



Georgia World
Congress Center
Authority

Board of Governors Meeting

February 24, 2026

Action Item

Approval of Minutes January 27, 2026


Financial Update

Rey Rodriguez
Director of Finance




Financial Snapshot: January

Month	Budget	Actual	Variance
Revenue	\$5,016,017	\$5,342,018	↑ \$326.0K 6.5%
Expense	\$6,243,703	\$6,598,236	↑ \$354.5K 5.7%
Net Profit/(Loss)	(\$1,227,687)	(\$1,256,218)	↓ \$28.5K



Attendance:
(estimated) 198,314



Economic Impact:
(estimated) \$170.9M

Financial Snapshot: YTD thru January 2026

YTD	Budget	Actual	Variance
Revenue	\$33,955,108	\$37,137,508	↑ \$3.2M 9.4%
Expense	\$38,404,605	\$39,090,489	↑ \$685.9K 1.8%
Net Profit/(Loss)	(\$4,449,497)	(\$1,952,981)	↑ \$2.5M



QUESTIONS?

Recognition of Gary Stokan

CEO & President, Chick-fil-A Peach Bowl

Kevin Duvall

Chief Executive Officer







- **CEO & President 1998-2026**, elevating the Chick-fil-A Peach Bowl into a New Year's Six College Football Playoff game
- **Generated \$1.29B in economic impact** and \$79M in tax revenue for Atlanta and Georgia
- **College football's most charitable bowl leader**, donating \$58.8M, including \$20M to Children's Healthcare of Atlanta
- Launched **the** Aflac Kickoff Game in 2008, generating \$143.6M in team payouts with 17 sellouts in 23 games, and founded the Southern Company Peach Bowl Challenge, raising \$10M for scholarships and charitable organizations
- **Key architect of Atlanta as the "Capital of College Football,"** including bringing the College Football Hall of Fame to Atlanta

Resolution

NOW, THEREFORE, BE IT RESOLVED that the Board of Governors of the Geo L. Smith II Georgia World Congress Center hereby recognizes and welcomes Mr. Gary Stokan, in the spirit of keen gratitude and appreciation, thanks him for his contributions, hard work, and friendship, congratulates him on his well-earned retirement, and bestows upon Gary the title of "GWCCA First-Team All-American For Life."

BaseSix Systems LLC Agreement for Life Safety Device Replacement Phase 1 Action Item

Stacey Church
Chief Operating Officer

Life Safety Device Replacement Project

Project Scope:

Remove and replace outdated addressable fire alarm devices throughout the facility to:

- Replace aging ionization smoke detectors and CLIP protocol devices
- Upgrade to fully addressable, code-compliant devices compatible with existing control panels
- Improve system reliability and long-term maintainability
- Enhance life-safety performance and maintain NFPA 72 compliance
- Add detection and strobes in areas currently lacking full reporting capability

Approval to Award:

- BaseSix Systems LLC cost proposal: \$383,560 (Phase 1)
- Project duration: 8-12 weeks; **start week of March 9th**

KPI:
FACILITIES

FUNDING:
GWCCA
SELF-FUNDED

Resolution

NOW, THEREFORE, BE IT RESOLVED by the Board of Governors of the Geo. L. Smith II Georgia World Congress Center Authority that the Chief Executive Officer is authorized, though not required, to execute and deliver, in substantially similar form attached hereto as Exhibit A, but subject to the occurrence or satisfaction of any and all applicable contingencies, terms and conditions, an agreement with BaseSix Systems LLC to effect the removal and replacement of outdated fire alarm devices installed throughout the facility including parking decks, visitors center and ring vault, but only so long as such agreement complies with applicable law and, in the judgment of the Chief Executive Officer, is consistent with the corporate purposes and mission of the Authority and the Authority's sound business practices.

BE IT FURTHER RESOLVED that the Chief Executive Officer is authorized to take any and all actions, to execute and deliver any and all documents, agreements, certificates and instruments and to take any and all steps deemed by the Chief Executive Officer to be necessary or desirable to consummate the execution of an agreement for such services and to carry out the purpose and intent of the foregoing resolution, and all actions heretofore taken in furtherance thereof are hereby ratified and confirmed in all respects.

QUESTIONS?

Investment Advisor Update

Janet Finlayson
Chief Financial Officer



QUESTIONS?

Rooftop Unit (RTU) Project Preview

Stacey Church
Chief Operating Officer

Summary

Funding

\$10 million appropriation in AFY2025 Budget for air-side HVAC replacement master plan and Phase 1 construction

- \$1,068,200 for design services authorized in December 2025
- \$8,931,800 remaining for construction budget

Scope

Beck Architecture/Newcomb & Boyd

- Design for phased master plan for replacement of all air-side HVAC equipment
- Construction documents for Phase 1 – replacement of 10 roof-top air handling units on Halls B1-3
- Construction administration services for Phase 1
- Construction Professional
- Preconstruction services/estimating
- Construction services based on GMP to be determined



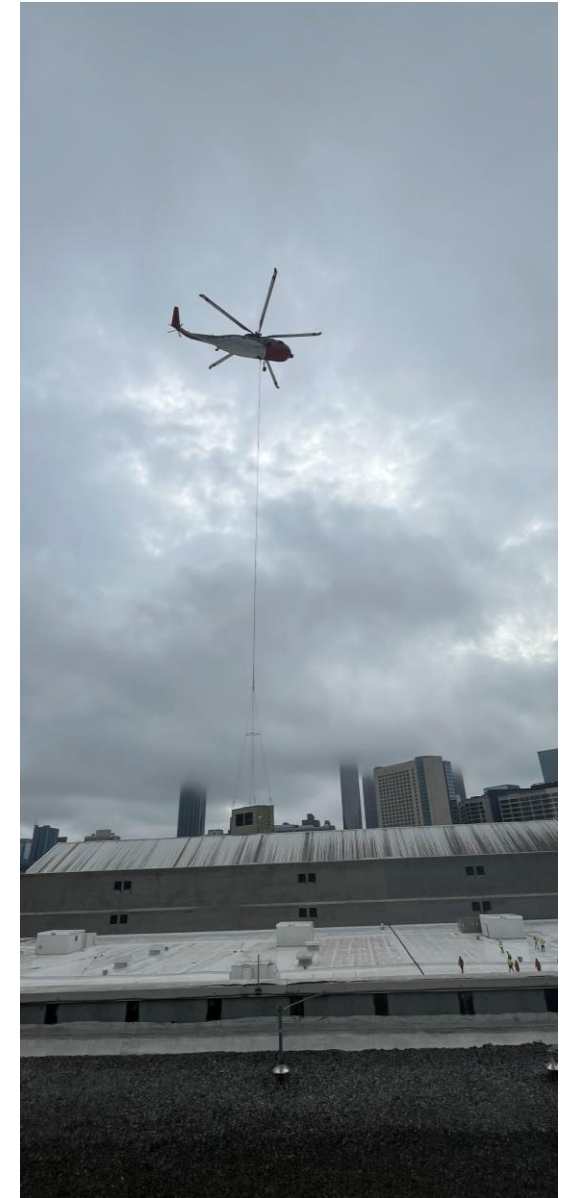
Summary

Process

- Beck Architecture/Newcomb & Boyd team providing master planning/design services
- RFP issued October 7, 2025 for preconstruction services to support master planning and Phase 1 work
- Eight responses received, shortlisted to two – Reeves + Young and Winter Construction
- Interviews January 16 and 22
- Basis of selection: Preconstruction fee and percent fee for Phase 1 with GMP to be determined by September 2026
- Total construction contract value will be determined based on design and available funds

Future Board Action

- Expect to bring Preconstruction/Construction contract for approval in March meeting



QUESTIONS?

Energy Performance Contract Project Update

Stacey Church
Chief Operating Officer



GESPC 2 Schedule

Completed Steps

- **GEFA/GSFIC Approval of Project – June 2024**
- **Awarded to Trane – December 2024**
- **Investment Grade Audit (IGA) Phase**
 - Trane 25% Baseline Report – Approved May 2025
 - Trane 75% Interim Report – Approved October 2025

Current Activities

- **Investment Grade Audit (IGA) Phase**
 - Trane 100% Final Report Issuance
 - Project Cost Audit & Scope Validation

Upcoming Activities

- **March 2026 through June 2026:**
 - Trane 100% Final Report Approval
 - GWCCA Board Project Update
 - GWCCA & GEFA Legal Review
 - Financing Execution Phase
 - GWCCA Board Approval
- **July 2026 through July 2028:**
 - Design & Construction Phase



GESPC 2 Project Details

Project Scope

Energy Conservation Measures

- Building Automation System
- C Plant Chiller Replacements
- Cooling Tower Sewer Credit Metering
- Kitchen Ventilation (DCV)
- Generator Peak Shaving

Facility Improvement Measures

- Boiler Controls Upgrades
- HVAC Refurbishment
- AHU Safety Platforms
- B Plant Hot Water Decoupler
- B Plant Cooling Tower Actuators

Project Costs

- Total Costs - ~\$42M
- Debt Authority Cap - \$36.9M
- Amount in Excess of Cap - ~\$5M

Project Costs Include

- Hard Costs
- Service Fees
- ESCO Fees
- Contingencies, Incentives, & Financing Costs

QUESTIONS?

GWCCA Team Member Milestone Recognition

Kevin Duvall
Chief Executive Officer



20 Years



Orlando Alexander
Assistant Chief of Police
Public Safety
20 years



Scherezaad Mullgrav
Communications Officer II
Public Safety
20 years

25 - 30 - 40 Years



Daniel Johnson
Painter II
Facility Management
25 years



Cory Waters
Senior A/V Technician
Facility Management
30 years



Jeffrey Croker
CAD Systems Manager
Project Management
40 years

Next Scheduled Meeting

March 31, 2026

Thank You!

