

MINUTES

CALL TO ORDER

A regular meeting of the Grand Prairie Sports Facilities Development Corporation was called to order by President Ron Jensen at 6:00 PM.

Members Present

*Ron Jensen, President
Jorja Clemson, Vice President
R. J. Garcia
Mike Skinner
Jeff Copeland
Mike Del Bosque*

Staff Present

*Cathy Patrick, Chief Financial Officer
Lee Harriss, Treasurer
Tina Alvarez, Assistant Secretary
Megan Mahan, Assistant City Manager, City Attorney*

Members Absent

Eddie Freeman, Secretary

Guests

*Merlinda Gonzalez, Interim Vice President of
Operations, Lone Star Park
Shelly Wimberly
Cory Johnson, Hope for All*

AGENDA ITEMS

1. Minutes from November 02, 2022,

R. J. Garcia moved to approve November 02, 2022, minutes, as presented. Jorja Clemson, Vice President, seconded the motion. The motion carried 5-0., with no abstentions.

Ayes: Jensen, Skinner, Garcia, Copeland, Del Bosque

Nays: None

Abstentions: None

Absent: Freeman

2. Monthly Financial and Investment Reports for October through December 2022.

Ms. Lee Harriss reviewed the Monthly Financial and Investment Report for October through December 2022. October Base rent was \$161,251.00. Interest earnings for the month were \$11,191.00 for a total receipt of \$172,442.00. Disbursements for the month were \$1,649. The net increase in cash and investments was \$170,794.00. The Sports Corporation had total cash and investments of \$12,702,276.00.

November Base rent was \$161,251 and rent totaled \$0.00. Interest earnings for the month

were \$33,516.00 for total receipts of \$194,767.00. Disbursements for the month were \$240,586.00. The net decrease in cash and investments was \$(45,819.00). The Sports Corporation had total cash & investments of \$12,656,449.00.

December Base rent was \$161,251, and additional rent totaled \$29,578.00. Interest earnings for the month were \$30,877.00 for total receipts of \$221,706.00. Disbursements for the month were \$1,176.00. The net increase in cash and investments was \$220,530.00. The Sports Corporation had total cash & investments of \$12,876,979.00.

President, Ron Jensen, asked Ms. Lee Harriss how much of twelve point eight million was encumbered to go to Lonestar Park. Ms. Harriss responded that Capital reserves was \$616,359.56. R.J. Garcia moved to approve., as presented. Mike Del Bosque seconded the motion. The motion carried 5-0, with no abstentions.

Ayes: Jensen, Clemson, Skinner, Garcia, Del Bosque

Nays: None

Absent: Freeman

3. Contract Negotiations Committee Report

Mr. Mike Skinner stated that the Committee still needed to meet, and no report was presented.

4. Construction Committee Report

Mr. R. J. Garcia stated he met with Merlinda Gonzalez and Shelly Wimberly in January at Lonestar Park to review the capital expenditure budget for 2023, which is now an action item on Agenda item twelve.

5. Finance Committee Report

No report was presented.

6. Reimbursement to the City for October 1, 2022, through December 31, 2022

Jeff Copeland moved to approve. Jorja Clemson, Vice President, seconded the motion. The motion carried 6-0, with no abstentions.

Ayes: Jensen, Clemson, Skinner, Garcia, Copeland, Del Bosque

Nays: None

Abstentions: None

Absent: Freeman

7. Lease Agreements

The only current lease and rental agreements are The LSP lease and The Stadium ground rent lease.

8. Discussion on Gaming Lobbyist

Mayor Jensen had a Discussion on Gaming lobbyists, stating that we didn't need a Gaming Lobbyist at this time.

9. Consider the Allocation of Funds to the Grand Prairie Equine Center Project and Authorize Payment of any approved funding amount.

Steve Dye, City Manager, introduced Cory Johnson, Hope for All, Public Charity. Mr. Johnson introduced Taylor, the Executive Director of Hope for All, and Halley Shay, Co-founder of Steps with Horses. Cory Johnson presented a slide for consideration regarding the Allocation of Funds to the Grand Prairie Equine Center Project and Authorized Payment of the amount of any Approved Funding. Jeff Copeland asked Halley to walk him through the clinical and hands-on steps of the program. Halley explains the process. While on the pasture with the horses having their session, they talk freely about what they want to get out of therapy and discuss their goals. R.J. Garcia asked about the facility's location, pasture, and horses. Halley explains that they lease on a pasture in SW Fort Worth. We subdivided the pasture so we could have several sessions. Sixty to seventy percent are First responders, Military, and their families. Steve Dye presented a slide to explain the location of the Equine Center Project. Mr. Copeland asks who would receive the revenue and the Ownership. Megan Mahan, Assistant City Manager, responded that it would be a liability for the city to own it in case someone got hurt. We would require them to have insurance. The revenue takes care of the maintenance cost. Jeff Copeland moved to approve that the sports corporation donate one point five million for a hundred percent of the completion of phase one contingent upon the sports corporation board approving the Lease that Megan Mahan is drawing up. Jorja Clemson, Vice President, seconded the motion. The motion carried 6-0., with no abstentions.

Ayes: Jensen, Clemson, Skinner, Garcia, Copeland, Del Bosque

Nays: None

Abstentions: None

Absent: Freeman

10. Consider the Use of Paper or Electronic Agenda Packets

Mayor Jensen and the board members agreed on Electronic Agenda Packets.

11. Resolution Authorizing the Grant of a Public Utility Easement to the City of Grand Prairie to Allow Sufficient Room for the Installation of a New Water Line on the Sports Corp. Property

Megan Mahan, Assistant City Manager/City Attorney, is asking for Authorizing the Grant of a Public Utility Easement to the City of Grand Prairie to Allow a Sufficient Room for the Installation of a New Water Line on Sports Corp. Property. There is an existing 10' unoccupied utility easement on Sports Corp. property. the additional 5' is needed to meet the City's minimum easement width requirement, and the waterline will be centered within the 15' utility easement. Jeff Copeland moved to approve. Mike Skinner seconded the motion. The motion carried 6-0, with no abstentions.

Ayes: Jensen, Clemson, Skinner, Garcia, Copeland, Del Bosque

Nays: None

Abstentions: None, Absent: Freeman

12. Consider Capital Expenditure Funds for Improvements (Lone Star Park 2023 Capex Request List) at Lone Star Park.

Ms. Wimberly presented the Lone Star Park 2023 Capex Request List at Lone Star Park for Consideration of Capital Expenditure Funds for Improvements. Ms. Wimberly also states that the HD cameras for towers needed to be replaced. This is the last part of the HD move over. Ms. Wimberly also said they are eliminating dealers and replacing payout machines in the money room to avoid teller over shortages. R.J. Garcia asked if the hundred percent cost was for Lonestar Park and not fifty-fifty from the city. Ms. Wimberly responded by saying, that's correct. The control package and water trucks for the track maintenance were also discussed. R.J. Garcia moved to approve., as presented. Mike Del Bosque seconded the motion.

The motion carried 6-0, with no abstentions.

Ayes: Jensen, Clemson, Skinner, Garcia, Copeland, Del Bosque

Nays: None

Absent: Freeman

13. Lone Star Park Briefing on 2023 Capital Expenditures and 2023 LSP Update on the Thoroughbred Racing Season

Merlinda Gonzalez, Interim Vice President of Operations, Lone Star Park, presented a briefing on 2023 Capital Expenditures and the 2023 LSP Update on the Thoroughbred Racing Season. Horses arrive on March 23, 2023, and track training on March 27, 2023. Horse sales will be on April 5, 2023, and live racing starts on April 13, 2023. The on-site handle for January was 7.134 million, and the import revenue of the handle was 1.481 million. We were slightly behind budget because of the two winter days we had. Big events are Dollar days, Extreme racing, and Kentucky Derby on Saturday, May 06, 2023. We will average nine daily races with seven to eight horses per race. The last race will be on December 16, 2023—no concert series.

CITIZEN COMMENTS

President Ron Jensen acknowledged that there were no citizens present.

EXECUTIVE SESSION

The Sports Facility Development Corporation may conduct a closed session under Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

(1) Section 551.071 "Consultation with Attorney."

(2) Section 551.072 "Deliberation Regarding Real Property."

(3) Section 551.074 "Personnel Matters."

Section 551.087 "Deliberations Regarding Economic Development"

No Executive Session was held.

ADJOURNMENT

There being no further business, President Ron Jensen adjourned the meeting at 7:14 PM.

Respectfully submitted,

Mr. Eddie Freeman, Secretary

Date