



**SPORTS FACILITIES DEVELOPMENT
CORPORATION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 01, 2021 AT 6:00 PM**

AGENDA

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Sports Facility Development Corporation shall be held via videoconference. The members of the Corporation will participate remotely via videoconference. No facility shall be available for the public to attend in person.

You are invited to a Zoom webinar.

When: Mar 1, 2021 06:00 PM Central Time (US and Canada)

Topic: Sports Corp. Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/97314304272?pwd=RDRoR2h4NUEzMmRWC9jU0hpZUZCd09>

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All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6. Any speaker wishing to visually display documents in connection with a presentation must submit them to lharriss@gptx.org in PDF format no later than 3 o’clock p.m. on Month DD, 202X.

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas. Some or all of the Corporation members may participate remotely via video conference.

CALL TO ORDER

AGENDA ITEMS

- [1.](#) Minutes from November 16, 2020
- [2.](#) Minutes from November 20, 2020
- [3.](#) Monthly Financial and Investment Reports for October, November, and December 2020
- [4.](#) Contract Negotiations Committee Report
- [5.](#) Construction Committee Report
- [6.](#) Finance Committee Report
- [7.](#) Reimbursement to the City for October 1, 2020 through December 31, 2020
- [8.](#) Election of Officers and Committee Assignments
- [9.](#) PlayGrand Adventures Future Project Presentation
- [10.](#) Lone Star Park Report

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by following instructions in the Virtual Meeting Details.

EXECUTIVE SESSION

The Sports Facility Development Corporation may conduct a closed session pursuant to 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”*
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Sports Facility Development Corporation agenda was prepared and posted February 26, 2021.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

Lee Harris, CPA
Special District Administrator, Finance Department



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Paula Elliott
PRESENTER: Jorja Clemson, Secretary
TITLE: Minutes from November 16, 2020
RECOMMENDED ACTION: Approve

ANALYSIS:

Minutes from November 16, 2020

FINANCIAL CONSIDERATION:

None

**Grand Prairie Sports Facilities Development Corporation
Regular Meeting
November 16, 2020
City of Grand Prairie, City Hall
300 West Main Street
Grand Prairie, Texas**

Minutes

A regular meeting of the Grand Prairie Sports Facilities Development Corporation was called to order by President Jensen at 6:01 p.m.

Members Present

Ron Jensen, President
Jorja Clemson, Secretary
R.J. Garcia
Greg Giessner
Michael Skinner

Staff Present

Steve Dye, Deputy City Manager/Chief
Operating Officer
Brady Olsen, Treasury & Debt Manager
Duane Strawn, Parks & Recreation Director
Lee Harriss, Treasurer
Megan Mahan, City Attorney
Marty Wieder, Economic Development Director
Paula Elliott, Assistant Recording Secretary

Members Absent:

Jim Swafford, Vice President
Eddie Freeman

1. Consider Minutes of August 10, 2020

*Mr. R.J. Garcia moved to approve the minutes of the August 10, 2020 meeting.
Secretary Clemson seconded the motion. The motion carried with the following vote: 5/0*

*Ayes: Jensen, Clemson, Garcia, Giessner, Skinner
Nays: None*

2. Monthly Financial and Investment Reports for July, August, and September 2020

Ms. Harriss reviewed the Monthly Financial and Investment Report for July.

For July, base rent was \$146,610, and additional rent totaled \$22,901. Interest earnings for the month were \$1,927 for total receipts of \$171,439. Disbursements for the month were \$3,670. The net increase in cash and investments was \$167,769.

The Sports Corporation had total cash & investments of \$11,065,770.

For August, base rent was \$146,610, and additional rent totaled \$12,528. Interest earnings for the month were \$1,569 for total receipts of \$160,707. Disbursements for the month were \$275,674. The net increase in cash and investments was \$(114,967).

The Sports Corporation had total cash & investments of \$10,950,804.

For September, base rent was \$146,610 and additional rent totaled \$12,982. Interest earnings for the month were \$1,085 for total receipts of \$160,677. Disbursements for the month were \$552.

The net increase in cash and investments was \$160,125.

The Sports Corporation had total cash & investments of \$11,110,928.

Investment Recap:

The Investment Recap summarizes the activity by month in the Sports Corp’s investment portfolio. The schedule shows a year-to-date increase of \$1,200,470. The book value and market value of each type of investment is also shown on the report. At September 30, 2020, the Sports Corp had an unrealized gain of \$1,582 on its securities. This has occurred as the bond market slowed.

Portfolio by Type of Investment:

Approximately 82% of the portfolio is invested in Texpool (Public Fund Investment Pool) and the remainder is invested in US Agency investments.

Portfolio by Maturity:

Approximately 82% of total investments mature within 31 days, with a remaining agency out at 3 years. Policy allows up to 5 years max maturity. The portfolio is in compliance with this limit.

Weighted Average Maturity:

As of September 30, 2020, the WAM was 193. Policy is a maximum WAM of 2 years. This portfolio is in compliance.

Interest Earnings:

The primary difference in this amount is due to the timing of when interest is received and reported. Interest received is on a cash basis, as is the budgeted amount. Interest earnings and accrued interest are on an accrual basis. As long as the portfolio is kept relatively liquid, interest earnings will be lower than in year’s past.

Yield Compared to U.S. Treasury Bill and Texpool:

A metric more indicative of the portfolio performance is the overall expected yield-to-maturity. This metric is benchmarked against monthly yield of the one-year U.S. Treasury Bill and the average monthly yield on Texpool. Since the strategy at the Corporation is a buy and hold to maturity, the yield-to-maturity rate represents the final expected results.

Investment Policy and Strategy:

The portfolio continues to operate under a buy and hold strategy. During this time of economic uncertainty, we have attempted to keep the fund more liquid to address any potential scenario.

President Jensen inquired how much of our cash balance has been promised. Ms. Harris replied there is an upcoming GPMURD payment due and another SC CIP request. President Jensen asked what we owe Lone Star Park for our 50/50. Mr. Giessner said we have just under 50% left for this year which would be a quarter of a million dollars. President Jensen remarked that the ¼ cent sales tax could be used to make a donation to PlayGrand Adventures.

Mr. Giessner moved to approve the motion. Mr. Skinner seconded the motion. The motion carried with the following vote: 5/0

Ayes: Jensen, Clemson, Garcia, Giessner, Skinner
Nays: None

3. Contract Negotiations Committee Report

Mr. Skinner advised the board that Megan’s team drafted an amendment to be presented and also a new lease from the current tenant. President Jensen commented we will discuss more on this during executive session. He also stated that it is not a requirement to have an attorney on the board.

4. Construction Committee Report

Mr. Giessner noted that he would discuss item 4 and item 10 together later during the meeting. President Jensen agreed.

Mr. Giessner moved to approve the motion. Mr. Skinner seconded. The motion carried with the following vote: 5-0

Ayes: Jensen, Clemson, Garcia, Giessner, Skinner
Nays: None

5. Finance Committee Report

Mr. Giessner advised the board that the board had not met but is planning to schedule a meeting soon. President Jensen agreed.

6. Reimbursement to the City for July 1, 2020 through September 30, 2020

Mr. Giessner reported that the total amount of the reimbursement was \$14,955.69.

Mr. Giessner moved to approve the motion. Secretary Clemson seconded. The motion carried with the following vote: 5-0

Ayes: Jensen, Clemson, Garcia, Giessner, Skinner
Nays: None

7. Sports Corporation Board Meeting Schedule FY 2021

The board reviewed and discussed this item. President Jensen mentioned that normally Sports Corporation meetings are the Monday night before City Council meetings.

Secretary Clemson moved to approve the motion. Mr. Garcia seconded. The motion carried with the following vote 5-0.

Ayes: Jensen, Clemson, Garcia, Giessner, Skinner
Nays: None

8. Update on 2020 Splash Factory Improvement

Mr. Strawn informed the board that in 2019 the Parks Department was blessed with an \$800,000 donation by the Sports Corporation. The board had no questions and thanked Duane for the update.

9. Resolution approving payment of the Grand Prairie Municipal Reclamation District PILOT and authorizing the president to sign additional renewals

Ms. Harriss advised the board this is approving the GPMURD payment for this year and allowing the board to approve future payments. *President Jensen inquired how much is the payment. Ms. Harriss replied \$165,000. Ms. Mahan commented that it is an annual contract.*

Mr. Giessner moved to approve the motion. Secretary Clemson seconded. Mr. Skinner abstained. The motion carried with the following vote: 4-0.

Ayes: Jensen, Clemson, Garcia, Giessner

Nays: None

Citizen Comments

President Jensen acknowledged that there were no citizens present.

Executive Session

President Jensen convened a closed session at 6:20 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberations Regarding Real Property", and Section 551.087 "Deliberations Regarding Economic Development Negotiations".

President Jensen adjourned the closed session at 6:42 p.m.

10. Resolution Approving Ratification of Capital Expenditure Funds for Improvements (Freight Elevator Repair and Replacement of All Credit Card Pin Pads) at Lone Star Park

The board reviewed and discussed this item.

Mr. Giessner moved to approve the motion. Mr. Skinner seconded. The motion carried with the following vote: 5-0.

Ayes: Jensen, Clemson, Garcia, Giessner, Skinner

Nays: None

11. Amendment to Ground Lease with City of Grand Prairie to conform with new development at Airhogs Stadium; Consent of Sublease between City of Grand Prairie and MLC Dallas Stadium Co. L.L.C.; Consent to Amendment to Amended #6 and Restated Lease Agreement between City of Grand Prairie and Anchutz Texas, L.P. to amend the boundaries of the lease agreement

Mr. Garcia moved to approve the motion. Mr. Skinner seconded. The motion carried with the following vote: 5-0.

Ayes: Jensen, Clemson, Garcia, Giessner, Skinner

Nays: None

12. Report from Lone Star Park

Mr. Giessner read an email from Kent Slabotsky. It is attached below.

“Hello,

Due to unforeseen events I am unable to attend the meeting tonight. The past 3 months has been fairly uneventful. Our quarter horse meet is going fine, we have 3 race days left. We reopened the Bar and Book on October 8th. Things there are going smoothly. We remain a safe place to work, and a safe place to visit. Our proposed 2021 capital budget has been sent for your consideration.

I apologize for my absence tonight. If you need to reach out to me, I will be back in the office tomorrow.

Sincerely, Kent

Kent Slabotsky
VP of Operations
Lone Star Park at Grand Prairie
1000 Lone Star Parkway
Grand Prairie, TX 75050
972-237-1107 Office
405-219-4264 Mobile”

President Jensen stated he received a call from Skip Seeley, Chief Executive Officer, Global Gaming Solutions, LLC and they decided to reevaluate scheduling and opening plans in April because of the Covid-19 virus.

Adjournment

There being no further business, Mayor Jensen adjourned the meeting at 6:54 pm.

Respectfully submitted,

Ms. Jorja Clemson, Secretary



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Paula Elliott
PRESENTER: Jorja Clemson, Secretary
TITLE: Minutes from November 20, 2020
RECOMMENDED ACTION: Approve

ANALYSIS:

Minutes from November 20, 2020

FINANCIAL CONSIDERATION:

None

**Grand Prairie Sports Facilities Development Corporation
Special Meeting
November 20, 2020
City of Grand Prairie, City Hall
300 West Main Street
Grand Prairie, Texas**

Minutes

A special meeting of the Grand Prairie Sports Facilities Development Corporation was called to order via Zoom video conference by President Jensen at 4:02 p.m.

Members Present

Ron Jensen, President
Jorja Clemson, Secretary
Eddie Freeman
R.J. Garcia
Greg Giessner

Staff Present

Steve Dye, Deputy City Manager/Chief
Operating Officer
Lee Harriss, Treasurer
Megan Mahan, City Attorney
Paula Elliott, Assistant Recording Secretary

Members Absent:

Jim Swafford, Vice President
Mike Skinner

1. Authorization of Consent of Easement and Use Agreement between MLC Dallas Stadium Co. LLC and Anchutz Texas, L.P.

Mr. Giessner moved to approve the motion. Secretary Clemson seconded the motion. The motion carried with the following vote: 5/0

*Ayes: Jensen, Clemson, Freeman, Garcia, Giessner
Nays: None*

Citizen Comments

President Jensen acknowledged that there were no citizens present.

Adjournment

There being no further business, President Jensen adjourned the meeting at 4:05 pm.

Respectfully submitted,

Ms. Jorja Clemson, Secretary



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021

REQUESTER: Lee Harriss

PRESENTER: Lee Harriss, Treasurer

TITLE: Monthly Financial and Investment Reports for October, November, and December 2020

RECOMMENDED ACTION: Approve

ANALYSIS:

Monthly Financial and Investment Reports for October, November, and December 2020

FINANCIAL CONSIDERATION:

None

Grand Prairie Sports Facilities Development Corporation

To: Sports Corporation Board of Directors

From: Lee Harriss, Treasurer

Date: February 09, 2021

Subject: Monthly Financial and Investment Reports October 31, 2020

The Sports Corporation Monthly Financial Report for October 31, 2020 is attached.

Base rent was \$146,610, and additional rent totaled \$12,026. Interest earnings for the month were \$1,022 for total receipts of \$159,658. Disbursements for the month were \$1,285. The net increase in cash and investments was \$158,374.

The Sports Corporation had total cash & investments of \$11,269,302 as shown below. The attached investment report provides a more in depth discussion of the Sports Corp investments.

Cash in Bank	\$249,087
Texpool	\$9,020,215
Investments	\$2,000,000
Total Cash and Investments	\$11,269,302

Grand Prairie Sports Facilities Development Corporation, Inc.
Monthly Financial Report
For the Month Ended October 31, 2020

	Current Month	Fiscal YTD	Current Year Projected Budget	% Actual/ Current Year Budget
Beginning Resources	\$ 11,110,927.89	\$ 11,110,927.89	\$ 9,939,554	
Receipts:				
Base Rent	146,610.00	146,610.00	1,759,320	8.33%
Additional Rent	12,026.09	12,026.09	205,000	5.87%
Interest Income	1,022.27	1,022.27	180,000	0.57%
Ground Rent BB Stadium	-	-	50,000	0.00%
Total Receipts	<u>\$ 159,658.36</u>	<u>\$ 159,658.36</u>	<u>\$ 2,194,320</u>	<u>7.28%</u>
Disbursements:				
Legal Fees	\$ -	\$ -	\$ 50,000	0.00%
Profit Share LSP BB Stadium Ground Rent	-	-	25,000	0.00%
Audit Fees	-	-	8,000	0.00%
Travel	-	-	5,000	0.00%
Food Service	-	-	1,800	0.00%
Maintenance for bronze statues	-	-	2,200	0.00%
Contract Services/Staffing	-	-	11,000	0.00%
Reimbursement to City	-	-	20,000	0.00%
GPMURD-Metro Utility Reclamation	-	-	165,000	0.00%
Miscellaneous	2.00	2.00	10,000	0.02%
Flowers at LSP	1,282.50	1,282.50	11,000	11.66%
Lone Star Charitable Foundation	-	-	6,000	0.00%
Contingency	-	-	4,000	0.00%
Total Disbursements	<u>\$ 1,284.50</u>	<u>\$ 1,284.50</u>	<u>\$ 319,000</u>	<u>0.40%</u>
Capital Expenditures				
Capital Expenditure Commitment to Lone Star	-	-	\$ 1,231,237	0.00%
Capital Expenditure Commitment to City	-	-	-	0.00%
Total Capital Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,231,237</u>	<u>0.00%</u>
Ending Resources	<u>\$ 11,269,301.75</u>	<u>\$ 11,269,301.75</u>	<u>\$ 10,583,637</u>	
Reserves				
Operating Reserves	\$ 39,875.00	\$ 39,875.00	\$ 39,875.00	
Reserves for Capital Improvements	967,547.82	967,547.82	1,231,237	
Uncommitted Funds	10,261,878.93	10,261,878.93	9,312,525	
Total Reserves	<u>\$ 11,269,301.75</u>	<u>\$ 11,269,301.75</u>	<u>\$ 10,583,637</u>	

RECEIPT LISTING	Date	Amount	Classification
Lone Star Park at Grand Prairie	10/05/20	146,610.00	Base Rent
Lone Star Park at Grand Prairie	10/21/20	12,026.09	Additional Rent
Texpool	10/31/20	1,022.27	Interest
Total Receipts		<u>159,658.36</u>	

DISBURSEMENT LISTING	Date	Check No.	Amount	Classification
WELLS FARGO	10/15/20	debit	2.00	Bank service chg
HUTCHINGS, MERLE (SCC)	10/22/20	4870	1,282.50	Flowers at LSP
Total Disbursements			<u>1,284.50</u>	
Net Change in Cash			<u>158,373.86</u>	

Capital Reserves - City	Approved	Paid	Balance
			-
Total Capital Reserves for the City			<u>\$ -</u>

Capital Reserves - Lone Star Park	Budget	Payments	Balance
FY 2018 Budget	500,000	(500,000.00)	0.00
FY 2019 Budget	500,000	(500,000.00)	0.00
FY 2020 Budget	500,000	(32,452.18)	467,547.82
FY 2021 Budget	500,000	0.00	500,000.00
Total FY 2021 Budget	<u>2,000,000</u>	<u>(1,032,452.18)</u>	<u>967,547.82</u>
Grand Total Capital Reserves			<u>967,547.82</u>

Grand Prairie Sports Facilities Development Corporation

To: Sports Corporation Board of Directors

From: Lee Harriss, Treasurer

Date: February 09, 2021

Subject: Monthly Financial and Investment Reports November 30, 2020

The Sports Corporation Monthly Financial Report for November 30, 2020 is attached.

Base rent was \$146,610, and additional rent totaled \$10,814. Interest earnings for the month were \$935 for total receipts of \$158,359. Disbursements for the month were \$142,225. The net increase in cash and investments was \$16,134.

The Sports Corporation had total cash & investments of \$11,285,436 as shown below. The attached investment report provides a more in depth discussion of the Sports Corp investments.

Cash in Bank	\$91,479
Texpool	\$9,193,957
Investments	\$2,000,000
Total Cash and Investments	\$11,285,436

Grand Prairie Sports Facilities Development Corporation, Inc.
Monthly Financial Report
For the Month Ended November 30, 2020

	Current Month	Fiscal YTD	Current Year Projected Budget	% Actual/ Current Year Budget
Beginning Resources	\$ 11,269,301.75	\$ 11,110,927.89	\$ 9,939,554	
Receipts:				
Base Rent	146,610.00	293,220.00	1,759,320	16.67%
Additional Rent	10,814.30	22,840.39	205,000	11.14%
Interest Income	934.74	1,957.01	180,000	1.09%
Ground Rent BB Stadium	-	-	50,000	0.00%
Total Receipts	<u>\$ 158,359.04</u>	<u>\$ 318,017.40</u>	<u>\$ 2,194,320</u>	<u>14.49%</u>
Disbursements:				
Legal Fees	\$ 11,391.90	\$ 11,391.90	\$ 50,000	22.78%
Profit Share LSP BB Stadium Ground Rent	-	-	25,000	0.00%
Audit Fees	-	-	8,000	0.00%
Travel	-	-	5,000	0.00%
Food Service	1,683.62	1,683.62	1,800	93.53%
Maintenance for bronze statues	-	-	2,200	0.00%
Contract Services/Staffing	-	-	11,000	0.00%
Reimbursement to City	1,540.00	1,540.00	20,000	7.70%
GPMURD-Metro Utility Reclamation	-	-	165,000	0.00%
Miscellaneous	417.17	419.17	10,000	4.19%
Flowers at LSP	-	1,282.50	11,000	11.66%
Lone Star Charitable Foundation	-	-	6,000	0.00%
Contingency	-	-	4,000	0.00%
Total Disbursements	<u>\$ 15,032.69</u>	<u>\$ 16,317.19</u>	<u>\$ 319,000</u>	<u>5.12%</u>
Capital Expenditures				
Capital Expenditure Commitment to Lone Star	127,192.31	127,192.31	\$ 1,231,237	10.33%
Capital Expenditure Commitment to City	-	-	-	0.00%
Total Capital Expenditures	<u>\$ 127,192.31</u>	<u>\$ 127,192.31</u>	<u>\$ 1,231,237</u>	<u>10.33%</u>
Ending Resources	<u>\$ 11,285,435.79</u>	<u>\$ 11,285,435.79</u>	<u>\$ 10,583,637</u>	
Reserves				
Operating Reserves	\$ 39,875.00	\$ 39,875.00	\$ 39,875.00	
Reserves for Capital Improvements	840,355.51	840,355.51	1,231,237	
Uncommitted Funds	10,405,205.28	10,405,205.28	9,312,525	
Total Reserves	<u>\$ 11,285,435.79</u>	<u>\$ 11,285,435.79</u>	<u>\$ 10,583,637</u>	

RECEIPT LISTING	Date	Amount	Classification
Lone Star Park at Grand Prairie	11/03/20	146,610.00	Base Rent
Lone Star Park at Grand Prairie	11/17/20	10,814.30	Additional Rent
Texpool	11/30/20	934.74	Interest
Total Receipts		158,359.04	

DISBURSEMENT LISTING	Date	Check No.	Amount	Classification
J P MORGAN CHASE	11/09/20	4871	75.00	Racing license renewal
WELLS FARGO	11/17/20	debit	2.00	Bank service chg
CITY OF GRAND PRAIRIE (SCC)	11/19/20	4872	14,955.69	Reimb to City
GLOBAL GAMING	11/24/20	wire	127,192.31	
Total Disbursements			142,225.00	
Net Change in Cash			16,134.04	

Capital Reserves - City	Approved	Paid	Balance
			-
Total Capital Reserves for the City			\$ -

Capital Reserves - Lone Star Park	Budget	Payments	Balance
FY 2018 Budget	500,000	(500,000.00)	0.00
FY 2019 Budget	500,000	(500,000.00)	0.00
FY 2020 Budget	500,000	(159,644.49)	340,355.51
FY 2021 Budget	500,000	0.00	500,000.00
Total FY 2021 Budget	2,000,000	(1,159,644.49)	840,355.51
Grand Total Capital Reserves			840,355.51

Grand Prairie Sports Facilities Development Corporation

To: Sports Corporation Board of Directors

From: Lee Harriss, Treasurer

Date: February 09, 2021

Subject: Monthly Financial and Investment Reports December 31, 2020

The Sports Corporation Monthly Financial Report for December 31, 2020 is attached.

Base rent was \$146,610. Interest earnings for the month were \$701 for total receipts of \$147,311. Disbursements for the month were \$232,549. The net decrease in cash and investments was \$(85,238).

The Sports Corporation had total cash & investments of \$11,200,198 as shown below. The attached investment report provides a more in depth discussion of the Sports Corp investments.

Cash in Bank	\$175,539
Texpool	\$9,024,659
Investments	\$2,000,000
Total Cash and Investments	\$11,200,198

Grand Prairie Sports Facilities Development Corporation, Inc.
Monthly Financial Report
For the Month Ended December 31, 2020

	Current Month	Fiscal YTD	Current Year Projected Budget	% Actual/ Current Year Budget
Beginning Resources	\$ 11,285,435.79	\$ 11,110,927.89	\$ 9,939,554	
Receipts:				
Base Rent	146,610.00	439,830.00	1,759,320	25.00%
Additional Rent	-	22,840.39	205,000	11.14%
Interest Income	701.21	2,658.22	180,000	1.48%
Ground Rent BB Stadium	-	-	50,000	0.00%
Total Receipts	<u>\$ 147,311.21</u>	<u>\$ 465,328.61</u>	<u>\$ 2,194,320</u>	<u>21.21%</u>
Disbursements:				
Legal Fees	\$ -	\$ 11,391.90	\$ 50,000	22.78%
Profit Share LSP BB Stadium Ground Rent	-	-	25,000	0.00%
Audit Fees	-	-	8,000	0.00%
Travel	-	-	5,000	0.00%
Food Service	-	1,683.62	1,800	93.53%
Maintenance for bronze statues	-	-	2,200	0.00%
Contract Services/Staffing	-	-	11,000	0.00%
Reimbursement to City	-	1,540.00	20,000	7.70%
GPMURD-Metro Utility Reclamation	165,000.00	165,000.00	165,000	100.00%
Miscellaneous	2.00	421.17	10,000	4.21%
Flowers at LSP	2,775.00	4,057.50	11,000	36.89%
Lone Star Charitable Foundation	-	-	6,000	0.00%
Contingency	-	-	4,000	0.00%
Total Disbursements	<u>\$ 167,777.00</u>	<u>\$ 184,094.19</u>	<u>\$ 319,000</u>	<u>57.71%</u>
Capital Expenditures				
Capital Expenditure Commitment to Lone Star	64,772.29	191,964.60	\$ 1,231,237	15.59%
Capital Expenditure Commitment to City	-	-	-	0.00%
Total Capital Expenditures	<u>\$ 64,772.29</u>	<u>\$ 191,964.60</u>	<u>\$ 1,231,237</u>	<u>15.59%</u>
Ending Resources	<u>\$ 11,200,197.71</u>	<u>\$ 11,200,197.71</u>	<u>\$ 10,583,637</u>	
Reserves				
Operating Reserves	\$ 39,875.00	\$ 39,875.00	\$ 39,875.00	
Reserves for Capital Improvements	775,583.22	775,583.22	1,231,237	
Uncommitted Funds	10,384,739.49	10,384,739.49	9,312,525	
Total Reserves	<u>\$ 11,200,197.71</u>	<u>\$ 11,200,197.71</u>	<u>\$ 10,583,637</u>	

RECEIPT LISTING	Date	Amount	Classification
Lone Star Park at Grand Prairie	12/16/20	146,610.00	Base Rent
Texpool	12/31/20	701.21	Interest
Total Receipts		<u>147,311.21</u>	

DISBURSEMENT LISTING	Date	Check No.	Amount	Classification
GRANDPRAIRIE METROPOLITAN SCC	12/10/20	4873	165,000.00	GPMURD-Metro Utility Reclamation
ALEX PELT (SCC)	12/10/20	4874	2,775.00	Flowers at LSP
WELLS FARGO	12/15/20	debit	2.00	Bank service chg
GLOBAL GAMING	12/23/20	wire	64,772.29	CAPEX
Total Disbursements			<u>232,549.29</u>	
Net Change in Cash			<u>(85,238.08)</u>	

Capital Reserves - City	Approved	Paid	Balance
Total Capital Reserves for the City			<u>\$ -</u>

Capital Reserves - Lone Star Park	Budget	Payments	Balance
FY 2018 Budget	500,000	(500,000.00)	0.00
FY 2019 Budget	500,000	(500,000.00)	0.00
FY 2020 Budget	500,000	(224,416.78)	275,583.22
FY 2021 Budget	500,000	0.00	500,000.00
Total FY 2021 Budget	<u>2,000,000</u>	<u>(1,224,416.78)</u>	<u>775,583.22</u>
Grand Total Capital Reserves			<u>775,583.22</u>



LONE STAR PARK
*Sports Facilities and
Development Corporation*

Grand Prairie Sports Facilities Development Corporation

February 9, 2021

To The Honorable President and Members of the Board,
Grand Prairie Sports Facilities Development Corporation, Inc.

The attached information comprises the investment report for the Grand Prairie Sports Facilities Development Corporation, Inc. for the quarter ended December 31, 2020. The undersigned acknowledge that the Sports Corporation's investment portfolio has been and is in compliance with the policies and strategies as contained in the Sports Corporation's Investment Policy except as detailed in the attached investment report and also in compliance with the Public Funds Investment Act of the State of Texas.

Lee Harriss, CPA, Treasurer

Becky Brooks, Chief Financial Officer

Brady Olsen, Treasury & Debt Manager

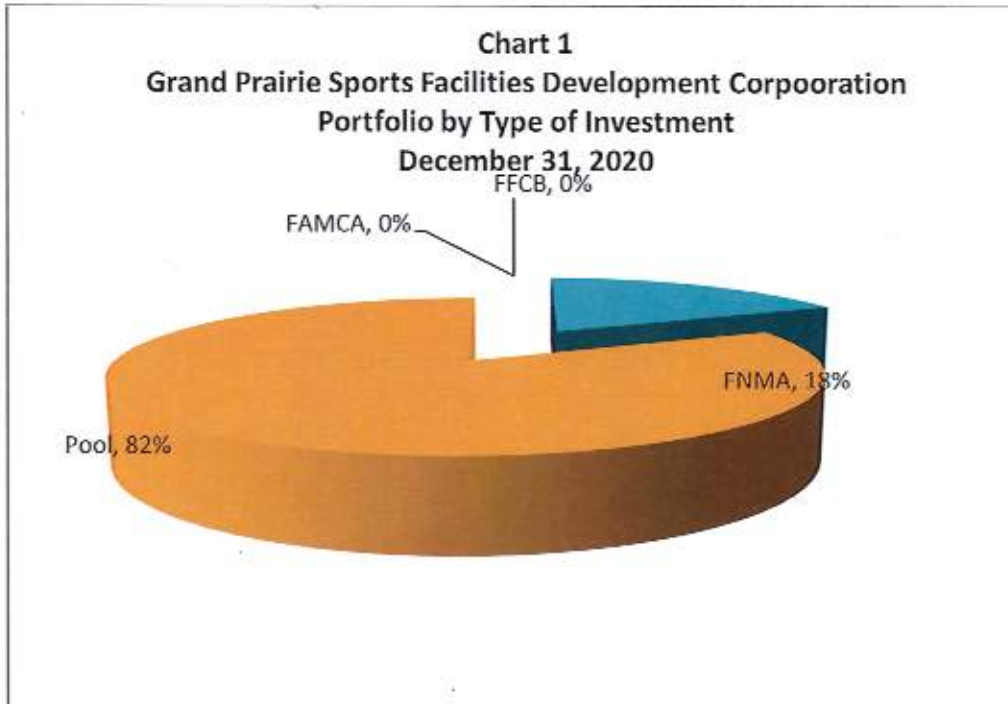
Grand Prairie Sports Facilities Development Corporation Investment Report For the Quarter ended December 31, 2020

Investment Recap

The attached Investment Recap summarizes the activity by month in the Sports Corp’s investment portfolio. The schedule shows a year-to-date increase of \$5,466. The book value and market value of each type of investment is also shown on the report. At December 31, 2020, the Sports Corp had an unrealized loss of \$1,080 on its securities.

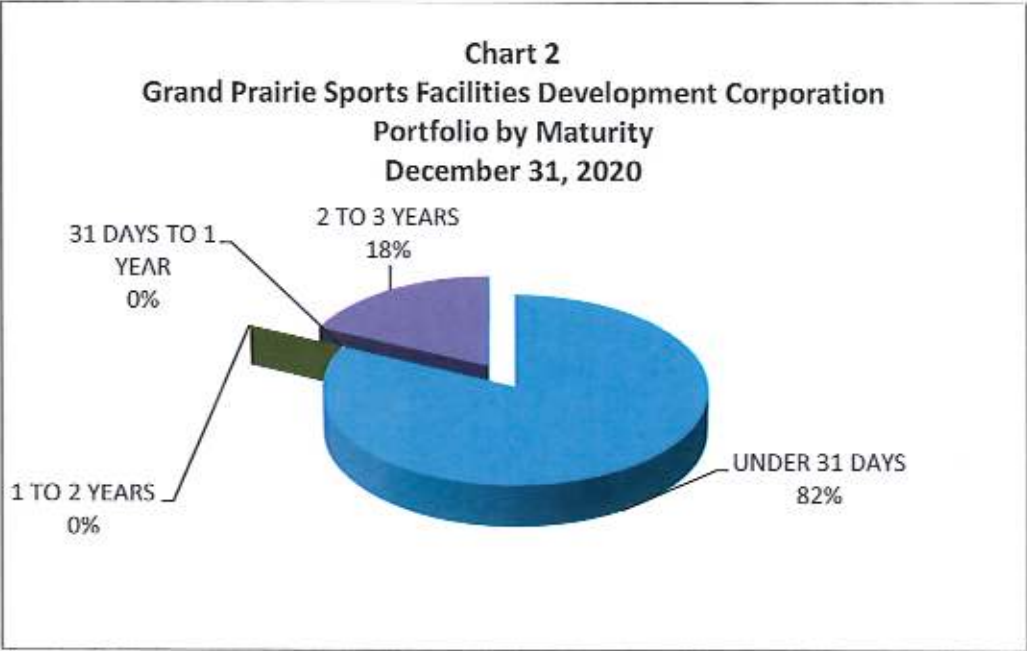
Portfolio by Type of Investment

Chart 1 presents the portfolio by type of investment. 82% of the portfolio is invested in Texpool, a Public Fund Investment Pool with the remainder in a government agency.



Portfolio by Maturity

Chart 2 presents the portfolio by maturity. 82% of total investments mature within 31 days, with a remaining agency out at 3 years. Policy allows up to five years maximum maturity. The portfolio is in compliance with this limit.



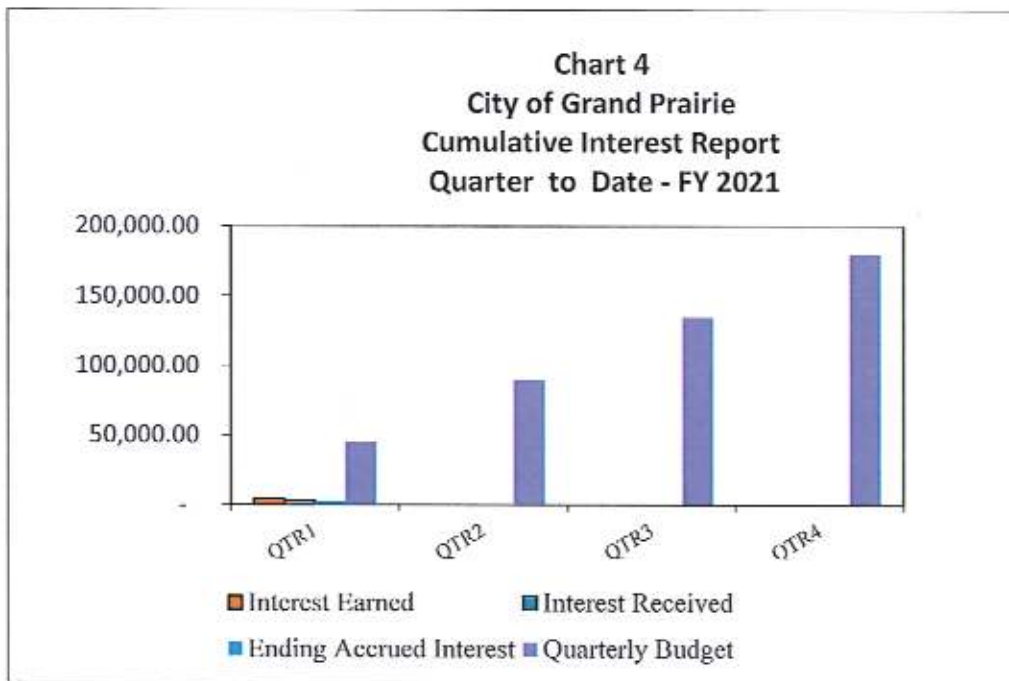
Weighted Average Maturity

Chart 3 shows the weighted average maturity (WAM) for the last twelve months. As of December 31 2020 the WAM was 176 days. Policy is a maximum WAM of 2 years, so the portfolio is in compliance.



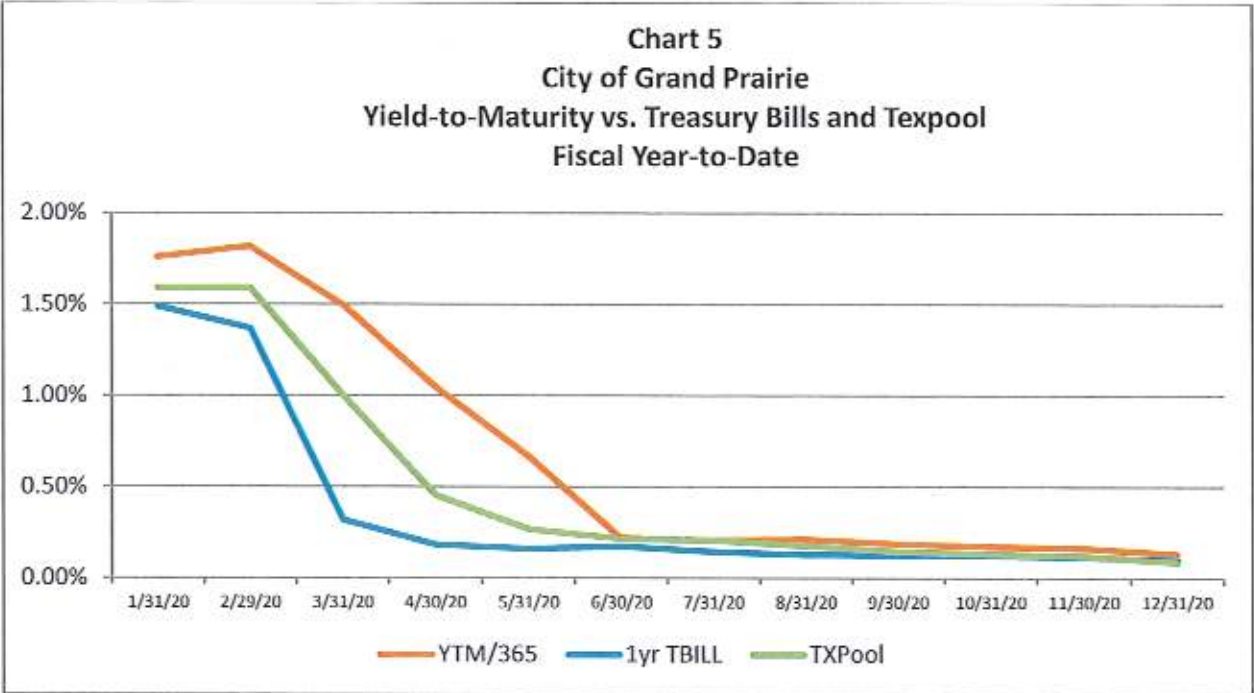
Interest Earnings

Chart 4 compares the interest income budget, interest received, and ending accrued interest. The primary difference in this amount is due to the timing of when interest is received and reported. Interest received is on a cash basis, as is the budgeted amount. Interest earnings and accrued interest are on an accrual basis. As long as the portfolio is kept relatively liquid, interest earnings will be lower than in year's past. It is highly unlikely investment income reaches budgeted figures this year.



Yield Compared to U.S. Treasury Bill and Texpool

A metric more indicative of the portfolio performance is the overall expected yield-to-maturity, as shown in Chart 5. This metric is benchmarked against monthly yield of the one year U.S. Treasury Bill and the average monthly yield on TexPool. Since the strategy at the Corporation is a buy and hold to maturity, the yield-to-maturity rate represents the final expected results.



INVESTMENT POLICY AND STRATEGY

The portfolio continues to operate under a buy and hold strategy. During this time of economic uncertainty, we have attempted to keep the fund more liquid to address any potential scenario.

GRAND PRAIRIE SPORTS FACILITIES DEVELOPMENT CORPORATION
INVESTMENT RECAP FOR QUARTER ENDED
December 31, 2020

YEAR TO DATE	Beg. Balance 10/1/2020	Additions	Retirements	Book Value 12/31/2020	Market Value 12/31/2020	Unrealized Gains/Losses
Treasuries	\$ -			\$ -		
FAMCA	-			-	-	-
FFCB	-			-	-	-
FHLB	-			-	-	-
FHLMC	-			-	-	-
FNMA	2,000,000			2,000,000	1,998,920	(1,080)
Pool	9,019,192	302,658	(297,192)	9,024,658	9,024,658	
TOTAL	\$ 11,019,192	\$ 302,658	\$ (297,192)	\$ 11,024,658	\$ 11,023,578	\$ (1,080)

YEAR TO DATE NET CHANGE IN INVESTMENTS	5,466
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CURRENT QUARTER	Beg. Balance 9/30/2020	Additions	Retirements	Total Cost 12/31/2020	Asset Mix Allowed	Actual Asset Mix
Treasuries	\$ -			\$ -	100%	0%
FAMCA	-			-	40%	0.0%
FFCB	-			-	40%	0.0%
FHLB	-			-	40%	0.0%
FHLMC	-			-	40%	0.0%
FNMA	2,000,000			2,000,000	40%	18.1%
Pool	9,019,193	302,658	(297,192)	9,024,659	100%	81.9%
	\$ 11,019,193	\$ 302,658	\$ (297,192)	\$ 11,024,659		100.00%

CURRENT PERIOD NET CHANGE IN INVESTMENTS	5,466
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MATURITY SCHEDULE	Balance 12/31/20	% of Portfolio
UNDER 31 DAYS	\$ 9,024,659	81.9%
31 DAYS TO 1 YEAR	-	0.0%
1 TO 2 YEARS	-	0.0%
2 TO 3 YEARS	2,000,000	18%
TOTAL	\$ 11,024,659	100%



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Lee Harriss
PRESENTER: Mike Skinner
TITLE: Contract Negotiations Committee Report
RECOMMENDED ACTION: Approve

ANALYSIS:

Contract Negotiations Committee Report

FINANCIAL CONSIDERATION:

None



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Lee Harriss
PRESENTER: Greg Giessner
TITLE: Construction Committee Report
RECOMMENDED ACTION: Approve

ANALYSIS:

Construction Committee Report

FINANCIAL CONSIDERATION:

None



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Lee Harriss
PRESENTER: Greg Giessner
TITLE: Finance Committee Report
RECOMMENDED ACTION: Approve

ANALYSIS:

Finance Committee Report

FINANCIAL CONSIDERATION:

None



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021

REQUESTER: Lee Harriss

PRESENTER: Lee Harriss, Treasurer

TITLE: Reimbursement to the City for October 1, 2020 through December 31, 2020

RECOMMENDED ACTION: Approve

ANALYSIS:

Reimbursement to the City for October 1, 2020 through December 31, 2020

FINANCIAL CONSIDERATION:

Attached is the billing from the City. The total amount of the reimbursement is \$1,863.65.



Invoice Date 12/31/2020
Invoice No. LSP44196

Reimbursible Costs Incurred on Behalf of the Sports Corp.:

10/13/20	Wells Fargo	Bank Analysis Fees	103.45
11/12/20	Wells Fargo	Bank Analysis Fees	100.66
12/11/20	Wells Fargo	Bank Analysis Fees	119.54
12/31/20	Staff Time	Oct. 2020 - Dec. 2020	1,540.00
Total Due			<u>\$ 1,863.65</u>



**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021

REQUESTER: Lee Harriss

PRESENTER: Ron Jensen, President

TITLE: Election of Officers and Committee Assignments

RECOMMENDED ACTION: Approve

ANALYSIS:

Appoint officers for the Grand Prairie Sports Facilities Development Corporation. The current officers are as follows:

President	Ron Jensen
Vice President	Vacant
Secretary	Jorja Clemson
Treasurer	Lee Harriss
Assistant Secretary	Paula Elliott

The bylaws establish one-year terms for officers of the Corporation. The President of the Sports Corporation is appointed by the City Council. Mayor Jensen was appointed President at the August 18, 2020 City Council meeting. Other officers are elected by the Board of Directors.

In addition, Committee assignments are needed to fill positions on the existing Sports Corporation Committees. The current committee assignments are as follows:

Finance
Vacant, Chair
Greg Giessner
Jorja Clemson

Contract Negotiation Committee
Mike Skinner, Chair
Vacant
Eddie Freeman

Construction Committee
Greg Giessner, Chair
R J Garcia

Mike Skinner

FINANCIAL CONSIDERATION:

None



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Krista Marrs
PRESENTER: Duane Strawn, Parks, Arts & Recreation Director
TITLE: PlayGrand Adventures Future Project Presentation
RECOMMENDED ACTION: Approve

ANALYSIS:
PlayGrand Adventures Future Project Presentation

FINANCIAL CONSIDERATION:
None



**GRAND PRAIRIE
SPORTS CORPORATION**

Tranquil Adventures

March 1, 2021



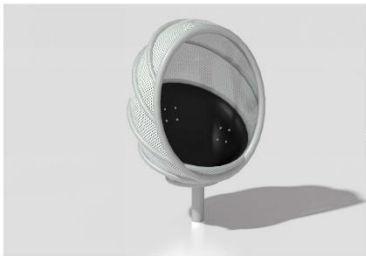


PlayGrand Adventures:

- Mission
 - To create and manage an inclusive destination playground where children and adults of all ages and abilities can play together, in a seamless, barrier free and playful atmosphere.

Tranquil Adventures Play Zone

- Benefits of Tranquil Adventures
 - Passive place intended for gathering and repose
 - Stimulation and excitement can be calmed with imaginary play within a tranquil and separated zone, while maintaining a social atmosphere that might encourage personal interaction.
 - Allow an individual to maintain their attention to their tasks in a quiet atmosphere which is so important in play.
 - Encourages imaginary play and physical activity



TBG

playgrand
adventures

tranquil adventures

Grand Prairie, Texas
02/10/21
City of Grand Prairie

TBG
2001 Bryan St.
Suite 1450
Dallas, Texas 75201

(214) 744-0757
tbgpartners.com



The information shown is based on the best information available and is subject to change without notice.



TBG

playgrand
adventures

tranquil adventures

Grand Prairie, Texas
02/10/21
City of Grand Prairie

TBG
2001 Bryan St.
Suite 1450
Dallas, Texas 75201
2141 764 0757
tbgpartners.com



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PlayGrand Adventures Phase II:

- Tranquil Adventures Play Zone Statement of Probable Costs
 - Based on actual Schematic Design
 - SPC reviewed and provided by consultant, project contractor, and staff
 - \$750,000



LONE STAR PARK
*Sports Facilities and
Development Corporation*

**GRAND PRAIRIE SPORTS
FACILITIES DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/01/2021
REQUESTER: Lee Harriss
PRESENTER: Kent Slabotsky
TITLE: Lone Star Park Report
RECOMMENDED ACTION: Approve

ANALYSIS:

Lone Star Park Report

FINANCIAL CONSIDERATION:

None