



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

Tuesday February 15, 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 February 15, 2022 at 6:05 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
Veletta Forsythe Lill

Arriving after 6:05:
Ann Barbier Mueller
Sonya Woods Rose
Sonja McGill

Not Attending:
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
Dan Biederman, BRV
Ashley Langworthy, BRV

Josh Anderson, BRV
Heather Stephens, Rise360
Terry Kittleson, ITCFG

Outside Counsel: Robert McCormick, Shackleford

Mr. Darren L. James, President of the Corporation, served as the chair of the meeting until 6:17, after which Mrs. Emily Ledet served as chair. Mr. Robert Luxen served as Secretary for the meeting.

1. Call to Order.

Mr. James officially called the meeting to order. 10 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 January 15, 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 and Mrs. Lisa Manda provided a written update on the finances of the Corporation. A summary of their report is attached hereto as Exhibit A.

4. Board Development Report

The next order of business was to discuss the nomination of Maribel B. Moncada to join the Board of Directors, as made by Board Development chair Veletta Forsythe-Lill.

There were no questions or objections, Ms. Ledet entertained a motion to approve the nomination, a motion was made and duly seconded, and the nomination was approved.

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”, capital finance with Regions Bank, and a pending request for funding to address Winter Storm IDA concerns and matters for AAM, TDG, and the Children’s Aquarium.

6. Park Operations and Marketing Report

Mr. Peter Sullivan provided a general update on past and future events at Fair Park including the operation of an inclement weather shelter for the COD, Ghost/Volbeat, and the return of IrishFest. Mrs. Dee Anne Hirsch provided an update as to capital projects across the campus including upgrades to the Coliseum, Centennial Building, and Tower.

7. Partner Updates

Mrs. Alyssa Arnold provided an intro duction to subconsultants and partners. Mrs. Ashley

Langworthy of BRV provided an update 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