pitts second the motion. NO Abstentions. Motion CARRIED.

Golf Technology Training Center

Mr. Stewart informed the board that there is a delay in the shipment of materials due to COVID-19 restrictions. The installation team resides in Canada and are under COVID-19 travel restrictions. Team members estimate a shipment and installation date of June 2021.

Interior Design/Furniture

Mr. Stewart presented Matt Sky Interiors proposal to furnish the technology center at JAW. The First Tee of Metro Atlanta will pay for one-half the cost and AFCRA the other.

The Grounds Committee made the recommendation to approve one-half the cost to purchase new furnishings for the center. Mr. Touchstone made a second to the motion. No Abstentions. Motion CARRIED.

Community Learning Center and Clubhouse

Mr. Stewart presented the renderings for the learning center and opts for the second three-level floor plan option. He will continue to provide updates.

State Farm Arena

Evander Holyfield Statue

Mr. Stewart explained that the statue had been in storage, and it has been agreed between the City of Atlanta and State Farm Arena that it will be installed near the MARTA entrance of the stadium. The Mayor's Office of Public Art has asked for a contribution of \$35,000.00 toward the platform and installation costs.

Mr. Pitts stated that a friend of Holyfield approached him in 2017 about erecting a statue of him that was originally slated for installation in the Grant Park area, but the community opposed that idea. Through talks with former Mayor Kasim Reed and Atlanta Hawks Chief Executive Officer, Mr. Steve Koonin, he was instrumental in getting the process in motion.

Mr. Pitts made a motion to approve funding of \$35,000.00 to the City of Atlanta for the installation of the Evander Holyfield statue at State Farm Arena. Mr. Arrington made a second to the motion. NO Abstentions. Motion CARRIED.

HBCU All-Star Basketball Game

Mr. Stewart reported that Travis Williams, Executive Director, HBCU All-Stars, Inc. has spoken with several HBCU's and all have interest in participating in a tournament but need certainty on

the date. Mr. Stewart has reached out to Mr. David Lee, SVP External Affairs & Executive Director Atlanta Hawks Foundation for assistance in securing a date, possibly the week of Thanksgiving. Mr. Stewart will provide updates as they develop.

GWCC

Mr. Stewart reported that GWCC's expansion joint project is underway. An easement was needed to allow access to the Diamond Deck. Insurance costs were paid by AFCRA and later reimbursed by GWCC.

Atlanta Sports Council – Unity for the Community Bench

Mr. Stewart was presented with a request to install a bench (made from water bottles) at each of the sports venues in Atlanta which include Mercedes Benz Stadium, Truist Park and State Farm Arena. No specific location has been determined.

Fanplex

Elections

Mr. Stewart informed the board that Fulton County Board of Registrations and Elections will be using the facility for the November 3, 2021 and possible run-off elections.

Lease

The current lease is going well, and the tenants are paying rent as agreed.

Mr. Stewart received a request from Reef Parking Management asking for use of one of AFCRA's lot for the purpose of food delivery such as UBER Eats for an 18-month period. Mr. Stewart is willing to offer the Satellite lot. He will schedule a Grounds Committee to discuss the matter in further detail and present to the board at its next meeting.

AFCRA Parking Lots and Land

Gray Lot

The Fair has changed its operational dates to October 7, 2021 through November 14, 2021.

Marvel Productions has entered into an agreement to extend use of the lot through September 30, 2021. They would like to extend through the remainder of this year. Mr. Stewart will offer them the Media lot should the Fair move forward with its production.

Community Recreation Special Project Committee("CRSP") Report

Donation Requests

Mr. Green explained that due to COVID-19 funds were not disbursed as they have in the past. Work is being done to find out if and when organizations will resume programs or activities from funds requested from AFCRA.

Mr. Stewart presented an invoice for baseball equipment that will be donated to Adams Park. He contacted a local company, Better Baseball and recommends AFCRA make the purchase and have the park pick-up the items.

The CRSP Committee made the recommendation to approve the purchase of the baseball equipment for Adams Park in the amount of \$10,462.72. Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

The CRSP Committee will review and vote on Atlanta Bicycle Coalition's request at its next meeting.


Executive Session

Mr. Green made a motion to move into executive session. Ms. Hampton second the motion. Motion CARRIED. Mr. Green made a motion to move out of executive session. Ms. Hampton second the motion. Motion CARRIED.

No action taken.

Adjournment

There being no further business, the meeting adjourned at 9:45 a.m.

Certified by: 
Ronald W Sims II (Jul 8, 2021 12:31 EDT)
Ronald W. Sims, II, Secretary


Board of Directors Minutes 051021


Final Audit Report


2021-07-08


Created:	2021-07-08
By:	City of Atlanta & Fulton County Recreation Authority (vkerr@afcra.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABINaTcejCQpP-txH46M-MB0u4M9DG3r


"Board of Directors Minutes 051021" History

 Document created by City of Atlanta & Fulton County Recreation Authority (vkerr@afcra.com)
2021-07-08 - 1:46:27 PM GMT- IP address: 50.204.228.5

 Document emailed to Ronald W Sims II (sims_ronald@bellsouth.net) for signature
2021-07-08 - 1:47:46 PM GMT

 Email viewed by Ronald W Sims II (sims_ronald@bellsouth.net)
2021-07-08 - 4:25:09 PM GMT- IP address: 174.209.134.11

 Document e-signed by Ronald W Sims II (sims_ronald@bellsouth.net)
Signature Date: 2021-07-08 - 4:31:15 PM GMT - Time Source: server- IP address: 174.209.134.11

 Agreement completed.
2021-07-08 - 4:31:15 PM GMT