

Savannah Georgia Convention Center Authority

Minutes of the Hotel Development Committee Meeting
Wednesday, April 2, 2025, 10:00am

Via teleconference ~ Savannah Convention Center

Members present: Bert Brantley, Ben Polote Jr., Pritpal Singh, Mark Smith **Members absent:** Joe Marinelli, Ansley Williams **Also present:** Frank Poe (consultant), Kevin Duvall (GWCCA) Bobby Knowles (Songy Highroads), David Songy, Todd Nocerini, Stephen Hall (consultant), Michael Garcia, Paul Threlkeld, Jon Pannell, Adam Van Brimmer (AJC), SCC staff: Kelvin Moore, Ronnie Hickman, Al Rojas and Gail Terrell

Chairman Smith convened the meeting at 10:03am.

Mr. Nocerini provided a brief update on site work pertaining to the primary line and transformers located in Parcel 7. To Mr. Nocerini's comment regarding a recent statement received from the Metropolitan Planning Commission pertaining to the 2011 Master Plan, Mr. Threlkeld confirmed that the MPC concerns will be addressed.

Mr. Nocerini commented on the Guaranteed Maximum Price (GMP) as it relates to tariffs stating there is not a major concern due to the project primarily consisting of concrete versus steel.

Mr. Garcia stated that a draft of the Qualified Management Agreement (QMA) is expected this week.

Mr. Poe provided a general update on the hotel financing to include the financing structure, letter of credit, key money and debt reserve. Mr. Poe provided clarification to Chairman Smith's question on debt service funds.

Chairman Smith commented that the City of Savannah's City Manager has been informed of the details of the hotel project and the Chairman expressed to the City Manager that he is open to brief the City at their upcoming April 10th meeting on the project, bonds and hotel/motel tax agreement. Chairman Smith and Secretary/Treasurer Brantley confirmed that no formal request from the City of Savannah has been made to provide a briefing at the meeting; however, the City is fully aware and understand the details of the hotel project. Chairman Smith and SCC General Manager Moore will attend the April 10th meeting to answer any potential questions.

To Mr. Moore's question regarding any action items needed at the upcoming April 9th SGCCA Board Meeting, Mr. Pannell confirmed approval needed for the Hotel/Motel Agreement Addendum.

Mr. Poe provided a brief status update on the GSFIC Resolution of Intent. Mr. Pannell provided a review of the GSFIC financing process and parameters.

Meeting adjourned by Chairman Smith at 10:45am.

Respectfully Submitted,



Bert Brantley, Secretary/Treasurer