

**The City of Atlanta and Fulton County Recreation Authority (“AFCRA”)
Board of Directors Meeting
1 State Farm Drive, Suite Level, Atlanta, Georgia 30303
June 7, 2022
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 Tuesday, June 7, 2022 at 1 State Farm Drive, Suite Level, Atlanta, Georgia 30303.

Board Members:

Present: Chairperson, William K Whitner, Esq.
Vice Chairperson, 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
Alvin Kendall, Esq., AFCRA Management Consultant, The Kendall Law Firm
Douglass Selby, Esq., AFCRA Legal Counsel, Hunton Andrews Kurth LLP

Guest:

Carole Sykes, Fulton County Chairman Robb Pitts’ Director of Communications

Proceedings:

Chairperson Whitner called the meeting to order at 8:46 a.m.

Minutes:

Mr. Sims made a motion to approve the February 15, 2022 meeting minutes as written.
Mr. Touchstone second the motion. No Abstentions. Motion CARRIED.

Chairman's Remarks:

Chairperson Whitner informed the board that the Executive and Finance Committee approved the following items:

- 1) Phase II of John A. White Golf Course's Sustainability Plan.
- 2) John A. White Park Hauler and Utility Cart Lease Agreements.
- 3) First Tee of Metro Atlanta's Budget shortfall in the amount of \$210,000.00.
- 4) State Farm Arena/Atlanta Hawks 2021-2022 Capital Improvements - \$3,484,861.90
- 5) Arena Operations Request for Reimbursement from the Traffic/Pedestrian Account – After full board discussion, the matter was tabled. Chairperson Whitner would like to ensure the request is compliant with the Operating Agreement between SFA/Atlanta Hawks and AFCRA. There needs to be an understanding of the cost components. Mr. David Lee will submit the necessary documents to substantiate the request.
- 6) Lot Development Massing Study - Mr. Selby recommends Mr. Stewart reach out to Invest Atlanta on economic development of AFCRA owned properties. Mr. Ellis suggests exploring recreational use for Fanplex. Chairperson Whitner supports ideas for use of the space.

John A. White Golf Course/First Tee of Metro Atlanta Budget Shortfall

Chairperson Whitner would like to form a subcommittee to address the ongoing budget shortfalls the park has, brainstorm and make a decision on how to handle the issue and apply it to the operating agreement currently being revised. Mr. Sims, Mr. Green and Ms. Terrell have volunteered to be on this committee.

Executive Director Report:

Mr. Stewart has interviewed three interns and plans to hire four High School and 2 College Interns this summer. The college intern will assist with creating the grant website and asset management tracking. The Executive and Finance Committee has approved a budget not to exceed \$30,000.00 for summer internship program.

2022 Mayor's Youth Scholarship Program/Golf Tournament

Mr. Stewart requests approval of \$10,000.00 for the "Birdie" Sponsorship level.

Mr. Green made a motion to approve the Birdie sponsorship level in the amount of \$10,000.00. Mr. Touchstone second the motion. No Abstentions. Motion CARRIED.

Financial Reporting and Bookkeeping Contract

Mr. Stewart presented the Financial Reporting and Bookkeeping Contract for renewal at the current rate.

Mr. Ellis made a motion to approve the Financial Reporting and Bookkeeping Contract through 2023 at the same payrate. Mr. Sims second the motion. No Abstentions. Motion CARRIED.

Grounds, Facilities and Security Committee Report

John A. White Golf Course/The First Tee of Metro Atlanta (JAW/FTMA)

Maintenance Shed Interior Design Additional Cost

The FTMA submitted a request to Mr. Stewart asking for supplemental funds to complete the interior buildout of the maintenance shed that was damaged due to fire in 2019. The insurance will cover the cost to replace the exterior of the building but an additional \$107,000.00 is needed to buildout the interior to add bathrooms, office space, storage and breakroom.

Mr. Green made a motion to approve the \$107,000.00 buildout of the interior space of the maintenance shed. Mr. Sims second the motion. No Abstentions. Motion CARRIED.

State Farm Arena Update

Statement of Gross Revenues (SOGR)

Mr. Stewart explained that the Atlanta Hawks/State Farm Arena submitted their SOGR for the period ended December 31, 2021 that reflects a debt-ratio at \$1.51x threshold, however, unordinary and non-recurring expenses related to COVID-19 were omitted from the calculations, thereby, deeming the report unsatisfactory as it indicates the debt-ratio requirement was not met. In the subsequent statement dated May 27, 2022 for the period ending March 31, 2022, a substantial increase is noted and well above the \$1.5X debt-ratio requirement. The Atlanta Hawks/State Farm Arena must meet the debt-service ratio for eight consecutive quarters before the \$15.0 million collateral is released.

State Farm Arena Total Resource Use and Efficiency (TRUE) Certification

Mr. Stewart informed the board that SFA is the world's first sports and live entertainment venue to earn TRUE certification from the World's Leading Sustainability and Health Certification and Credentialing Body. Green Business Certification Inc (GBCI).

Centennial Olympic Park Drive Falling Concrete

Mr. Stewart explained that concrete debris was falling in the vicinity of loading docks underneath Centennial Olympic Park drive last week. Georgia Department of Transportation was contacted, and the repairs have been completed.

Zoo Atlanta

Grant Park Amenities IGA

Mr. Stewart informed the board that edits are still being made to the draft agreement.

Cherokee and Gateway Quarterly Lot Revenue

Mr. Stewart explained that lot revenue is up from last year and funds have been disbursed to the appropriate entities.

Solar Electric Vehicle (EV) Charging Stations

A proposal for the installation of EV charging stations in the Cherokee lot was submitted to Mr. Stewart. The total cost is \$65,361.00 with a rebate (Georgia Power) of \$45,600.00, the total cost to AFCRA is \$19,761.00. Use of the stations is free during Zoo business hours and a fee will be assessed for after-hours use.

The Grounds Committee made recommendation of approval. Mr. Touchstone second the motion. No Abstentions. Motion CARRIED.

Coca Cola Contract

Mr. Stewart presented the sponsorship agreement between Zoo Atlanta and the Coca Cola Company for a five-year term to expire in 2026.

Mr. Ellis made a motion to approve the five-year contract between Zoo Atlanta and Coca Cola to expire August 2026. Mr. Green second the motion. No Abstentions. Motion CARRIED.

Financial Review

Mr. Stewart reviewed Zoo Atlanta's Capital Repair and Extension Budget and MWBE performance reports for 2021. MWBE results are at 35.63 percent.

Fanplex

Landscaper Maintenance Agreement

Mr. Stewart presented Ground Force Landscapes Inc's 2022 proposed rates. Mr. Sims made a motion to accept the agreement. Mr. Green second the motion. No Abstentions. Motion CARRIED.

Community Recreation Special Project Committee Report

Mentoring Viable Prospects (MVP) Grant Request

MVP has submitted a request for \$20,000.00 to support a youth baseball tournament with the goal of providing minority players the opportunity and exposure to scouts and college coaches.

Mr. Green made a motion to approve MVP's request for \$20,000.00 to support the youth baseball tournament. Ms. Terrell second the motion. No Abstentions. Motion CARRIED.

Grant Distribution Program (Budget/Administrator)

After review of the proposal submitted by Community Build Ventures, Mr. Stewart is opposed to the fee as it equates to more than the available funds for grants - No action was taken on this matter. Mr. Ellis raised the question - Does AFCRA want to become a grant making body?

Mr. Green explained that the CRSP Committee plans were to design a separate website for applying for grants and marketing to social media outlets to help attract organizations who would benefit and apply. Hiring a grants administrator was also a recommendation of the committee. In addition, they would recommend approval of a 2.5 percent increase in the amount of cash on hand available to make funds available for community recreational projects.

Chairperson Whitner recommends a grant distribution structure be established before approval of a funding increase.

Mr. Green will reach out to Kate Little, Grant Administrator for the SMP Community for possible assistance in processing AFCRA grant requests.

Mr. Ellis named the Fulton County Community Development as a means of obtaining information about processing community funds and Mr. Kendall added that the City of Atlanta's previous administration partnered with the Atlanta Community Foundation and the United Way for assistance and distribution of government awarded funds to ensure compliance with federal grant laws.

When the fee schedule is firmed up with the administrator, Chairperson Whitner would like the information presented at the next board meeting.

South Fulton County Swordfish Swim Team Update

Mr. Stewart explained that the team is ready for their swim competition in July 2022. They have secured the funding as asked and will submit an invoice to AFCRA for the \$12,800.00 that was previously approved by the board on February 15, 2022.

Adjournment

There being no further business, the meeting adjourned at 11:17 a.m.

Certified by: 
Ronald Sims (Sep 1, 2022 12:12 EDT)

Ronald W. Sims, II, Secretary

Certified Board of Directors Min June 7 2022

Final Audit Report

2022-09-01

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