



CITY OF LITHONIA
MINUTES–SPECIAL CALLED VIRTUAL MEETING
Commissioner Mereda Davis-Johnson: Amphitheatre Update
Thursday, March 10, 2022 @ 5:30 PM

I. Call to Order and Roll Call

The Special Called Meeting was called to order at 5:31 pm by Mayor Shameka S. Reynolds. A roll call was taken, and the following City Council Members were present: Diane Howard, Amelia Inman, Vanerriah Wynn, and Yolanda Sheppard. Councilman Honore joined at the start of the presentation.

II. Approval of Agenda

Councilwoman Howard motioned to approve the agenda for the special called meeting of March 10th, the motion was seconded by Councilwoman Wynn and approved by a vote of 3-0.

III. Presentation

Commissioner Mereda Davis-Johnson: Amphitheatre Update

Commissioner Davis-Johnson acknowledged that Marvin Billups, DeKalb Director of Parks and Recreation was on the call and thanked Mayor and Council for consenting to meet today. Further stating, “I treasure our working relationship with the City of Lithonia and do all that I can to help enhance the city”, confirming that after speaking with Mayor Reynolds council had additional questions, further opinions needed, questions, and comments.

IV. Discussion

Councilwoman Howard when comparing notes they all differed, if we could have something in writing to consider the same thing, exactly what was being proposed outside of the design, would like to see. Comm stated the presentation was given to show what the renovations would look like, 4 years ago talked about making some improvements, looking at other amph and looking at funding has the ability by vote of the commission to obtain \$4.+ML required to do a total renovation as a premiere amph in the region to compete. Asked of first consideration partnering 50/50% ownership and in asking the comm to show some type of ownership for the allocation of this funding. Asking right now that there is a yes vote to have the attorney’s draft an agreement that is satisfactory to both parties, right now we have the concept but we don’t have the agreement to work on management, maintenance, promoters, whatever goes into the amph that’s what the attorneys would work on together to come up with something that is acceptable to the city and dekalb county. Right now only asking that there is a consent to have the atty’s work up an agreement for all, and we can move forward with the renovations of the amph. Councilwoman howard would the commisioner’s provide a proposal, asking for clarity if dekalb will provide the proposal. Comm, yes we can do that with your approval, very important to get everyones thoughts on what goes into running an amph, should have a reputable management company so that we are competing with other amph, so much can come from that to benefit the city if we decided to go that route in addition to looking through community development. Has great love for the city and its potential, looking forward to working with the city as well.

Councilman Honore no questions about the idea, always open to put something in writing and see what the negotiations look like, craft an offer, negotiate the terms and see where we land to move forward, and examine our possibilities, thinks that it is time to do something in the

community, **not much has changed in the past 20 years**. Comm brief comment, believes in transparency, fairness, and honesty, whatever is proposed we'll know what's put on paper, the concept is going to be what we state up front, a lot of particulars that we must discuss to know each other's thoughts to bring this together, such as management, maintenance, how to split the fees, concessions. Siting an example of the incorporation of universoul circus-most of their money came from concessions along with advertisers and sponsors, the concept is going to be upfront as stated, there are a lot of particulars that we can discuss to tell the attorney what we want, can get the county atty to draft what we have discussed and the city can review that, communication is key so that we'll know what we are going into while the document is being drafted, and at the end we can say this is what we talked about. Asked marvin if he'd like to say anything, based on comments and questions raised in summary, looking to have a document with conditions covered in the agreement, and reach a consensus on a mark-up to keep consensus to move the proposal forward.

Councilwoman Inman most questions were answered regarding the particulars, would like to see a rough draft from the county atty, would like to know what the 50/50% looks like to include management, main, having another meeting after the draft to go into further discussion. Comm we need to communicate and discuss what should go into it, does not want county attys to draft a document for us to review if we have not discussed terms ie gross, net, maintenance, upkeep, concessions, sponsorship. Inman then asked do you already have sponsors lined up that may be open to getting involved to know what our profits may look like, do you already have a networked relationship. Comm can't really have conversation with anyone with the appearance of the amph at this time, the finished project is not complete, once its complete it's a matter of marketing the amph at that time, whether looking at a sponsor or someone to market the amp. Thanked commissioner and knows other companies who may have an idea of who they may work with in mind. Comm acknowledged that was a very good question to ask. Comm if you have a good Concept and a good product can be sold. The problem with the amph as is could not get a reputable promoter for her annual fish fry in its current condition. Could not do shows there. Performed a study that said 4.5 ml in renovations were needed, found a way to get the money, needs her colleagues to vote on it.

Councilwoman Sheppard all her questions were answered, thought process at what time do we further discuss terms, if we decide to move forward what would be the terms for both parties. Comm whenever you want to set up something for discussion of terms with more insight on the basic terms from the counties side, can get legal before discussion to share terms with everyone for input, will be helpful for all of us.

Councilwoman Wynn experienced difficulty.

Mayor in summary

Comm will have legal to draft terms of what we should be looking at and discussion, should take at least 4 weeks, schedule the next meeting through the mayor.

Honore assumes that the county to get moving on it, is a motion required that we want to move forward asked commissioner. Commisser wants to suggest to legal to give us some terms, nothing binding, to come to the meeting of the minds as to the concept, informal points to discuss, not a legal document to sign, then if ready to go forth, have dekalb atty to draft the terms, then the motion would be appropriate, am I okay with that marvin. Marvin gleaned that some of the terms are still out there, i.e. the management of the facility, if a group would be appointed by each governing body, to secure the promoter and the conditions that you

want to see, who will be approving schedules, comm, yes those would be the points that we wish to discuss, those points are needed to share with everyone, Billups are these the things needed to produce skeletal terms. Comm thinks the terms need to be discussed and legal should list what's needed to be talked about so that nothing is left out, important that we have a document containing the items that we have discussed. Marvin said that he could help with that draft for the city team then take it to the atty's for the final legal piece, comm thereafter a vote would take place that this is what we have agreed upon and see it in legal terms. Marvin wants to see something in their hands agreed, comm marvin could get it to us in 2 weeks.

Comm thanked everyone and look forward to getting back with you in a few weeks.

V. Executive Session (NONE)

VI. Adjournment

Councilwoman Inman motioned to adjourn the meeting, the motion was seconded by Councilwoman Howard, and approved by a vote of 5-0. The meeting adjourned at 6:09 pm.

DRAFT