

# Dallas Park and Recreation Board

## Fair Park Management Agreement Briefing Q&A

### August 2, 2018

10:09 AM – Fair Park Management Agreement Briefing begins

11:37 AM – Fair Park Management Agreement briefing ends

Lunch Break

12:20 PM – Rodney Schlosser (CD 12)

- Clarity on role of In the City for Good and Fair Park. To Spectra: How can you run Fair Park on an expense structure that is dramatically below to what the Park Department is spending today? And it looks like the expenses are, if I do my math right, something like 40% of current expense? It doesn't make sense. Third is what's going to propel the very ambitious fundraising efforts that Veletta described? Will the \$3M be raised in the operating funds?
  - Spectra – Financials taken off the baseline year (FY2015-16). Bottom line factors in revenues on top of expenses. Explains how Spectra will run venue with less expenses.
  - Dan Biederman – Similar to KWP, there is reason for optimism. Difference between operating and capital. Sponsorships will help reduce costs.

12:28 PM – Becky Rader (CD 9)

- To Spectra: You mentioned about your aggressive MWBE Program, your commitment to an intern program, your commitment to minority businesses in the area, you're committed to procurement and contract opportunities, recruitment and hiring and the local partner and not for profits around the park; when will this all occur? What is your commitment to hiring existing Fair Park staff? Is there anyone with museums or education expertise in your staff?
  - Fair Park First – conversations will begin once City Council approves. Cannot do contracts until then. Looking to expand the board.
  - Spectra – MWBE is important, and we are committed to interviewing all staff at Fair Park.

12:31 PM – Yolanda Williams (CD 5)

- To Spectra: I did my homework. Mr. Sullivan, you were just named the General Manager so will you resign if this goes through and come over here or will you be doing a dual role?
  - Spectra – I will be coming to Dallas.
- To Fair Park First Board: When did you all put the Board together? What month/year? And there was a Dallas Morning news article Robert Wilkonsky wrote in December 2016 discussing a paraphrasing "an unnamed third group" so were you all that third group?
- Fair Park First – Several people on the Board were involved from the beginning of the proposal process and others were recently added to get a full board.
- To Fair Park First Board: At what point did you all realize that you should have been more transparent? Who will be responsible for going out to the communities? Do you all have a clause about I don't know what is called, you know, you have some people that who was with one bidder and now they're on your board so do you all have a clause that prohibits that until after the contract has been awarded? Is it a clause?
  - In the City for Good is going to do the community outreach. Board was not allowed to have community meetings until contract was finalized with city staff and recommendation was made in

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the procurement process. We are starting engagement and things are moving forward. There is no provision excluding people on other boards.

#### 12:39 PM – Bobby Abtahi (PRESIDENT)

- To Fair Park First: We have not been provided with your non-profit by laws, so can we get a copy of the by-laws?
  - Board provided a copy of the bylaws at 12:58PM

#### 12:41 PM – Harrison Blair (CD 4)

- To Fair Park First: I'm hoping to see an opportunity for businesses to be created in South Dallas and Fair Park and the neighborhood. We have to have something there to make sure that the people who live there don't get priced out. I love the idea making sure that they get hired that they get jobs but who knows if they'll be able to afford to live in Fair Park after all these modifications. Do you guys have a plan in place for community involvement in the park or in Fair Park total once you guys start to put together events for year-round participation?
  - Fair Park First provided comments regarding participation, participation opportunities and development for community members
- To Ryan O: This is an 80-page contract. What protections are in there for the African-American Museum and what is Fair Park First's relationship as a board to the African American Museum under this new structure?
  - Fair Park First discussed the role for stakeholder museums and other organizations under the new structure. Ryan – Existing contract will be assigned. Team will honor existing contracts

#### 12:43 PM – Bo Slaughter (CD 8)

- To Biederman/Fair Park First: What do you plan for partner organizations, including the Dallas Summer Musicals, The State Fair and existing Fair Park organizations to be protected since it's going to be an event park. How do you protect existing organizations.
  - Biederman – We are going to move slowly, adding activities, especially at the neighborhood park that fills the holes at the park. A 16 hours per day/7 days per week park

#### 12:53 PM – Jeff Kitner (CD 11)

- To Spectra: What types of things at Fair Park does Spectra anticipate could be subject to corporate sponsorships? I think on the presentation you indicated that you expected around \$600,000 in corporate sponsorships in the first years. So, we are talking about sponsoring events or buildings?
  - Spectra – we will work on events, capitalizing on the Cotton Bowl, amateur sports, talk to other event sponsors that have created new tournaments, taking advantage of local assets, opportunities year-round in Dallas. Women's basketball tournament. We have a long history of landing events. Site provides opportunities for development for other events, including movie nights and a music festival. We are seeking creative events and festivals.
- To Spectra: I love the idea of bringing in some additional sports and other events. One question I have is about the infrastructure. Where do you anticipate that those things will go? The arena is very old there, there's a football stadium but indoor activities may not go there; do you think the infrastructure is sufficient

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for the types of things that you all want to do, or do you think that improvements may be made to accomplish that?

- Spectra – Cotton Bowl is a great venue, use some the exhibition space for other events, like amateur events. Automobile, Coliseum, and Cotton Bowl are big possibilities. Example of Phoenix, Lansing

#### 12:56 PM – Jesse Moreno (CD 2)

- To Spectra: The operating expense shown on Slide 17 of the briefing, does that include the staffing salaries? Like Rodney, I am having a difficult time understanding how you guys will be as successful as we want you to be with pretty much the same budget that's running Fair Park today. Do those numbers work in your benefit with staffing because are you all having staff do multiple jobs? I'm trying to really think about it and I know you mentioned that you guys will find sponsors for different activities but I'm still trying to put my head around how almost the same amount of budget and you guys are going to have it year-round Fair Park. How do you do that? How do you produce more events? How do you draw more people? How do you have more concerts? How do you have any activity out there without really; I mean are we mismanaging our current budget?
  - Spectra – we will use our expertise and skill set to run Fair Park. You are hiring us for this expertise, and we build these budgets all the time. Example of lower liability insurance due to our scale of work. We have a duty to look at expenses, we are in the business of running things better, as we do in 250 cities.
- To Fair Park First: On page 42 what is the commitment and what are the term limits for the current board members? Are they committed to be part of this organization for two years, a year, three years? And are the committed to that? What's the commitment from the current board members to stick around for two years?
  - Spectra - Two-year commitment to the board, no term limits at this time. [Note: At community meeting Fair Park First indicated that the By-Laws had been amended to add term limits.] 100% of the current board willing to serve for two years.

#### 1:02 PM – Paul Sims (CD 14)

- To Spectra: The first question that I have is about the year-round tenants. Is there going to be a way for you, how are you going to deal with, is it your goal to have year-round tenants out at Fair Park? And if so, how are you going to handle that dealing with the State Fair comes? We have lots of things going on; are there certain facilities that you would like to see used year-round? That's a very important concern for some folks.
  - Spectra – will be committed to working with every tenant. Working on enhancing mission. We are going to work closely with the State Fair, weekly and biweekly meetings with all tenants at the park. Working on getting additional events around the park.
- To Spectra: Looking on page 18 the ten-year financial comparison, you have as far as operating expenses there underbid the other two applicants by \$50 and \$60 million dollars. You said that some of that was by a reduction in capital expenditures; is the majority of it a reduction of capital expenditures or is it savings? How are you able to so significantly undercut these folks by tens of millions of dollars?
  - Spectra – Other bidders are not experienced operators like Spectra is, I feel confident in our numbers. A lot of expenses are recurrent, and staffing is a large expense of any facility. We have a

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starting point on how increases would work, and we have that experience at other venues as well. Our bid expenses are on a flatter rate.

- To Spectra: Are the savings from paying your employees less than what they're being paid now? I know that there's a floor of \$10.94 for 20 years, so that doesn't escalate? If we're going to save all this money in Fair Park by simply not paying employees, that is a little bit of a concern that I have. The point I'm trying to make is, if you've underbid the others by \$50 or \$60 million dollars by underpaying employees or by not paying capital expenditures, not taking those capital expenditures into your budget, where do all these capital expenditures go? Where do your savings come from?
  - Spectra – we are not paying employees less. Staffing expense using 15-16 as basis, we are running park as same level of personnel. We have comfort that we can control operational expenses,
- How does the reserve money help? The reserve money can also be spent at Fair Park capital expenditures and so who is it helping, you or Fair Park?
  - Spectra – reserve for future years for operations. Spectra is helping. We still are seeking capital expenses. We projected around \$250M for capital expenses per the AECOM report.

#### 1:11 PM – Barbara Barbee (CD 1)

- Fair Park is a necessity for our city, thank you for working to help make it better. Particularly pleased with neighborhood attention. We are going to \_\_\_\_\_. To Spectra: In your contract you say that you all are going to pay a living wage of \$10.94 per hour; I assume that's the lowest rate in the employee but it says for the term in the contract. Does that mean for ten years with no raises?
  - Spectra – our goal is not to keep wages flat. We have built in wage increases built in the contract. \$10.94 is the absolute floor. One focus that we have is to keep everyone who is at Fair Park, but we want to look at communities that have not been in the hiring mix, including seniors, students, single parents, want to have a whole look at the marketplace. The staffing level is going to change over the next six to twelve months.
- To Spectra: It is essential for the people that live in the neighborhood that at least [to] profit somehow from this new management of Fair Park; they need to have jobs, a bigger emphasis on training ship is a wonderful idea because the young people, all you have to do is drive down the streets, around the neighborhoods; what do you see? You see a lot of young people and you see a lot of them who are men standing around on the street corners in the middle of the day, which means they don't have jobs. So, we need for this to help not only the buildings in Fair Park. We need it to help the neighborhood.
  - Spectra – we need to go after all type of employees.

#### 1:18 – Calvert Collins Bratton (CD 13)

- To Spectra: DFW is a very competitive in terms of sporting events; we have multiple venues that could attract the top talent athletically, entertainment wise so how do you market the Cotton Bowl and the other venues so that people will come to those venues if they haven't come in the past?
  - Spectra – reality is important, but we bring relationships to the table, as well as marketing, Live Nation, operational components, and our excellent sales team will help make Fair Park competitive. We will look for events that don't compete directly with AT&T stadium, we will go different ways to find the events, we bring the Spectra leverage, such as putting one event in 10 facilities, strong

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relationship with other sites, International Soccer (ICC), Cotton Bowl is a great venue. Will have marketing department that is going to work directly with sales team.

#### 1:26 PM – Sonya Woods (CD 7)

- This can bring some revitalization to the neighborhood. To Fair Park First: One concern – I do believe you all need to have at least one person, two preferably, on that board that represents someone from that community. Will you be adding someone soon?
  - Fair Park First: we will add seats to the board and will have more conversations in the future about this.

#### 1:27 PM – Taylor Toyne (CD 3)

- To Spectra: District 7 is made up of mostly African Americans, Hispanics and people of color. Has Spectra ever participated in any anti-bias trainings as an organization to be able to come work in a community like this and be understanding of the people who live there? Community interacting and engaging? Look at High Schools outreach to DISD high schools, including Lincoln and Madison. But also need to look at South Oak Cliff, Carter Kimball and Skyline as well, and have some good outreach efforts and community on board as well.
  - SPECTRA – let me unpack this. Training – teaching about inclusion for the team. As far as the high schools, we will have someone involved with this, and built this into the budget. This is going to be a training and development ground nationwide and committed to making this a success.

#### 1:31 PM – Robb Stewart (CD 10)

- To Fair Park First: This doesn't work without money. If you don't have fundraising goals, we won't have anything; worry that we don't have any fundraising goals here. Looking at DABS and Dallas Zoo, there are people on these boards who can raise the money. If you don't raise the money, it would be a long time for the Park. I am concerned that we don't have hard financial obligations to raise money to make this thing work and I'd like you to address that.
  - Fair Park First – Quarterly reports will be given to the Park Board, the agreement states 9 board members, but our intent is to get different board members. We have had preliminary discussions. We know we need to bring some fundraisers on hand.
- To Spectra: Tell me what you think the differences are in those markets (Sacramento, Boise and North Carolina) We're in a very different market and what do you think is going to be unique about Fair Park that you're going to have to address to market it, not the similarities but the unique challenges that you face?
  - Spectra – Focus on economic impact, identify the events, look at financial benefits and for the impact on the neighborhoods. We are going to have challenges with older buildings.
- To Spectra: are you going to come back with capital requests?
  - Spectra – we are not saying that we don't need capital funds, we do need the funds.

#### 1:38 PM – Tim Dickey (CD 6)

- To Spectra – What is the limit for construction thresholds, and that is index to the CPI. Also, what are benefits for employees, as poorly paid employees and need to seek public assistance to help the working poor. That is not an after contract is signed, is Spectra open for raises?

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- Ryan O'Connor – this needs to be addressed by CFO (Elizabeth Reich).
- Reich – Living wage rises, and the increase gets put into the contract at the time. The City Council Resolution sets the floor for wages. Spectra will have the power to increase the wage.
- Spectra – We will honor increase in living wage.

#### 1:43 PM – Bobby Abtahi (President)

- Fair Park First – needs an advisory board that lives in the neighborhood. The burden is on you all.
- How do we put the park back in Fair Park, and we need to talk about Museum Green. I'm concerned about greening up the park and how it's going to be paid for and when will it happen. It is going in the Museum Green, right?
  - Dan Biederman – we need to look at the ease of access and the proper relationship in Fair Park for residents and what are the community needs.
- When will you break ground on the neighborhood park?
  - Dan Biederman – We want to move things quickly. By next summer [2019] we want to start summer programming. I can't answer questions today but we will develop a schedule
- How much is needed in capital funding?
  - Dan Biederman – I can't answer questions today but we will develop a schedule to get an answer in.
- There's no performance indicators in the contract., and you have to meet performance metrics. How long until we get a performance plan? You have built in revenue and attendance increases, right?
  - Spectra – it normally takes between six and 18 months to get substantial activity, depends on the situation. The contract calls for the Performance Plan Indicators to be submitted by the Manager no later than May 1, 2019 and to be in place for the 2019-2020 fiscal year.

#### Round Two

#### 1:48 PM – Rodney Schlosser (CD 12)

- To Spectra - what happens to State Fair relationship.
  - Spectra – Conversations have happened with the State Fair of Texas, and are confident we will work well together, and feel State Fair of Texas will consent to assign the contract. We need to know more about the State Fair of Texas footprint and their use of space at Fair Park, but it is too early to say. We have a working relationship with the State Fair of Texas, and want to have the State Fair of Texas contract assignment but want to learn more about the State Fair of Texas footprint
- What happens if the fees the city is contractual committed to pay doesn't cover your contract.
  - Fair Park First – we will sit down monthly with Spectra to make sure that we are hitting the targets.
  - Spectra - The city is not under any obligation to provide additional funds if we don't meet our revenue targets. Our budget is built conservatively, and we look at all targets.

#### 1:56 PM – Yolanda Williams (CD 5)

- To Spectra – Salary issues. What is the cost for staff? How many number of staff were included? With the employees, how are we saving money and where are the savings coming from? Would like to see some millennials on this board.

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- Willis Winters – we are budgeted for 70 positions back in 2015, but only have about 50 positions filled at this time.
- Spectra – we rolled the salary up for two years and planned with the same staffing numbers for this time period.
- To Fair Park First – I am a little concerned about the board and I think that you should expand it by adding some more people who can help raise the money. I'm 49.5 years old, and I'm concerned about getting some younger folks on the board.
  - Fair Park First – All your points are taken.

#### *1:58 PM – Board Member Schlosser leaves the meeting*

#### **2:01 PM – Bo Slaughter (CD 8)**

- To Spectra – We know what Spectra brings to the table, but we don't want to give away assets without some leverage. We have leverage for our contracts at places like Reverchon Park and the Music Hall. Before you go into a contract you should know about the footprints of State Fair of Texas and other entities.
  - Spectra – we will clarify what State Fair of Texas wants and needs. We understand the loading in and out process, want to learn more from our partners.

#### **2:04 PM – Paul Sims (CD 14)**

- To Ryan O'Connor – the Fair Park First Bid is so much lower than the other two bids as shown on page 18.
  - Ryan O'Connor – look at slide 18. The difference between different bids is the difference with the budget. Where Fair Park Texas Foundation and Fair Park Conservancy are asking the contract to be for the City payment of all operating expenses, Fair Park First/Spectra are just asking for the difference between revenues and expenses. Spectra is taking the risk here on the funding. Spectra is taking on the risk if they don't meet their numbers.
- To Dan Biderman – you have done work on Klyde Warren Park and Bryan Park. When is your organization going to provide a neighborhood park plan and updated master plan for Fair Park to the Park and Recreation Board. You are also on the board? Also, capital improvements how are those numbers going to be provided? How is this different from how we operate currently?
  - Dan Biderman – will be happy to not be on the board and I will recuse myself on any business conflicts.
  - Spectra – we will use best practices. Any funds raised privately will go back into Fair Park.

#### **2:10 PM – Becky Rader (CD 9)**

- To Fair Park First – I haven't heard discuss the importance of Fair Park as a Texas Landmark, How will you build on this as you develop park and maintain the art deco buildings? How to incorporate that all you plant to do with the park?
  - Fair Park First (Noman Alston) – This is an important national complex that out of town folks will appreciate. We will saturate publicity work with recognition of importance of Fair Park. Fair Park is celebration of the State of Texas, and not there just for the State Fair of Texas. Our plan is to get the story out.
- To Fair Park First – Be sure to add the Natural History Museum to this list and the Lagoon

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- Fair Park First (Norman Alston) – We will not leave history behind.

#### 2:17 PM – Taylor Toynes (CD 3)

- To Dan Biderman - What experience do you have working with neighborhoods like Fair Park?
  - Dan Biderman – Indianapolis as an example, as we had issues with plans, planning with neighborhood to overcome historical legacies. Also in Los Angeles, conflict with history and working with demographic changes. Any plan for a neighborhood park needs to have neighborhood involvement.
- To Dan Biderman – How will ensure events will be open to all people? Klyde Warren Park is not accessible to all people.
  - Dan Biderman - Bryant Park as a better example in this case, as it is in a neighborhood location. Fair Park is going to be great, due to the size and spacing
  - Spectra – we need to make sure that spaces available for people are available for everyone at the park.
- To Spectra – please promote neighborhood involvement. Communities change, and the schools change, Lincoln and Madison might totally different.
  - Spectra – we'll look at the nearby communities at the start, and then work on reaching out to other schools as well as time moves on.

#### 2:24 PM – Jesse Moreno (CD 2)

- To Spectra – Page 25. Want to talk about resident institutes How do resident institutions work? Buildings need to be available for long-term use. Some groups do not rent their space.
  - Spectra – we are going to partner and understand programs of the institutions. Have post or pre events.
- Deep Ellum is a neighborhood in CD 2 adjacent to Fair Park. We often have issues with noise ordinance violations at the park due to Live Nation. We have problems with Live Nation. Can you build a relationship with neighborhoods?
  - Spectra – we want to be good neighbors, and want to see what we can do to make things good for all partners and neighbors.
- Do you plan on buying land outside of Fair Park?
  - Spectra – no plans to acquire land, not what we do.
- Challenge at Cotton Bowl is the turf. How to you add more facilities in the park, such as playing fields? Leagues like to play on natural grass.
  - Spectra – we will look at issues for developing additional recreation space at the park

#### 2:30 PM – Calvert Collins Bratton (CD 13)

- To Spectra – If we have a neighborhood park, how do we make this like Sundance Square in Fort Worth? Klyde Warren Park is a very different animal, limited to what we can have at Fair Park. What do we do about park safety, especially if there is a playground on site? DPD and DFR will be responding agencies. People like that at Klyde Warren Park there is onsite security.



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- Dan Biderman – need to finalized before we move forward. All very early, and Spectra has a lot of experience. Master Plan and Neighborhood Park Plan are priorities, and we need to turn the neighborhood plan around quickly, like three months after we start.
- Spectra – part of operational approach is to develop security and safety of issues that uses a national perspective and trends within the industry. Extremely important for our venues.
- To Spectra – want to make this park inviting to all users.

#### 2:36 PM – Jeff Kitner (CD 11)

- To Biderman – Let's look at adding a non-vehicle loop trail that could connect with the Santa Fe Trail, need access points on the south side of the park.
  - Biderman – This is a good idea. We tried to connect Klyde Warren Park to Katy Trail. Fair Park really does need a connection.
- We had a 2017 Bond election. How will Spectra work on the bond. I want to make sure that the contract addresses bond capita issues.
  - Ryan O Connor – The city will manage the bond program and will work with Fair Park First to identify projects for capital programs, and work on opportunities for collaboration issues and input.
- To Spectra – Who is responsible for football games and big events?
  - Spectra – Spectra will be involved with the negotiations of sport events, and will works on larger events, big ones like UT/OU. Also would be involved in World Cup under discussion, especially media center and other international events.

#### 2:39 PM – Tim Dickey (CD 6)

- Fair Park First – The contract with State Fair of Texas. What happens if you are unable to get State Fair of Texas assigned. How does this work out with a struggle over an asset? Think of the Bandshell; State Fair of Texas has control of the area for a long time.
  - Dan Biederman – Fashion shows in New York City, at Bryant Park. An example of this would be the Grand Prix at Belle Isle in Detroit. We need to push for aggressive but genteel conversations with State Fair of Texas on the use of the park.
  - Spectra – we need to move things around, and make sure that setup works. We need to be partners and it comes down to communication.
- Bobby Abtahi – The head of the State Fair of Texas is right behind you. You should chat. I want everyone to leave with action items.

#### 2:45pm – Sonya Woods (CD 7)

- To Dan Biderman – the neighborhood park, will there be amenities for children and will there be walking trails
  - Dan Biderman – never saw a spray park for kids that doesn't work. In the same way, walking trails always work. Hitting things that should be examined closely in the planning process. Anything that entertains the public and brings joy is a good thing.
- To Fair Park First – we need to leverage the many linkages at Fair Park. We need a playground for children at Fair Park. Need to have someone on the neighborhood for the park.
  - Fair Park First – we will get neighborhood person

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#### 2:48 PM – Robb Stewart (CD 10)

- To Fair Park First – All these improvements cost money and where is the \$5M going to come from? You need fundraising to get this happening. Need to see fundraising plan, love everything but not hearing how we are going to get the money.
  - Spectra – We will use sponsorships and naming rights but will understand board's reluctance to rename things.
- To Spectra - Want commitment that historical names will be preserved.
  - Spectra – we think that the media center for World Cup will help the cash flow. Another thought is to use the Automobile Building for athletic events
- To Spectra - Reverchon Park is an example of something where we need to have reserved rights for city events.
- To Spectra – World Cup we need to get the media center at Fair Park

#### 2:54 PM – Bobby Abtahi (PRESIDENT)

- Spectra – You need to flesh out the Capital needs. With the savings, the Park and Recreation Department is giving up \$100M over ten years. The operational money is not going to come back. However, at the same time, where are we going to get the money for capital costs. Need to develop a list of capital needs. We can't change the contract, but we can change bylaws and the board. Park and Recreation Department staff and Procurement staff have worked out a great deal for the City of Dallas. I think that Fair Park First has some work to do. Community marketing is needed, and we need more public input. Spectra has a great operational plans and the numbers add up. But need performance measures, the people here are the same ones I see at every Fair Park event. My guiding stars are Sonya and Willis, because she lives there and he wrote the board. Need ball park on how much neighborhood park is going to cost.
  - Winstead attorney – sources of revenue, dedicated for project, and general project, all revenue going to the pot to pay for the expenses, funding the city appropriation. Incentive fee make sure there is no walking away.
- How does the non-profit handles profits?  
Just as all non-profit corporations, any profits will be placed in a reserve fund or spent to improve Fair Park
- Bryant Park is different than Fair Park

#### 3:07 PM – Recess called by Board President

#### 3:21 PM – Bobby Abtahi (President)

- To Spectra – Make sure that you provide information on capital needs for the next bond program
  - Spectra – we expect a need for \$162M in bond funds over ten years, \$80M over the first five years.

#### 3:22 PM – Yolanda Williams (CD 5)

- To Fair Park First – I'm not a business person, but I need to ask the question about MBWE. Will you follow City of Dallas procurement? Still have some reservations, but this is one of the most important decisions I've made. Will wait on the community before deciding
- Fair Park First – We have committed in the contract to meet with MWBE requirements in the Specifications.

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#### 3:27 PM – Paul Sims (CD 14)

- Spectra – Capital projects costing \$250K need to go through the Park Board. I recommend reinvestment of funds at the park.
  - Fair Park First – we will have a partnership with funding.
  - CFO Reich – provisions is the City provides reserve funds, and Fair Park First board develops reserve. The goal is 60 days per city policy and best practices.
- Veletta do you have a conflict?
  - Veletta Lill – I have no conflict, I checked with the attorneys.
- Please use the reserve as little as possible. Is there a reserve fund target?
  - Fair Park First – we want to increase revenues and reinvest into the park. If money is still in reserve at the end of the term it goes to the City.
  - CFO Reich – City puts in reserve. Fair Park First needs to develop reserve policy, and this would need be approved by the board. Look to Fair Park First board to develop similar reserve strategy to the City of Dallas. We'll work together.

#### 3:31 PM – Jesse Moreno (CD 2)

- Good overall presentation. We need more information on capital expenditures and think that excess revenues need go back into this work. Page 71 – excited about the culinary experience from El Centro, as Dallas is the capital of food, and I think this could be an easy opportunity.

#### 3:33 PM – Bo Slaughter (CD 8)

- I'm going to be sympathetic to Council District 7. While we have concerns, these issues of the community need to be addressed.

#### 3:35 PM – Becky Rader (CD 9)

- Consider neighborhood and the community. But do not forget this is a national landmark that the world loves. Don't wait, tired of waiting. Ready to move on this item. Involve the community now with this process. Are they allowed to meet with the community?
  - Mike Frosch – yes they are

#### 3:39 PM – Paul Sims (CD 14)

- See on slide 30 we talk about the performance plan. Need to provide performance plan indicators. Fair Park First needs to come up with the performance indicators. Park Board doesn't have statutory authority, right? How to reduce long-term parking?
  - Fair Park First – it will be a collaborate process. Paul – board won't have authority to approve? Fair Park First – that is correct.
  - Bobby Abtahi – please come with draft performance plan indicators and a remediation plan.
  - Barbara McAninch – The City is only committed to pay the Annual Appropriation. Any remediation plan will be paid out of the Fair Park First budget.
  - Spectra – Push public transportation to reduce parking, off site shuttling

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**3:45 PM – Robb Stewart (CD 10)**

- To Fair Park First and Spectra – You will have statutory obligations for the Texas Open Meetings Act and Open Records and Open Records Requests. The Open Records Requests obligations are similar to other partners, especially at Fair Park. Will you let us look at the contract?
  - Winsted - Yes. Fair Park First and Spectra have not signed an agreement with themselves yet.
  - Fair Park First – working through final terms for the board at their September meeting.
- To Fair Park First – could you have a special meeting to get this approved before Council consideration? While, no obligation to have contract before board approval, some folks on board will want to see that happen.

**3:51 PM – Bobby Abtahi (President)**

- Park Board did great. Thank you all. We have a chance to solve Dallas' greatest mystery. I'm excited to see the next steps.

**3:53 PM – Adjournment**