



## LONE STAR PARK

Sports Facilities and  
Development Corporation

Item 1.

# SPORTS FACILITY DEVELOPMENT CORPORATION MEETING CITY HALL COUNCIL BRIEFING ROOM, 300 W. MAIN ST. MONDAY, FEBRUARY 17, 2025, 5:00 PM

## MINUTES

### CALL TO ORDER

*A regular meeting of the Grand Prairie Sports Facilities Development Corporation was called to order by President Ron Jensen at 5:00 PM.*

#### Members Present

Ron Jensen, President  
Jorja Clemson, Vice President  
Junior Ezeonu  
John Stewart  
Mike Del Bosque  
R.J. Garcia, Secretary  
Mike Skinner

#### Staff Present

Cheryl De Leon, Deputy City Manager  
Susan Sanders, Director of Finance  
Lee Harriss, Treasurer  
Thao Vo, Director, Management Services  
Megan Mahan, Deputy City Manager  
Luis Barrera, Assistant Director of Finance  
Maleshia B. McGimmis, City Attorney

#### Members Absent

None

#### Guests

Merlinda Gonzalez, Vice President of Lone Star Park

### AGENDA ITEMS

#### 1. Minutes of the November 18, 2024 Sports Facility Development Corporation Meeting

*R.J. Garcia, Secretary, moved to approve this item with one correction: Junior Ezeonu was not late for the meeting. Seconded by Ron Jensen, President. The motion carried 7-0., with no abstentions.  
Ayes: Jensen, Clemson, Ezeonu, Stewart, Del Bosque, Skinner, Garcia  
Nays: None  
Abstentions: None  
Absent: None*

#### 2. Monthly Financial and Investment Reports for October through December 2024

*Lee Harriss presented the Monthly Financial and Investment Report for October through December 2024. Base rent was \$161,251, and additional rent totaled \$13,841. Interest earnings for the month were \$48,975 for total receipts of \$224,067. Disbursements for the month were \$2,939. The net increase in cash and investments was \$221,128. The Sports Corporation had total cash & investments of \$16,504,989.  
Base rent was \$161,251, and additional rent totaled \$15,328. Interest earnings for the month were \$35,342 for total receipts of \$211,921. Disbursements for the month were \$4,720. The net increase in cash and investments was \$207,201. The Sports Corporation had total cash & investments of \$16,712,190.  
Base rent was \$161,251, and additional rent totaled \$15,673. Interest earnings for the month were \$43,061 for total receipts of \$219,984. Disbursements for the month were \$108,350. The net increase*

*in cash and investments was \$111,635. The Sports Corporation had total cash & investments of \$16,823,82.*

### **3. Contract Negotiations Committee Report**

*President Ron Jenson said there was nothing to report.*

### **4. Construction Committee Report**

*Secretary R.J. Garcia said that there is an action item on the agenda, #10, consider Capex funds.*

### **5. Finance Committee Report**

*President Ron Jenson said there was nothing to report.*

### **6. Reimbursement of fees and operating expenses to the City for October 1, 2024 through December 31, 2024**

*Ron Jensen, President, said the reimbursement to the city is in the amount of \$1,948.08 for the months of October 1, 2024 through December 31, 2024.*

*Mike Skinner moved to approve this item as presented, seconded by Ron Jensen, President. The motion carried 7-0, with no abstentions.*

*Ayes: Jensen, Clemson, Ezeonu, Stewart, Del Bosque, Skinner, Garcia*

*Nays: None*

*Abstentions: None*

*Absent: None*

### **7. Resolution approving a \$150,000 transfer to the City of Grand Prairie for the Luckett Community Garden Greenhouse**

*Junior Ezeonu moved to approve this item as presented, seconded by John Stewart. The motion carried 7-0, with no abstentions.*

*Ayes: Jensen, Clemson, Ezeonu, Stewart, Del Bosque, Skinner, Garcia*

*Nays: None*

*Abstentions: None*

*Absent: None*

### **8. Consider Allocation of Funds to Pickleball Courts at Wildlife Parkway and Authorize Payment of the amount of Approved Funding**

Megan Mahan, Deputy City Manager, presented the project, and the estimated cost is \$500,000.

*Mike Skinner moved to approve \$500,000 for this item, as presented, seconded by Junior Ezeonu. President. The motion carried 7-0, with no abstentions.*

*Ayes: Jensen, Clemson, Ezeonu, Stewart, Del Bosque, Skinner, Garcia*

*Nays: None*

*Abstentions: None*

*Absent: None*

### **9. Consider Allocation of \$500,000 of Funds to Building Blocks and Authorize Payment of the amount of any Approved Funding**

Board members discussed the previous source of funding, whether there is a waiting list, how citizens know that the program is available, and the amount available to each applicant.

*Junior Ezeonu moved to approve this item as presented, seconded by Mike Skinner. The motion carried 7-0, with no abstentions.*

*Ayes: Jensen, Clemson, Ezeonu, Stewart, Del Bosque, Skinner, Garcia*

*Nays: None*

*Abstentions: None*

*Absent: None*

# **10. Consider Capital Expenditure Funds for Improvements (Lone Star Park 2025 Capex Request List) at Lone Star Park**

*R.J. Garci, Secretary, moved to approve this item as presented, seconded by Junior Ezeonu. The motion carried 7-0, with no abstentions.*

*Ayes: Jensen, Clemson, Ezeonu, Stewart, Del Bosque, Skinner, Garcia*

*Nays: None*

*Abstentions: None*

*Absent: None*

# **11. Lone Star Park Briefing on 2024 and 2025 Capital Expenditures and 2024-2025 LSP Update on the Thoroughbred Racing Season.**

*Merlinda Gonzalez, Vice President of Lone Star Park gave a briefing—projects are expected to include:*

- *Paddock tote board—in progress—more opportunity for advertising/generating revenue.*
- *Kitchen equipment—in progress.*
- *Paddock stalls--concrete pavers—in progress*
- *Surveillance cameras*
- *Fleet vehicle*
- *Renovation of suites and Silks*
- *Renovations relating to racing are expected to be completed before the start of racing season*
- *41 racing days this season*
- *32 quarter horse days from September 5 – November 15*
- *Spring racing season will be April 17 – July 13*
- *Raise pay for HEID: 70% for purse and 30% to rejuvenate horse industry*

## **CITIZEN COMMENTS**

*President Ron Jensen acknowledged that there were no citizens*

*present.* **EXECUTIVE SESSION**

*None*


## **ADJOURNMENT**

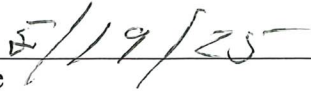
*President Ron Jensen adjourned the regular meeting at 5:34 PM.*

*Respectfully submitted,*

Sign  
Here

Item 1.

  
\_\_\_\_\_  
R.J. Garcia, Secretary

  
\_\_\_\_\_  
Date