

Savannah Georgia Convention Center Authority

Minutes of the Regular Meeting of the Board of Directors
Wednesday, June 11, 2025, 11:00am

Via onsite Jasper Boardroom and teleconference ~ Savannah Convention Center

*****Draft minutes only, pending SGCCA Board Approval*****

Members present: Bert Brantley (via Zoom), Ruth Quattlebaum Edwards, Pat Farrell, Joe Marinelli (via Zoom), Martin Miller, Ben Polote Jr., Anne Scheer, Mark Smith, Trip Tollison, Ansley Williams **Members absent:** Pritpal Singh **Also present:** Paul Threlkeld, Frank Poe (Consultant), Stephen Hall (Consultant-via Zoom), Kevin Duvall (GWCCA), Lindsay Strickland (GWCCA), Lee Hughes (via Zoom), Yong Choe (YC Consulting-via zoom), Bobby Knowles (Songy Highroads-via Zoom), Michael Garcia (Matthews Southwest-via Zoom), Todd Nocerini (Songy Highroads-via Zoom), Franklin Jones (Greenberg Traurig LLP), Jon Pannell (Gray Pannell Woodward LLP), Aaron Dixon (WTOC) and SCC staff: Kelvin Moore, Ronnie Hickman, Holly Jenkins, Jamie Parks, Jackie Mitchell, Al Rojas, Myesha Jones, Gail Terrell and Staci Stover.

Chairman Smith convened the meeting at 11:00am.

Chairman Smith asked for approval of the Minutes and Treasurer's report. Motion made by Mr. Miller; seconded by Mr. Farrell and approved by unanimous voice vote.

Counsel Report. Mr. Threlkeld stated no report at this time.

External Affairs Report. Mr. Hughes commented that the \$625k request to enhance SCC as a community rally point in the event of natural disasters was not submitted by the Senator's office; however, feedback obtained for next year's budget for both Congressional spending and grant funding. Financial submissions entered by both House and Senate totaling \$4.2 million to include riverwalk and infrastructure improvements. Mr. Hughes also commented on Mr. Brantley, Mr. Moore, Mr. Marinelli, Mr. Choe and himself recent visit in Washington DC to meet with the staff of Congressman Carter and Senators Warnock and Ossoff. Mr. Choe stated that a status update of the above submissions should be received in approximately one month. Mr. Rojas confirmed that he is in the process of completing the registration of the approved \$2.5 million.

Financial Report. Ms. Jenkins reported the facility as a favorable month for May including but not limited to favorability in net income, rental, ancillary and forecasted favorability at year end. Ms. Jenkins then continued to report favorable operating income including favorability to revenue and expenses for the Authority for the month of May and forecasted to exceed budget at fiscal year-end for the Authority's budget. Ms. Jenkins also stated that hotel/motel taxes are still trending to be the highest to date.

Hotel Development Report. Mr. Rojas commented on the expansion ribbon cutting picture keepsake distributed to the board members and expressed gratitude for their continued support.

Mr. Nocerini and Mr. Garcia provided a brief design and development update noting that the Guaranteed Maximum Price (GMP) hard cost versus total project cost. Review of the final hotel renderings presented. Mr. Poe then provided an overview and timeline for the municipal bond market. Mr. Jon Pannell of Gray Pannell Woodward LLP confirmed the bond validation to be completed in the local Savannah court. Mr. Pannell then reviewed the bond resolution framework for approval by the board citing no liability to the city, county or state. Motion by Mr. Tollison to approve the bond resolution; seconded by Mr. Polote Jr and approved by unanimous voice vote. To Chairman Smith's question regarding potential conventions having the ability to contract with SCC after the announcement of a firm date for the hotel, Mr. Moore

affirmed. To Mr. Tollison's question regarding the length of time to obtain a rating from S&P, Mr. Pannell replied by the end of this month. Mr. Pannell further stated a special-called board meeting may need to be held in July.

Mr. Rojas reviewed the details of the Construction Management Agreement for approval by the board. Motion made by Ms. Scheer; seconded by Mr. Miller and approved by unanimous voice vote.

To Mr. Farrell's question regarding any parameters in place throughout the course of actual construction if the project falls behind schedule, Mr. Poe, Mr. Nocerini and Mr. Songy reviewed the contingencies in place.

Mr. Franklin Jones of Greenberg Traurig LLP reviewed the key agreements with Hilton including the Qualified Management Agreement, Technical Services Agreement, Pre-opening Agreement and Room Block and Meeting Space Agreement. To Mr. Farrell's question regarding the room block agreement, Mr. Poe provided a brief explanation. Mr. Pannell commented on bond final pricing anticipated at the end of July with a recommended board meeting to be held later that same day. Mr. Nocerini stated that the GMP to be sent in two days.

Operations Update. Mr. Hickman provided capital project updates to include review of a potential overflow parking site on Hutchinson Island which would also serve as a marshalling yard and truck/trailer storage. Mr. Hickman also provided a brief update on the removal of the bollards on Parking Deck 1.

Marketing and Communications Manager, Ms. Myesha Jones, provided a review of SCC's 25th Anniversary videography project.

Chairman's Report. Chairman Smith asked for any other business; hearing none, then adjourned the meeting at 12:06 pm.

Respectfully Submitted,



Bert Brantley, Secretary/Treasurer