

10/09/2023



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

Tuesday September 19 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 September 19, 2023 at 6:06 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
Jason Brown
Keba Batie
Kimberly Shaw
Lincoln Stevens
Margo R. Keyes
Maribel Moncada
Veletta Forsythe Lill

Arriving after 6:11:

Chelby Sanders Kirk
Sonya Woods Rose

Not Attending:

Ann Barbier Mueller
Christina B. Lynch

Staff and Guests:

Brian Luallen, CEO of the Corporation
Alyssa Arnold, Chief Impact Officer
Anita Crethers, Community Engagement Manager
Crystal Zapien, Visitor Experience Manager

Michael Ahearn, SVP Operations OVG360
Peter Sullivan, General Manager
Brian Bermudez, Asst. Director of Security
Bryce Hamilton, Director of F&B
Clif Huebner, Director of Finance
Dee Ann Hirsch, Asst. General Manager
Julian Bowman, Senior Director of Marketing
Samuel Gaddis, Capital Projects Program Manager
Scott Norton, Asst. General Manager
Steven Flores, Sr. Sales Manager
Dan Biederman, BRV
Ashley Langworthy, BRV
Josh Anderson, BRV
Heather Stevens, Rise360

Mr. Darren L. James served as the Chair and Mr. Robert Luxen served as Secretary for the meeting.

1. Call to Order and Introductions.

Mr. James officially called the meeting to order at 6:06. 10 of the Board members were in attendance at the beginning of the meeting, and with a quorum present the meeting proceeded. Board Members, Officers, sub-management firms, guests and employees introduced themselves.

2. Approval of Minutes.

The second order of business before the meeting was the approval of the minutes from the meeting scheduled on August 15, 2023. There being no discussion or questions, a motion was made by Veletta Forsythe-Lil and duly seconded by Emily Ledet, and the minutes were approved as presented.

3. Officer Reports

Brian Luallen, Chief Executive Officer, briefed the board on a pending presentation to the City's Park and Recreation Board proposing a new ticket fee to be used for capital improvements across the campus. Discussion ensued among the Board.

Then Alyssa Arnold, Chief Impact Officer provided a briefing on recent community engagement initiatives relative to development and zoning for the community park complex and Fitzhugh parking garage. The Board was advised that alterations to the garage design were likely necessary to resolve concerns raised in recent public meetings, and responded favorably.

4. Finance Report.

Keba Batie and Clif Huebner provided an update on the organization's finances for the months of June, July and August. The board offered compliments to the Finance team on bringing reporting current.

5. Board Development and Fundraising

Mrs. Veletta Forsythe Lill and Mrs. Margo R. Keyes briefed the board on several recent gifts/grants and introduced Mrs. Heather Stevens, who provided a robust update on fundraising

activities including multiple fundraising events on the horizon. Mrs. Stevens also announced that a new greenspace project on the campus had been fully funded. There were positive comments and discussion among the board.

6. Governance Committee

Committee Chair Emily Ledet introduced a new Amendment to the Fair Park First bylaws, which was initially emailed to Board Members on Thursday September 14. A summary of proposed changes follows:

1. Recording of executive sessions; The recording of executive sessions are expressly forbidden without prior consensus vote from the Board of Directors.
2. Roles and responsibilities of ex-officio board members; The President/Chair of the Board may invite ex-officio members to attend executive session on a case-by-case basis.

Secretary Luxen made a motion to enter Executive Session to discuss the bylaw amendment, and to be advised by outside counsel. Chris Bowers seconded the motion, which was duly passed. The board entered executive session at 6:45.


7. Additional Items

Upon return to regular session at 8:20 Mr. Luxen proposed a motion that the proposed changes to the organization's bylaws be adopted as submitted. There being no questions or discussion the Chair entertained the motion which was duly seconded by Mrs. Forsythe-Lill. The subsequent vote passed unanimously.

8. Adjournment

There being no other business to consider, upon a motion duly made and seconded, the meeting was adjourned at 8:26 p.m.

Respectfully submitted,



By: Robert Luxen, Secretary