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

**June 24, 2025**

A called meeting of the Board of Directors (the "Board") of Fair Park First, a Texas nonprofit corporation (the "Corporation"), was held remotely via electronic means on Tuesday, June 24, 2025 at 4:00 PM.

**Directors Present:**

Ms. Veletta Forsythe-Lill, President and Chair of the Nonprofit  
Jason Brown, Vice Chair  
Robert Luxen, Secretary  
Jon Wolkenstein, Treasurer  
Reverend Todd Atkins  
Chris Bowers  
Chelby Sanders Kirk  
Matt Orwig  
Margo R. Keyes  
Kimberly Shaw  
Dan Torpey  
Lubbock Smith

**Not Attending:**

Zaida Basora  
Cordelia Boone, Ex Officio  
Daniel Wood, Ex Officio  
Tim Dickey, Ex Officio

**Staff and Guests:**

Sally Piestch, Chief Financial Officer, FPF  
Evelyn Amaya, Director of Community Engagement, FPF  
Crystal Zapien, Sr. Project Manager, FPF  
Josh Anderson, Program Manager, FPF/BRV  
Brad Murphy, General Manager, OVG  
Cliff Huebner, Finance Director, OVG  
Heather Stevens, FPF/Rise360



Ms. Veletta Lill served as Chair and Mr. Robert Luxen served as Secretary for the meeting.

**1) Call to Order– Ms. Veletta Lill, Board Chair**

a) Ms. Lill officially called the meeting to order at 4:00 PM.

**2) Board Chair Welcome, Introductions, Presentation of Agenda – Ms. Veletta Lill, Board Chair**

a) Ms. Lill shared that we have technical difficulties being offsite and are unable to connect to our Facebook to Live stream. We will have this remedy before the next Board Meeting.

**3) Adoption of Minutes from Board Meetings of May 27, 2025**

*Ms. Lill entertained a motion to adopt the minutes from the board meeting held on May 27, 2025. Mr. Jason Brown made a corresponding motion, seconded by Mr. Dan Torpey. The motion passed unanimously. Minutes are approved.*

**4) Committee Reports:**

**a) Audit Committee - Mr. Dan Torpey, Chair**

**i) FY23-24 Audit Update – Mr. Dan Torpey**

- (1) Mr. Torpey shared that the year-end audit work is complete and undergoing a final review. The audit will be submitted as soon as this review is completed.
- (2) Mr. Torpey shared that he is in the process of creating a procedure for the audit process and also procuring bids for auditors, and our current auditor will also be submitting for that process. It is healthy for an organization every 3-5 years to put this process out for a bid to ensure transparency and costs associated with the annual audit.

**b) Finance Committee – Mr. Jon Wolkenstein, Chair**

**i) Manager Update – Mr. Jon Wolkenstein**

- (1) Mr. Wolkenstein and Ms. Sally Pietsch shared financials for the period ending May 2025 for Fair Park First nonprofit management balance sheet and profit and loss.
- (2) He also stated that OVG has been undergoing a financial system transition which has prevented OVG from producing financial statements since Feb 28.

**ii) Operator Update – Mr. Brad Murphy**

- (1) Mr. Murphy reported that the OVG March through May financial statements are delayed due to the financial software transition to NetSuite.
- (2) Mr. Wolkenstein asked why they aren't running the old system Sage and NetSuite parallel as is customary in these situations. Mr. Murphy shared that they did not decide to do that and are without a fully operational system across the company right now to report financials. Mr. Murphy did share, however, that the end of April resulted in being \$1.4 million in the black and they have had some very good events lately.



**c) Facilities Committee – Ms. Chelby Sanders and Ms. Zaida Basora, Co-Chairs**

**i) TBAAL Contract**

- (1) The Final contract for TBAAL was presented to the board after the entire board having the opportunity to review it previously as it was circulated by email and attached to the Board Package. This will result in \$200,000 annually for rent with the first payment starting in August.

*Ms. Lill entertained a motion to approve the TBAAL contract for renting the Women’s Building. Ms. Chelby Sanders made a corresponding motion, seconded by Mr. Bob Luxen. The motion passed unanimously. Minutes are approved.*

**5) Executive Session**

- a) Transition from OVG
- b) Meditation with City of Dallas, OVG, and Fair Park First

**6) Public Comments**

- a) There were no public comments.

*Ms. Veletta Lill entertained a motion to move into Executive Session on agenda items 5.A (Transition from OVG) and 5.B (Mediation). Motion made by Mr. Chris Bowers to move into closed Executive Session on agenda items mentioned to discuss matters of proprietary or confidential nature concerning Fair Park First affairs or operations of Fair Park. Motion was seconded by Mr. Robert Luxen. Unanimously approved.*

**7) Adjournment**

There being no other business to consider, upon a motion duly made by Mr. Robert Luxen and seconded by Chris Bowers, the meeting was adjourned at 5:46 p.m.

Respectfully submitted,

*Robert Luxen*

By: Robert Luxen, Secretary