



**FAIR PARK FIRST MINUTES OF  
MEETING OF THE BOARD OF DIRECTORS**

Tuesday January 18 2022

A meeting of the Board of Directors (the “Board”) of Fair Park First, a Texas non-profit corporation (the “Corporation”), was held remotely via electronic means and livestreamed to the public at *Facebook.com/Fairparkfirst* on Tuesday December 21, 2021 at 6:10 p.m.

Directors Present: Darren L. James, President of the Corporation  
Robert Luxen, Secretary  
Chris Bowers  
Cris Zertuche Wong  
Daniel Wood, Ex Officio  
Donald Parish Sr.  
Emily Ledet  
Kimberly Shaw  
Margo R. Keyes  
Mercedes Fulbright  
Tim Dickey, Ex Officio  
Sonja McGill  
Violetta Forsythe Lill

Arriving after 6:06:  
Sonya Woods Rose

Not Attending:  
Ann Barbier Mueller  
Christina B Lynch

Staff and Guests:  
Brian Luallen, CEO of the Corporation  
Peter Sullivan, General Manager  
Alyssa Arnold, Director of Strategic Initiatives  
Dee Ann Hirsch, Asst. General Manager  
Julian Bowman, Senior Director of Marketing  
Lisa Manda, Director of Finance  
Scott Norton, Asst. General Manager  
Ashley Langworthy, BRV  
Heather Stephens, Rise360  
Terry Kittleson, ITCFG

Legal Counsel: Robert McCormick, Shackleford

Mr. Darren L. James, President of the Corporation, served as the chair of the meeting. Mr. Robert Luxen served as Secretary for the meeting.

1. Call to Order.

Mr. James officially called the meeting to order. 12 of the Board members were in attendance at the beginning of the meeting, and with a quorum present the meeting proceeded.

2. Approval of Minutes.

The second order of business before the meeting was the approval of the minutes from the meeting originally scheduled on December 21, 2021. There being no discussion or questions, a motion was made and duly seconded, and the minutes were approved as presented.

3. Finance Report

Mr. Jason Brown provided a written update on the finances of the Corporation. A summary of his report is attached hereto as Exhibit B.

4. Board Development Report

Mrs. Veletta Forsythe-Lill provided an update on board recruitment and walked forward proposed policies. The first was an update to the Fair Park First Gift Policy. Discussions ensued among Board Members. There being no discussion or questions, a motion was made and duly seconded, and the policy was approved and adopted as presented. A summary of the adopted policy is attached hereto as Exhibit A. A second proposed policy on applications for permeant changes to facilities across the Fair Park campus was sent back to committee.

5. Strategic Update Report

Mr. Brian Luallen, CEO of the Corporation provided a briefing on progress to advance Fair Park capital funding through “The Brimer Bill” and approvals for the lease of 2090 SFFT of space at the future visitors center to VisitDallas dba Dallas Sports Commission.

6. Park Operations and Marketing Report

Mr. Peter Sullivan provided a general update on past and future events at Fair Park, as well as the close-out of the Enchant holiday event.

7. Partner Updates

Mrs. Alyssa Arnold provided an intro duction to subconsultants and partners. Mrs. Ashley Langworthy of BRV provided an update to construction, design and delivery timelines for the community park at for Fair Park.

8. Executive Session

The board engaged in an executive session covering the topics of the Fair Park First Management Agreement, the Spectra Qualitative Incentive, and Prospective Leasing Opportunities.

9. Board Action

Upon exiting Executive Session, the chair entertained a motion to approve the recommended Qualitative Incentive for Spectra. A motion for a vote to adopt the Incentive was made and duly seconded, and the Incentive motion was adopted unanimously.

10. Adjournment

There being no other business to consider, upon a motion duly made and seconded, the meeting was adjourned at 8:31 p.m.

Respectfully submitted,



By: \_\_\_\_\_  
Robert Luxen  
Secretary