

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

**May 23, 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 Thursday, May 23, 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
Michelle Falconer
Commissioner Robb Pitts
Kellye Terrell
E. Carl Touchstone, Esq.

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

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
Jazmyn Muse, Paralegal, Hunton Andrews Kurth LLP
Juan Pittman, Fracas & Associates, AFCRA Financial Advisor

Guests:

Bruce Gow, Executive Director, Public Finance, FHN Financial Services

Proceedings:

Chairman Whitner called the meeting to order at 8:37 a.m.

Minutes:

Mr. Green made a motion to approve the February 27, 2024 and April 4, 2024 meeting minutes.
Ms. Falconer seconded the motion. NO Abstentions. Motion CARRIED.

Executive Director Report

Approval of JAWGC Project Series 2024 Pricing Resolution

Mr. Stewart introduced Mr. Gow and Mr. Pittman who explained pricing of the \$25 million project bonds for the construction of the JAWGC Senior Center. Mr. Gow explained that the City of Atlanta is responsible for the debt service on the JAWGC Senior Center 2024 Project bonds. The bonds are secured using the city's credit rating and they were issued full faith in credit status. Mr. Pittman added that this is a 25-year bond effective June 6, 2024 with a maturity date of December 1, 2049.

Mr. Pitts raised a question about the county's portion of financing on the project. Mr. Selby explained that the city has a two-thirds undivided interest, and the county has one-third undivided interest as it relates to community projects. He further clarified that AFCRA's bonds are only backed by the city and there is no county ratio. Mr. Pitts stated that the county's role is diminished as the project is within city limits and the county is not participating. Mr. Selby went on to say that the city and AFCRA entered into an Intergovernmental Agreement and the project is based on the city's credit rating. The county can also present this board with funding requests for its recreational projects.

Mr. Green made a motion to approve the Supplemental Pricing Resolution of the City of Atlanta and Fulton County Recreation Authority providing for the approval of the final terms of \$25,000,000.00 in original aggregate principal amount of the City of Atlanta and Fulton County Recreation Authority Revenue Bonds (Multipurpose Golf and Senior Center Project), Series 2024, including principal amounts, interest rates and redemption provisions; authorizing the execution and delivery of a bond purchase agreement; authorizing and ratifying the distribution of a preliminary official statement and execution and delivery of a final official statement; and approving other matters in connection with the foregoing. Mr. Touchstone seconded the motion. NO Abstentions. Motion CARRIED.

AFCRA Sports Programs Marketing RFP

Mr. Stewart requested approval to move forward with publishing a Sports Programs Marketing RFP to help attract sponsors to AFCRA funded sporting events such as the Southwestern Athletic Conference (SWAC) Basketball Championship that will take place in Atlanta, November 22nd and 23rd, 2024 and other future sporting events. Chairman Whitner added that this professional service is needed to help increase presence at events to allow AFCRA a return on its investments. Mr. Pitts asked how shortfalls are remedied. Mr. Stewart stated the funds would be considered a donation.

The RFP will be posted for four weeks and upon completion, the CRSP committee will review and select a marketing firm. The firm's fee will be based on the percentage of revenue received from the event.

Mr. Sims made a motion to approve the publishing of the Sports Programs Marketing RFP. Mr. Touchstone seconded the motion. No Abstentions. Motion CARRIED.

AFCRA 2024 Internship Program

Mr. Stewart presented a budget of \$44,800.00 for the hiring of interns for the summer 2024. There are two returning interns joined by Mr. Winston Vega and Miss Mia Johnson joining the team at JAWGC. Miss Sydney Vance will assist Mr. Stewart on various new projects at AFCRA's office.

Mr. Green made a motion to approve the 2024 internship program budget of \$44,800.00. Ms. Falconer seconded the motion. NO Abstentions. Motion CARRIED.

HBCU All-Stars 2024 Challenge

Mr. Stewart presented HBCU All-Stars' proposal requesting between \$45,000.00 - \$50,000.00 funding for this year's event to be held in November. Mr. Stewart recommends a \$25,000.00 donation.

Ms. Falconer stated the event needs to be publicized more to attract a larger crowd and AFCRA hiring a marketing firm would help. She attended the Arizona Athletic Complex in Phoenix, Arizona that sits on 320 acres and stated that there may be potential for AFCRA to fund such a complex in Atlanta. Chairman Whitner added that getting a commitment of support from the City and County is the issue and currently there is no facility. Mr. Pitts stated there is possibility of more discussion on the matter.

Ms. Terrell made a motion to approve a donation in the amount of \$25,000.00 to the HBCU All-Stars 2024 Challenge. Mr. Touchstone seconded the motion. NO Abstentions. Motion CARRIED.

Grounds, Facilities and Security Report

John A. White Golf Course and Senior Center Update

Mr. Stewart informed the board that construction is set to begin in September/October 2024. It is likely that the professional services fees may increase as the project progresses.

Range and Driving Course Improvements

A budget of \$4,509,909.00 was submitted by Bobby Cupp Inc to upgrade the range and course. Netting costs could drive the price higher. Mr. Stewart explained that an RFP would be issued to complete the upgrades, and they would work with the Architect.

The Dashboard

Mr. Stewart presented JAWGC March financial position report that reflects the course is moving in a positive direction. On March 24th, the course welcomed many new customers who completed 141 rounds of golf. Club revenues are 22 percent above plan.

Due to the weather, some maintenance items had to be rescheduled and there was some minor turf damage; however, operations continue despite the challenges to serve customers.

State Farm Arena Update

2024 Capital Improvement Reimbursement

Arena Operations submitted an invoice for reimbursement of 2024 capital items totaling \$1,202,874.56. The 7th floor meeting area alterations is pending further information, and the trench

drain at Marta Plaza was not approved by AFCRA Capital Improvement Consultant, The Walters Consulting Group, LLC. Potentially, the total of the two projects (\$117,695.00) may be deducted from the original invoice.

Mr. Green made a motion to approve the Arena Operations 2024 Capital Improvement request less the items not approved by the Walters Consulting Group. Mr. Sims seconded the motion. NO Abstentions. Motion CARRIED.

2024 Capital Improvement request to Renovate the Central Plant and Ruby Lot Elevator

Arena Operations submitted a request to conduct the analysis needed to renovate the Central Plant and Ruby lot elevator emergency request. The Walters Consulting Group, LLC has reviewed and approved the renovations at \$451,375.00.

Ms. Falconer made a motion to approve the capital request for the analysis needed for the renovation of the Central Plant and Ruby lot elevator emergency request as reviewed and approved by the Walters Consulting Group. Mr. Touchstone seconded the motion. NO Abstentions. Motion CARRIED.

Statement of Gross Revenues

Mr. Stewart presented Arena Operations' Statement of Gross Revenues as of March 30, 2024 and their numbers are outstanding and the debt service ratio is at its highest of 12.93.

Zoo Atlanta Update

Grant Park Parking Revenue Disbursements

Mr. Stewart presented the distributions made from the Gateway parking deck revenue.

Line of Credit Term Sheet

Zoo Atlanta requests a \$5,000,000.00 Line of Credit to assist with short-term working capital obligations. AFCRA will not be obligated in the repayment of the loan. The loan is unsecured.

Mr. Green made a motion to approve Zoo Atlanta to enter into an agreement to secure a line of credit in the amount of \$5,000,000.00. Ms. Terrell seconded the motion. No Abstentions. Motion CARRIED.

Quarterly Meeting Review

Mr. Stewart met with Mr. Burgess, VP Operations, Zoo Atlanta and was informed that attendance was up four percent, more trash cans were added to the Cherokee lot, an animal trespass bill was passed that prosecutes those who enter animal habitats, the animal clinic is near completion, and the master plan to construct a new entrance at Boulevard has been changed and the capital funds will be used for internal exhibits. Mr. Burgess is asking for Zoo officials to reconsider moving the entrance at Boulevard and use the Cherokee lot for parking buses. The move would increase revenue at the Gateway parking deck to help pay off the bond.

MWBE Performance Report 2023

The yearly spend on MWBE for the year ended 2023 was 25 percent which is down five percent of the requirement.

EV Station Markup

Mr. Stewart reported that the installation of the charging stations in the Cherokee lot are near completion. Georgia Power has been out the premises to connect power.

Fanplex – Ground Force Landscape Rate Adjustment

Mr. Stewart informed the board that he reduced Ground Force’s proposed rates for 2024 due to the substantial increase from last year.

AFCRA Parking Lot Update

Grey Lot and Gateway Parking Deck

Grady Hospital inquired about using the Grey lot and Gateway deck for staff parking temporarily while their decks are being renovated. Confirmation is pending.

Red Lot

Mr. Stewart received complaints about large presence of trash on the lot, particularly on the weekends, from patrons of the Believe club. He had the current sweeper to collect and properly dispose of the trash. The city containers were replaced with receptacles that are lighter in weight and easier for the crew to lift. Along with the Grey lot, the Red lot will be canvassed, and trash collected on a weekly basis.

Community Recreation Special Project Committee (CRSP) Report

Mr. Stewart gave an update on grant funds available.

Community Build Ventures (CBV) Reimbursement of Expenses for Year-End Celebration

Mr. Stewart denied CBV’s request for \$5,000.00 celebration expenditure from the Stadium Neighborhood Community Trust Fund as it did not fall within the parameters of the resolution approved by the Atlanta City Council. He asked the Grant Administrator, Natasha Harrison, to reach out to the Community Development/Human Services Committee to request an amendment to the resolution authorizing the original grant payments. Councilman Jason Winston approached Mr. Stewart and explained how the process to present and have approved by city council may be cumbersome. Mr. Stewart offered to present the matter to AFCRA’s CRSP Committee and Board for discussion/approval.

Ms. Falconer made a motion to authorize the payment of \$5,000.00 to CBV for reimbursement on the year-end celebration expenses from the board funding accounting. Mr. Green seconded the motion. 1 – Abstention (Mr. Pitts) Motion CARRIED.

National Organization of Black County Officials (NOBCO)

NOBCO presented Mr. Stewart with a sponsorship proposal for its conference being held June 5 – 9, 2024 at the Grand Hyatt Buckhead, Atlanta, Georgia. The CRSP Committee approved sponsorship at the \$10,000.00 level.

Mr. Pitts and Mr. Ellis expressed concern about the donation not having a recreational component attached to it. Mr. Stewart explained that the nature of the conference is tied to economic development; thereby promoting tourism as described in AFCRA's charter.

Mr. Green made a motion to approve NOBCO's request for the \$10,000.00 sponsorship level to be paid from the project coverage fund. Mr. Touchstone seconded the motion. The votes were as follows:

Yea – Ronald Sims, Mike Green and Carl Touchstone

Nay – Michelle Falconer, Kellye Terrell, Robb Pitts

Motion FAILED.

EA Ventures Quote for AFCRA Grant Interviews and Social Media Management

Lamont Franklin submitted a Social Media Management proposal with the following fees:

- Social Media Management at a monthly fee of \$1,500.00
- Content Creation at \$1,000.00 per incidence
- Interview Services at \$500.00 per interview

Mr. Green made motion to approve EA Ventures' proposal at the rates presented. Mr. Touchstone seconded the motion. NO Abstentions. Motion CARRIED.

Executive Session

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


Mr. Touchstone made a motion to exit executive session. Mr. Green seconded the motion. NO Abstentions. Motion CARRIED.

Action Taken:

Mr. Touchstone made a motion to authorize Mr. Stewart to accept the middle bid of the appraisals received for the purchase of the Media lot. Mr. Sims seconded the motion. NO Abstentions. Motion CARRIED.

Adjournment

There being no further business, the meeting adjourned at 10:32 a.m.

Certified by: 
Ronald W. Sims (Sep 11, 2024 12:55 EDT)
Ronald W. Sims, II, Secretary






AFCRA May 23, 2024 Board of Directors Meeting Minutes

Final Audit Report

2024-09-11

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