

**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 21, 2023
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 21, 2023 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
Commissioner Marvin S. Arrington Jr., Esq.
Michelle Falconer
Kellye Terrell
Commissioner Robb Pitts
E. Carl Touchstone, Esq.

Absent: None

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

Guests:

Michael O’Connor, Deputy Chief of Staff to Fulton County Board of Commissioners Chairman, Robb Pitts

Proceedings:

Chairman Whitner called the meeting to order at 8:40 a.m.

Minutes:

Mr. Pitts made a motion to approve the May 23, 2023 meeting minutes. Mr. Sims second the motion. NO Abstentions. Motion CARRIED.

Executive Director Report

Hank Aaron Academy at Southside Park Project Proposal

Mr. Stewart reported that AFCRA was asked to support the project that is sponsored by the Atlanta Braves Foundation. It's a baseball complex that seats 1,000 spectators, has 5 turfed fields, 2 practice fields and more for kids ages 14 years and older. Morehouse College will hold its baseball games at the complex that is expected to be completed in Spring 2025.

The Commissioner of the City of Atlanta, Parks and Recreation Department, Justin Cutler, is asking AFCRA to contribute \$2,000,000.00. The City of Atlanta has already approved \$3.75 Million for the project.

Mr. Ellis raised the question as to why AFCRA is asked to fund a project publicly sponsored by the City of Atlanta Parks and Recreation Department, and whether there are any issues with AFCRA contributing under such circumstances

After further discussion, Chairman Whitner tabled the matter and wants to attend the next meeting on the topic.

WNBA Atlanta Dream Sports Complex

Chairman Whitner met with the team's general manager who has interest in a permanent arena to hold the WNBA games. Chairman Whitner directed him to Mr. Stewart to continue discussions on the matter. Mr. Stewart visited the Atlanta Convention Center where the team currently holds its game, and maintains that the attendance is at 85 percent capacity. State Farm Arena is too large, and the Atlanta Convention Center is too small, so the team seeks a 5,000-7,000-seat facility with the help of the AFCRA. Chairman Whitner added that the Atlanta Dream is a very competitive team with new management.

Mr. Stewart will provide updates as they develop.

Grounds, Facilities and Security Committee Report

John A. White Park Golf Course ("JAWPGC") Operational Results and Year-Over-Year Comparison

Mr. Stewart presented JAWPGC's operational overview for the period ending July 23, 2023. At the time of the report, guest fees were down. Upgrades to the tee platform will help increase revenue in this area to align with the budget.

First Tee of Metro Atlanta ("FTMA") Shortfall and Capital Expense Reimbursement Request

Chairman Whitner and Mr. Stewart met with FTMA's former Executive Director, Mr. Marvin Hightower to gather more information about the budget shortfall request. Mr. Hightower's letter dated July 24, 2023 outlines agreed upon terms resulting from that meeting and breakdowns the parks deficit amounts. The FTMA requests \$224,256.00 for 2021 (previously approved) and \$391,253.00 for 2022 shortfalls.

Mr. Green made a motion to approve payout of the FTMA's 2021 shortfall of \$224,256.00 and approval of the 2022 budget shortfall in the amount of \$391,253.00. Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

FTMA New Executive Director

FTMA named Mr. Jenae Jenkins as its new Executive Director on July 14, 2023. Mr. Jenkins served previously as its Program Director and has been onboard since 2012.

JAWPGC Clubhouse and Senior Center

Mr. Stewart explained that meetings are underway in regard to the senior center. He and Studio H (“SHAPE”), facility designers, have met with seniors in the community to ask them what types of programs they would like to have offered at the center. Some responded they would like medical , counseling and exercise services.

Mr. Green asked how the idea of a senior center came about when it original designed for a Learning center. Mr. Stewart explained that the mayor’s office and some city council members want a senior center in their districts and JAWPGC is the chosen site.

Mr. Stewart will provide updates as they develop.

JAWPGC Course Improvements

Mr. Jeffrey Dunovant, General Manager, JAWPGC/FTMA submitted quotes to Mr. Stewart for the purchase of turf covers and for the upgrade of the ball machine at the range. Mr. Stewart explained to the board that the park was asked previously if they wanted the greens covers, and the response was no, but after the one in a 100-year occurrence of below five-degree temperatures that occurred in 2022, they thought it was best to proceed with the purchase of greens covers to ensure protection of AFCRA/JAWPGC’s investment. He gave Mr. Dunovant permission to proceed with the purchase of the greens covers and equipment to upgrade the ball machine range.

Mr. Stewart asked Chairman Whitner if he could approve operational expenditures at the course without having to seek the board’s approval. Chairman Whitner gave him authorization to do so.

State Farm Arena

The Walters Consulting Group Report on Emergency Capital Repair Request

The Walters Consulting Group has approved the replacement of the dishwasher and boiler.

Mr. Green made a motion to approve the Arena Operations capital repair request for the replacement of the main dishwasher exhaust fan & ductwork , the main dishwasher and boiler. Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

Arena Operations Request for Reimbursement from the Traffic and Pedestrian Fund

Mr. Stewart presented the 2022 hours summary report that shows dollars paid to first responders during events and games held at State Farm Arena. Per the operating agreement between AFCRA and Arena Operations LLC, they may request reimbursement of these expenses up to \$360,000.00.

Mr. Sims made a motion to approve Arena Operations' request for reimbursement from the Traffic and Pedestrian Fund up to the maximum amount of \$360,000.00. Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

Statement of Gross Revenues (SOGR)

Mr. Stewart reported that the statements presented for the period ended March 31, 2023 show the debt service ratio at the highest he has seen during his tenure with the AFCRA.

Arena Operations Calculation of Facility Admissions Charge

Mr. Stewart presented Arena Operations calculations for the period December 1, 2022 through June 1, 2023 to show the number of events/games and ticket sales.

Centennial Olympic Park Drive ("COPD") Bridge Decay – Falling Concrete Danger

Arena Operations ("AO") reported that large chunks of concrete are falling near the loading dock posing a serious hazard for employees and needs immediate repair. City of Atlanta Department of Transportation ("ADOT") officials will inspect the bridge in preparation of making spot repairs and installation of netting. At the time of this meeting, the lift was ordered, and inspection should be completed. The repairs are not anticipated to start until the November timeframe.

Zoo Atlanta

Groundbreaking of the New Rollins Animal Health Center

Mayor Andre Dickens and other officials and guests were in attendance at the groundbreaking ceremony at the site of the new facility on July 27, 2023. The center is expected to be completed in Summer 2024.

Gateway Parking Deck Fire Alarm Issue

The Walters Consulting Group has investigated and determined the cause of the water damage to 42 speaker strobes at the parking deck. Mr. Stewart explained that condensation from the fixture housing caused water to leak into the strobes causing them to malfunction and as a result false alarm signals are being transmitted to the monitoring company. He asked the board's approval to move forward with the repairs.

Mr. Green made a motion to authorize Mr. Stewart to execute and pay for the repair of the strobes after The Walters Consulting Group reviews the quote by Chief Facility Defense. Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

Fanplex

Moving Forward with Affordable Housing Plan with the City of Atlanta

Mr. Stewart has met with Joshua Humphries, City of Atlanta's Director of Housing and Community Development who confirmed that the Affordable Housing Strike Force has intentions to move forward with building affordable housing on the property at 768 Hank Aaron Drive.

Phase I Environmental Site Assessment

Mr. Stewart scheduled and received a Phase I Environment Site Assessment for FanPlex. No environmental hazards were found.

AFCRA's Parking lots

Atlanta Fair

The Fall operation dates are October 6, 2023 through November 5, 2023

Lot Revenue Comparison 2022 and 2023

Mr. Stewart informed the board that revenue is slightly down in the Gray lot due to the writers' strike.

Community Recreation Special Project Committee Report

The following grant requests come from the committee approved:

- 1) Sheltering Arms (\$6,000.00)
Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.
- 2) Atlanta Bulldogs Academy (\$18,000.00)
Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.
- 3) Black Colleges Golf Coaches Association (\$3,000.00)
Ms. Terrell second the motion. NO Abstentions. Motion CARRIED.
- 4) Cascade Youth Organization (\$10,000.00)
Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.
- 5) Network on the Greens HBCU Golf Classic (\$3,000.00)
Mr. Touchstone second the motion. NO Abstentions. Motion CARRIED.

Grant Application Launch Update

EA Ventures has completed the grant application for AFCRA'S website and soon advertisements will be seen on Facebook, Instagram and Twitter/X platforms. Mr. Lamont Franklin and team at EA Ventures will add verbiage to the online presentation on the types of grants available from AFCRA (i.e., uniforms, equipment and registration fees, etc.).

Executive Session

Mr. Green made a motion to move into executive session for the purpose of discussion on real estate. Mr. Sims second the motion. Motion CARRIED. Mr. Touchstone made a motion to exit executive session. Ms. Terrell second the motion. Motion CARRIED.

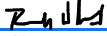
Action Taken:

Mr. Ellis made a motion to authorize Mr. Stewart and Mr. Selby to move forward with the Centennial parking deck disposition. Mr. Sims second the motion. NO Abstentions. Motion CARRIED.

Adjournment

There being no further business, the meeting adjourned at 10:05 a.m.

Certified by: _____
Ronald W. Sims, II, Secretary

Signature: 
Ronald Sims (Nov 7, 2023 17:38 EST)

Email: sims_ronald@bellsouth.net

BOD Meeting Min August 21 2023


Final Audit Report


2023-11-07


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