

6/27/2024



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

Tuesday June 25, 2024

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 June 25 2024 at 4:05 p.m.

Directors Present:

Darren L. James, President of the Corporation
Robert Luxen, Secretary
Chelby Sanders Kirk
Chris Bowers
Cris Zertuche Wong
Emily Ledet
Jason Brown
Keba Batie
Kimberly Shaw
Lincoln Stevens
Margo R. Keyes
Sonya Woods Rose
Rev. Todd Atkins
Veletta Forsythe Lill

Arriving after 6:05:

Kimberly Shaw

Not Attending:

Ann Barbier Mueller
Christina B. Lynch
Maribel Moncada

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, EVP Operations OVG
Stacey Church, General Manager
Bryce Hamilton, Director of F&B
Clif Huebner, Director of Finance
Samuel Gaddis, Capital Projects Program Manager
Scott Norton, Asst. General Manager
Steven Flores, Sales
Victoria Sunko, BRV
Josh Anderson, BRV
Heather Stevens, Rise360
Sonja McGill, Spencer Fane

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 5:12. 14 of the Board members were in attendance at the beginning of the meeting, and with a quorum present the meeting proceeded. Board Members, Officers, and employees introduced themselves. Mr. James read a statement announcing his resignation from the Board, and asked that it be entered into the minutes:

Good afternoon

Today is my last meeting as a board Chair and President of Fair Park First. Sometimes the right position calls you and the path may not be clear or free of difficulty. Do not shy away.

The reward is great, and the trials are hard but lean in and add your voice, passion and vision. Give your all don't hold back; your life experiences and perspective matter.

Over six years ago I asked for this position because this community, my adopted community around the park, reminded me of the neighborhood I grew up in

I knew I had a unique perspective and approach

I became an architect because I believed that change could come through authentic conversations and inclusive engagement

My entire career, before I joined the board and now, is about working in disenfranchised, underinvested, and economically marginalized communities

Passionate and intense conversations navigating complex social, political and traditional ingrained attitudes is no reason to shy away from lending your voice, energy and expertise to the conversations because the future is brighter if and only (and this is for the board and Fair Park partners) is inclusive of those most impacted are first and foremost on your minds

As a business owner and former chair of a local chamber, member of other chambers of commerce and member of other business and civic groups my track record of advocacy is well documented and established

I am very proud that I've introduced new minority firms to Fair Park. One working directly on state fair make ready painting the cotton bowl in preparation of the games and activity's during the fair. A demolition contractor working throughout the park and more specifically on the coliseum. And an emerging design firm participating in the \$140m cotton bowl renovation program. We engaged firms for the construction of the community park complex in JV role and those firms had never worked at the Park in any capacity in the past.

In all 15-20 contractors or vendors have worked at Fair Park for the first time ever in various capacities, from design, construction, food and supplies. 16 of which are MWBE firms in a variety of roles from prime and joint ventures to significant meaningful

generational changing participation. They run the gamut from Black, Hispanic and women owned businesses

In no way am I stepping away from my advocacy, authentic conversations or passion for transforming communities but in some ways and sometimes it becomes necessary to make a statement and do what you believe is right because those around you must share similar vision, candor, passion and authenticity without ulterior, contrary or disparate agendas. When I saw the divergence, I needed to make this choice that led to me stepping away. For six years we as FPF Board of Directors through many obstacles, hurdles and lack of external belief were able to achieve the near impossible.

I am proud of our accomplishments, I am proud of the demonstrable, palpable and true belief in Fair Park unlike any time in the immediate past but most of all I'm proud that the neighbors have hope in the future because of what we accomplished through unified vision since 2019.

I assumed this role in June of 2018 and through a variety of public and private sessions was grilled at length sometimes quietly but mostly with an inherent passion burdened by years of unfilled promises.

I believed in the vision then and I believe in the vision now

My voice is unique, my conviction to mission true, eyes on the goal unwavering and ability to see the bigger picture while establishing common vision through foundational steps my strength.

The future is bright, but my time has come - I no longer want to fight this 360-degree fight - the complexity of this relationship means forever navigating and negotiating competing interests and egos jockeying for attribution while those creating roadblocks, impediments or redirections avoid accountability both publicly or privately.

Acknowledgment and success are shared by many but so are the traditions and practices that have contributed to today's reality.

For those remaining, seek commonality and look for perceptive, empathetic, inclusive voices that believe in the legacy residents because their patience and perseverance is real and tangible. Fair Park and its surrounding neighbors have been waiting for generations and decades.

I and we have shown what is possible, demonstrated by the increased activity and utilization at Fair Park. There is a long way to go and I by no means believe the journey is complete but in this marathon the foundation is set, and the baton is passed

The immediate future will again be rocky but do not deviate or hitch yourselves to divergent paths and interests that are contrary to a more equalitarian park.

Personal egos aside, leaders make difficult decisions when they see a path divergent to stated mission and goal. Be receptive to insight and cognizant of context.

As an unpaid volunteer who contributed countless hours, (I estimated I spent between 11,000 and 12,000 hours since our inception) fielding calls while on vacation from mayors and stakeholders, contributing my personal finances and expertise to this endeavor; this has been a labor of passion because my goal was always to elevate this quadrant of Dallas' core to its glory with the legacy residents benefitting greatly.

I wish you all God's speed to a future full of veracity and vision with you all guided by our stated pillars of activation, community, culture and history.

It's been a ride and I'm glad I could do my part to elevate Fair Park in this, the 21st century, as a place for all.

I am excited that we have been able to serve Lincoln and Madison High School students through the summer internship program with exposure to new careers, salaries and scholarships.

There are so many other successes and so many other lessons: too many to list and too long to recap just know, this role has been rewarding and impactful on me personally and civically.

To you I bid clarity, conviction and genuineness of intent

2. Approval of Minutes.

The second order of business before the meeting was the approval of the minutes from the meeting scheduled on January 25, 2024. There being no discussion or questions, a motion was made by and duly seconded and the minutes were approved as presented.

4. Finance Report.

At the direction of Finance Committee Chair Mr. Keba Batie, Director of Finance Clif Huebner to provide an update on the organization's finances for the month of February.

Minor discussion ensued about the upcoming third-party, annual audit.

5. Board Development and Fundraising

Mrs. Veletta Forsythe Lill asked Mrs. Heather Stevens to brief the board on several recent gifts/grants and introduced Mrs. Stevens, who provided a robust update on fundraising activities including new gifts and multiple fundraising events on the horizon. There were positive comments and discussion among the board.

Secretary Luxen made a motion to enter Executive Session to discuss an ongoing conversation with the City of Dallas relative to amending the Management Agreement, so as to be advised by outside counsel. Chris Bowers seconded the motion, which was duly passed. The board entered executive session at 5:40.

6. Strategic Update

Mr. Brian Luallen the organization's Chief Executive Officer provided an update on upcoming leases and the anticipated May 2024 Bond Referendum.

7. Adjournment

There being no other business to consider, upon a motion duly made and seconded, the meeting was adjourned at 6:02 p.m.

Respectfully submitted,



By: Robert Luxen, Secretary

