



Georgia World
Congress Center
Authority

BOARD OF GOVERNORS MEETING

August 26, 2025

Action Item

Approval of Minutes
July 22, 2025

Damon Murray

Vice President of Campus Operations



Financial Update

Rey Rodriguez
Director of Finance



Financial Snapshot: July

Month	Budget	Actual	Variance
Revenue	\$4,509,766	\$4,462,770	↓ \$47.0K 1.0%
Expense	\$6,033,890	\$5,912,879	↓ \$121.0K 2.0%
Net Profit/(Loss)	(\$1,524,123)	(\$1,450,109)	↑ \$74.0K



QUESTIONS?

Campus Operations Update

Preview of Upcoming Board Authorization

Stacey Church
Chief Operating Officer



Gold Deck Separation

Project Scope:

Renovation of original Gold Parking Deck adjacent to Signia by Hilton Atlanta to include:

- Tying operational systems to hotel versus GWCC
 - Lighting, security, and fire alarm
- Valet office updates
- Select door removal
- Code-compliant signage
- Passenger elevator refurbishment

**KPI:
FACILITIES**

**FUNDING:
HOTEL
CONSTRUCTION
ACCOUNT**

HVAC Maintenance Vendor

Project Scope:

Conduct preventive maintenance on 245 AHUs and 97 PIUs to include:

- Filter replacement with MERV 13 to maintain LEED Gold certification
- Greasing bearings and motors
- Belt inspection and adjustment
- Cleaning condensation drains/pans
- Performing visual inspections of coils and equipment housing to ensure consistent comfort, system reliability, and energy efficiency

**KPI:
FACILITIES**

**FUNDING:
GWCCA
SELF-FUNDED**

HVAC Equipment Replacement/ Airside Master Plan

Project Scope:

- Develop phased master plan for equipment replacement and/or refurbishment for all air-side HVAC systems across GWCC
- Preparation of construction documents
- Purchase and installation of 10 RTUs on Exhibit Hall B1–3 roof

**KPI:
FACILITIES**

**FUNDING:
GWCCA SELF-FUNDED,
STATE APPROPRIATION**

Campus Master Plan – Phase 3

Project Scope:

Develop and advance the 220-acre campus master plan:

- Build on Phase 1 (Campus-wide Plan) and Phase 2 (Threshold Plan)
- Phase 3 to focus on exploring/delivering a cohesive, vibrant, and flexible urban space for both local and global audiences

KPI:
FACILITIES,
CUSTOMER

FUNDING:
GWCCA
SELF-FUNDED

Gate 2 Concrete Repair

Project Scope:

Replace deteriorating/spalling concrete pavement to include:

- Installation of new waterproofing systems and repair of associated drainage infrastructure to ensure long-term durability and performance

KPI:
FACILITIES,
CUSTOMER

FUNDING:
GWCCA
SELF-FUNDED

Condenser Water Line Loop

Project Scope:

Install a liner in the Building B condenser water line to:

- Address recurring leaks
- Reduce risk of system failure
- Extend the service life of the 30" diameter cast iron pipes, preserving a critical building asset and minimizing future repair costs

KPI:
FACILITIES

FUNDING:
GWCCA
SELF-FUNDED

QUESTIONS?

Campus Operations Update

Current Year Capital Project Work Plan

Stacey Church
Chief Operating Officer



Summary

- Building A lighting controls replacement
- Koi pond/water garden repurpose
- Building B meeting room carpet replacement
- Life safety device replacement
- Airwall trolleys
- Furniture master plan (on hold)
- Airwall replacement (on hold)

QUESTIONS?

Campus Operations Update

Other Projects

Stacey Church

Chief Operating Officer

Summary

- Roofing project
- Escalator modernization
- Vertical transportation
- Pedestrian Mall remediation

QUESTIONS?

GWCCA RECOGNITION

Kevin Duvall
Chief Executive Officer



Erle Coleman

Director, Supply Chain Management

- Joined GWCCA in 2015
- Purchasing, materials planning, inventory control for entire campus
- Focus on efficiency, productivity, risk management
- Procurement lead for high-profile projects, including FIFA World Cup Fan Festival
- Native of South Carolina
- Benedict College, Webster University (MBA)



Austin Simmons

Manager, Digital Content

- Joined GWCCA in 2022
- Podcast, photography, video, drone, website and social content
- Native of Louisiana
- University of Southern Mississippi
- Sports Anchor/Reporter for WDAM
- Multimedia Manager with Hope and Purpose Ministries
- Married (Renee')



**Happy
Birthday!**

Bill Russell



Executive Session

Next Scheduled Meeting

2025 Board of Governors Retreat

Signia by Hilton Atlanta
September 24-26, 2025

Thank You

