



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

Tuesday March 21, 2023

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 March 21, 2023 at 6:05 p.m.

Directors Present:

Darren L. James, President of the Corporation
Robert Luxen, Secretary
Chris Bowers
Daniel Wood, Ex Officio
Donald Parish Sr.
Emily Ledet
Jason Brown
Keba Batie
Kimberly Shaw
Lincoln Stevens
Margo R. Keyes
Maribel Moncada
Tim Dickey, Ex Officio
Sonya Woods Rose
Violetta Forsythe Lill

Arriving after 6:05:

Chelby Sanders
Sonja McGill

Not Attending:

Cris Zertuche Wong
Ann Barbier Mueller
Christina B. Lynch

Staff and Guests:

Brian Luallen, CEO of the Corporation
Peter Sullivan, General Manager

Alyssa Arnold, Chief Impact Officer
Dee Ann Hirsch, Asst. General Manager
Bryce Hamilton, Director of F&B
Brian Sifferman, Director of Security
Brian Bermudez, Asst. Director of Security
Michael Ahearn, Regional VP, OVG360
Julian Bowman, Senior Director of Marketing
Clif Huebner, Director of Finance
Scott Norton, Asst. General Manager
Ashley Langworthy, BRV
Heather Stevens, Rise360

Legal Counsel: Robert McCormick, Shackelford

Mr. Darren L. James 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 at 6:11. 13 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 scheduled on December 20, 2022. There being no discussion or questions, a motion was made and duly seconded, and the minutes were approved as presented.

3. Board Development and Board Action Items

Mrs. Veletta Forsythe Lill provided nominations for two new Directors for the final open seats; Keba Batie with JP Morgan and Chelby Sanders with CBRE. Their bios were submitted to the Board. There being no discussion or questions, a motion was made and duly seconded, and the minutes were approved as presented.

Next, the Board requested an update on the RFI for Long Term Tenants for the Magnolia Lounge and The Bandshell. The Chair considered a motion by Secretary Luxen to enter executive session to discuss the proprietary details of potential lease and management contracts which was duly seconded and passed.

The Board exited executive session at 7:41, and the general meeting resumed. The Chair entertained a motion by Mrs. Forsythe-Lill to grant authority to Staff to enter good faith negotiations with Broadway Dallas and Dallas Winds for long-term tenancy at the facilities. Mr. Chris Bowers seconded the motion which was duly put to a vote, and which passed unanimously.

4. Finance Report.

Mr. Jason Brown, Mr. Peter Sullivan and Mr. Brian Luallen provided an updated of the organization's finances for the month ending in November 2022. A preview of a new potential Finance Packet was offered for the Board's consideration. Some discussion ensued among the Board. The board offered thanks to Mr. Duane Blank who led the annual independent audit process, and he joined Mr. Sullivan in introducing the Park's new Director of Finance Clif Huebner.

Next, the Board considered a staff recommendation to remove former staff members from accounts associated with Regions, Bank of America and Texas Capital Bank and add new Director of Finance Clif Huebner and incoming Finance Chair Keba Batie. The Chair considered a motion by Secretary Luxen to update signatories as suggested, which was duly seconded and passed unanimously.

5. Fundraising and Development Report

Mrs. Veletta Forsythe Lill and Mrs. Heather Stevens provided the Development and fundraising report.

6. Report from the CEO

In the interest of time Mr. Luallen, CEO of the Corporation, provided a written update on strategic initiatives which was mailed following the Meeting.

7. Operational Update Report

Mr. Peter Sullivan provided a short, general update on past and future events at Fair Park, as well as several new hires. Mrs. Dee Ann Hirsch provided an update on capital projects across the Park.

8. Report from BRV.

Ms. Ashley Langworthy provided an update as to the design process being led by Studio-MLA. The Community Park Concept was universally praised by the Board Members.

9. Adjournment

There being no other business to consider, upon a motion duly made and seconded, the meeting was adjourned at 8:06 p.m.

Respectfully submitted,

By: 
Robert Luxen, Secretary

