



RECEIVED

2025 AUG -4 AM 11:21

CITY SECRETARY
DALLAS, TEXAS

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

July 24, 2025

A called special meeting of the Board of Directors (the "Board") of Fair Park First, a Texas nonprofit corporation (the "Corporation"), was held remotely via electronic means and live-streamed to the public at [Facebook.com/Fairparkfirst](https://www.facebook.com/Fairparkfirst) on Thursday, July 24, 2025 at 4:04 PM.

Directors Present:

Ms. Veletta Forsythe-Lill, President and Chair of the Nonprofit
Jason Brown, Vice Chair
Robert Luxen, Secretary
Reverend Todd Atkins
Zaida Basora
Margo R. Keyes
Chelby Sanders Kirk
Matt Orwig
Lubbock Smith
Vana Hammond, Ex Officio (incoming)
Daniel Wood, Ex Officio (outgoing)

Not Attending:

Jon Wolkenstein, Treasurer
Chris Bowers
Kimberly Shaw
Dan Torpey
Cordelia Boone, Ex Officio
Tim Dickey, Ex Officio (outgoing)
Glynn Newman, Ex Officio (incoming)

Staff and Guests:

Alexandra Saldana, Potential New Board Member
Mark Malnory, Malnory, McNeal & Company, PC
Alyssa Ziffermann (Arnold), Acting Chief Operating Officer
Sally Piestch, Randstad, Fractional Chief Financial Officer, FPF
Crystal Zapien, Senior Project Manager, FPF
Josh Anderson, Program Manager, BRV, FPF
Brad Murphy, General Manager, OVG
Heather Stevens, Rise360, FPF



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 4:05 PM.

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

a) Adoption of Minutes from Board Meeting on June 24, 2025

Ms. Lill entertained a motion to adopt the minutes from the board meeting held on June 24, 2025. Reverend Todd Atkins made a corresponding motion, seconded by Ms. Chelby Sanders Kirk. The motion passed unanimously. Minutes are approved.

b) Potential New Board Members Vote

i) Trisha Bernard

- (1) Mr. Brown shared that Ms. Bernard would replace Lincoln Stephens and has a strong background in marketing, particularly in social and digital channels. This will help the board with sharing Fair Park’s story with the community in various outreach methods.

ii) Alexandra Saldana

- (1) Ms. Lill shared that Ms. Saldana would replace Maribel Moncada and brings a community outreach skill set with focus on health outcomes. She will work with a donor interested in bringing healthcare programming to the Community Park.

Ms. Lill entertained a motion to nominate Ms. Bernard and Ms. Saldana to be elected as new members of the Fair Park First Board. Mr. Luxen made a corresponding motion, seconded by Mr. Orwig. The motion passed unanimously.

c) Install Park Board Liaison

i) Ms. Lill shared they have two new Park Board Liaisons appointed by the Dallas Parks and Recreation Board President and welcomed them.

ii) Vana Hammond

- (1) Ms. Lill introduced Ms. Hammond who has an extensive relationship working with the City of Dallas including as a former community prosecutor, has worked with AT&T and now has her own firm. She was appointed by Zarin Gracey of District 3.

iii) Dr. Glynn Newman

- (1) Ms. Lill shared that Dr. Newman could not attend due to illness but comes from District 11.



d) Changing of the Guard

- i) Jason Brown, Incoming Board Chair
- ii) Veletta Forsythe Lill, Immediate Past Board Chair

Ms. Lill entertained a motion to elect Mr. Brown to serve as Board Chair and Ms. Lill to serve as Immediate Past Board Chair. Mr. Luxen made a corresponding motion, seconded by Ms. Keyes. The motion passed unanimously.

3) Committee Reports:

a) Audit Committee - Mr. Dan Torpey, Chair

i) Presentation of Audit ending September 30, 2024 – Mr. Mark Malnory

- (1) Ms. Lill noted that Mr. Torpey was called out of town and welcomed Mr. Malnory from Malnory, McNeal & Co., PC to present the Fair Park First Audit ending September 30, 2024.
- (2) Mr. Malnory explained that their audit covers comparative financial statements of Fair Park First as of September 30, 2024 compared to 2023. Their opinion is that these financial statements are fairly presented in all material respects the financial position of the organization and its changes in net assets and functional expenses and cash flows.
- (3) Mr. Malnory referenced the Balance Sheet, stating that Total Assets in 2024 decreased from approximately \$25.7M in 2023 to \$16.8M. Total Current Liabilities have increased about \$1.4M from 2023, totaling \$14,236,424 in 2024 and Total Liabilities were down about \$5M closing the year at \$15,719,413. Overall, Total Liabilities and Net Deficiency in Assets fell from \$25,783,269 in 2023 to \$16,814,531 in 2024.
- (4) Mr. Malnory then reviewed the Statement of Activities for the year ending September 30, 2024. He explained that Total Support totals \$8,300,401 noting that more than \$3.5M had to be reclassified from restricted to non-restricted donor funds. Total Revenue totals roughly \$9.7M. Therefore, the year closed with Total Support and Revenue totaling \$18,001,497. Expenses total approximately \$22.5M. Net Assets decreased by \$4.1M leaving Net Assets at end of the year at \$1,095,118 compared to \$5,281,022 at the end of 2023.
- (5) He reviewed the Statement of Functional Expenses covering Program, Management & General, and Fundraising expenses. Total Functional Expenses including Depreciation total \$22,533,792 for the year ending Sept 30, 2024.
- (6) Mr. Malnory explained on the Statement of Cash Flows that after a pay down of about \$6M on the line of credit, Cash and Cash Equivalents closed 2024 totaling approximately \$1.3M.
- (7) Ms. Lill and Mr. Malnory discussed that this Financial Statement Audit is not only required by the City of Dallas, but it is also completed to provide to donors and to show transparency with the public. In addition to the normal audit, for 2024, the organization also asked Malnory& McNeal to audit expenditures related to the capital campaign and whether those expenses were qualified, were approved appropriately, and if those



funds were classified as donor-restricted or not donor-restricted and spent appropriately.

- (8) Mr. Malnory pointed out Note 13 on Subsequent Events that typically the audit would cover through Sept 30, 2024 but due to circumstances, two instances required including information outside of this time period.

b) Finance Committee – Mr. Jon Wolkenstein, Chair

i) Operator FY24-25 Finance Report – Mr. Brad Murphy and Mr. Clif Huebner

- (1) As of the date of this meeting, the Board has not received the monthly financial statements from Oak View Group (OVG) since March 2025. Despite repeated requests, no operator financials have been presented to the Fair Park First Board for review. Each successive month has been accompanied by varying explanations for the delay. Ms. Lill informed the Board that OVG is engaged in ongoing discussions with the City of Dallas to address outstanding inquiries, and accordingly, Mr. Murphy did not deliver a financial report at this meeting.

ii) Board Resolutions for Bank Signatories – Ms. Veletta Lill

- (1) Ms. Lill explained that with Ms. Ziffermann (Arnold) out on maternity leave and with recent attrition in OVG's finance department, Fair Park First needs an additional bank signatory. Mr. Brown will be the new signatory for the Fair Park First checking account at Bank of America that OVG manages. He will also replace Ms. Lill as signatory for the Fair Park First account at PNC Bank since he will become the new Chairman of the Board. Mr. Luxen will produce the necessary resolutions.

Ms. Lill entertained a motion to place Mr. Jason Brown as signatory on the Bank of America account managed by OVG in the name of Fair Park First and on the PNC account for Fair Park First managed by Fair Park First. Mr. Luxen made a corresponding motion, seconded by Ms. Keyes. The motion passed unanimously.

4) Public Comments

- a) There were no public comments.

Ms. Veletta Lill entertained a motion to move into Executive Session on agenda items 4.a. (Mediation with City of Dallas, OVG and Fair Park First) and 4.b. (Charles Thiers, Jr. v. City of Dallas, et al., No. DC-22-13208). Motion made by Mr. Luxen to move into closed Executive Session on agenda items mentioned to discuss matters of proprietary or confidential matters concerning Fair Park First's contracts and operations. Motion was seconded by Mr. Matt Orwig. Unanimously approved.

5) Executive Session

- a) Mediation with City of Dallas, OVG and Fair Park First



b) Charles Thiers, Jr. v. City of Dallas, et al., No. DC-22-13208

6) Adjournment

There being no other business to consider, upon a motion duly made by Mr. Luxen and seconded by Reverend Atkins, the meeting was adjourned at 5:32 p.m.

Respectfully submitted,

/s/ **Robert Luxen**

By: Robert Luxen, Secretary

Signature Page to Minutes of Board Meeting of Fair Park First – 07/24/2025