

# Georgia World Congress Center Authority

## BOARD OF GOVERNORS MEETING

October 31, 2017



**Authority**



**Financial**



**Facilities**



# Financial Snapshot – September 2017

## Monthly Profit / Loss



<b>Actual</b>	<b>\$2,892,343</b>
<b>Budgeted</b>	<b>\$1,256,486</b>



H/M Tax

Actual	<b>\$1.46M</b>	
Budget	<b>\$1.54M</b>	> 4.76%
FY16	<b>\$1.46M</b>	



Customers  
(Estimated)

**532,313**



Economic  
Impact  
(Estimated)

**\$292.6M**





# FY18 – Q1 Rolling Forecast Update



GEORGIA  
WORLD  
CONGRESS  
CENTER

## Year-End Profit / Loss



CENTENNIAL  
OLYMPIC PARK

<b>Budget</b>	<b>\$682,173</b>
<b>Projection</b>	<b>\$1,950,179</b>
<b>Variance</b>	<b>\$1,268,006</b>





# Board Retreat - Strategic Planning Recap

# *2025 Vision*





# 2025 Vision Focus Question

*“How will we as stakeholders of the GWCCA advance our goal to become the #1 convention, sports, and entertainment destination in the world, efficiently deliver a seamless, world-class customer experience, sustain a streamlined, best-in-class organization, and effectively, innovatively, and dynamically drive superior operating results amidst market challenges and disruptors while attracting, developing, and retaining a talented, engaged, empowered workforce that remains clear and focused on our collectively-held vision of success?”*





# 2025 Vision Process

- Identified GIVENS – realities in place today
- Completed Industry Trends Inventory – Defined relevant paradigms, practices, behaviors or mindsets impacting our industry and profession
- Developed a Practical Vision Roadmap





# 2017-2025 Roadmap

1. Maximized Economic Performance
2. Enhanced Campus Facilities
3. Recognized as Employer of Choice
4. Leveraged state-of-the-art technology to create quality customer engagement





# Timeline: Efficiency

- June: Engaged Bourke Associates
- July: Discovery Process Begins
- August: Discovery/Planning  
Internal Stakeholder Engagement
- September: Retreat Visioning with Board & Staff
- November: Internal Stakeholder Engagement
- December: Strategic Planning with Staff







Questions?





# Resolution Requesting GSFIC Approvals: Hotel

Pursuant to O.C.G.A. §10-9-40, the Authority has the power and is authorized to provide by resolution essentially for the issuance of revenue bonds not in excess of the cumulative principal sum of \$400 million.





# Resolution Requesting GSFIC Approvals: Hotel

Pursuant to Article VII, Section IV, Paragraph VIII(a) of the Georgia Constitution and O.C.G.A. §§50-17-20 through 50-17-30, the Georgia State Financing and Investment Commission is the agency and instrumentality of the State essentially charged with approving the incurrence of such debt by the Authority and the selection of the Authority's financial advisor(s) and underwriter(s).





# Resolution Requesting GSFIC Approvals: Hotel

Pursuant to the Site Coordination Agreement (the “SCA”) executed between the Authority and the Atlanta Falcons Stadium Company, LLC (“StadCo”), dated May 18, 2015, the Authority reserves a right to redevelop a portion not to exceed 60,0000 square feet of the Georgia Dome Site (the “Limited Redevelopment Right”).





# Resolution Requesting GSFIC Approvals: Hotel

The Authority may exercise its Limited Redevelopment Right under the SCA essentially by giving notice to StadCo at least one year prior to the groundbreaking of the proposed project, which notice must contain preliminary drawings and other detail about the proposed project.





# Resolution Requesting GSFIC Approvals: Hotel

With this Resolution the Board essentially would request approval from GSFIC of the incurrence of debt by the Authority in the form of hotel revenue bonds, the selection of Public Resources Advisory Group as the Authority's financial advisor, and of the selection of Citigroup Global Markets, Inc. as the lead underwriter of the bonds.

Additionally, the Executive Director would be authorized essentially to give notice to StadCo under the terms of the SCA that the Authority intends to exercise its Limited Redevelopment Right.





# Resolution Requesting GSFIC Approvals: Hotel

Questions?





# Georgia Dome Demolition & Implosion: Overview

- Nov 2016: Adamo awarded demolition subcontract
- Jan 2017: Detailed implosion study / analysis finalized
- March 2017: Last event held in the Georgia Dome
- March 2017: Georgia Dome salvage effort commenced
- July 2017: Soft demolition commenced
- Nov 20: Implosion set for 7:30am
- Feb 2018: Haul-off of debris and crushing onsite complete







# Georgia Dome Demolition & Implosion





# Georgia Dome Demolition & Implosion





# Georgia Dome Demolition & Implosion





# Georgia Dome Demolition & Implosion



# Georgia Dome Demolition & Implosion





# Georgia Dome Demolition & Implosion





# Restricted Exclusion zone GA Dome

**Legend**  
■ Restricted perimeter



Google earth

© 2018 Google

1000 ft





# Georgia Dome Demotion & Implosion: Day of Nov 20

2:00 am	MARTA rail system shutdown
5:30 am	Northside Drive, AYIB, and Mangum Street closed
5:30 am	Seismographs and air-monitoring equipment deployed
6:00 am	Sweep through Georgia Dome and surrounding areas
6:30 am	Safety Perimeter Enforcement (APD) initiated
7:00 am	Safety perimeter check and final pre-blast briefing
7:15 am	Final safety perimeter check and “Clear to Go”
7:25 – 7:29am	Audible countdown warnings issued
7:30 am	Implosion







©Thornton Tomasetti

GA Dome: Final Demolition Plan





# Georgia Dome Demotion & Implosion: Day of Nov 20

- 7:30 am Implosion
- 7:40 am “All Clear” audible warning
- 7:50 am Adjacent property, infrastructure, and MARTA inspection
- 7:50 am Dust clean-up commences (Northside Drive prioritized)
- 10:30 am Anticipated MARTA rail system reopens
- 11:30 am Anticipated Northside Drive reopens
- 6:00 pm All roads will be reopened





# Georgia Dome Demolition & Implosion

## Community & Authority Engagement

- Coordination with multiple agencies
  - GWCCA, CoA, GDOT, APD, Fire/Rescue, MARTA, FAA, etc.
- VMBs installed October 20
- Notice to neighbors to be issued early November
- Notice of no-parking to be issued 72 hrs. before implosion





# Georgia Dome Demolition & Implosion

Questions?



# Centennial Olympic Park Renovation

- Construction timeline:  
March 2017 - Jan 2019
- Construction began with the demo of the Chamber of Commerce in March 2017
- Aligning budget and design
- Scope of work:
  - Phase 1- Chamber demolition and West Lawn improvements; complete by January 2018
  - Phase 2- Baker Street corner, Paralympic Plaza, Amphitheatre, Olympic Promenade
- Remainder phase completed by January 2019



West Lawn Promenade



Fountain of Rings Plaza



Baker Street Corner



Paralympic Plaza

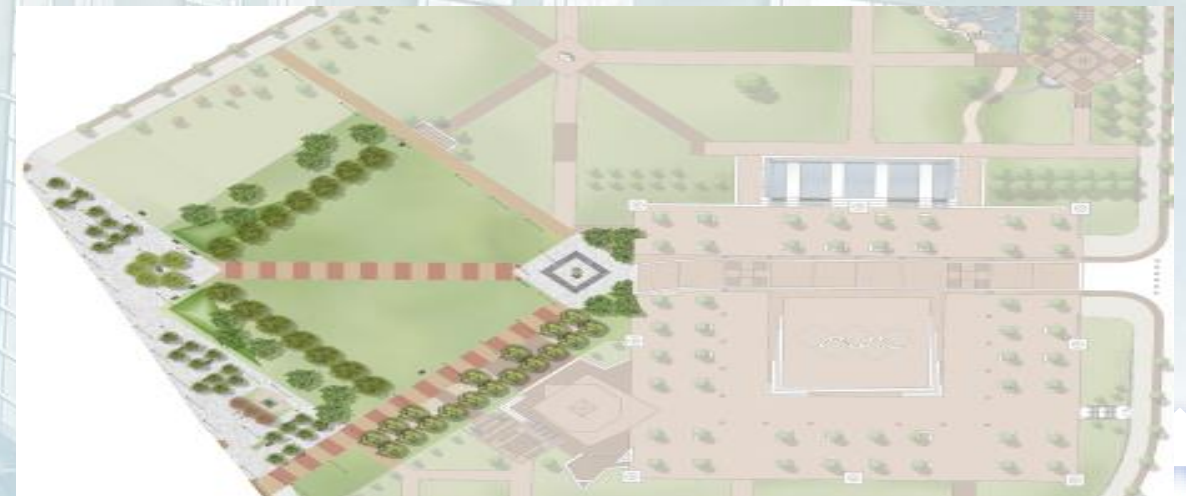
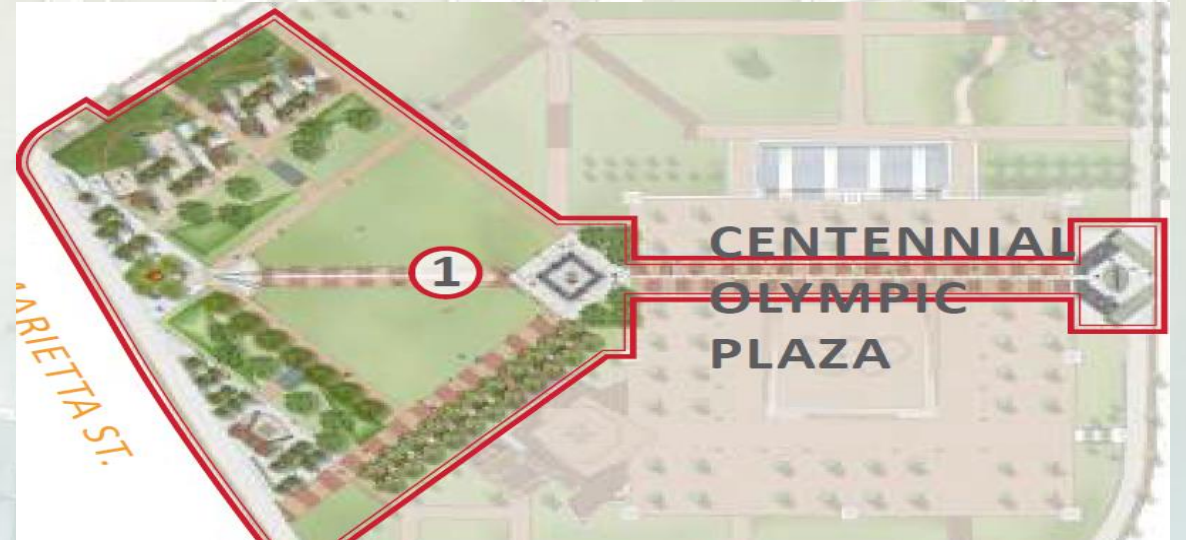




# Centennial Olympic Park Renovation: Phase 1

## West Lawn

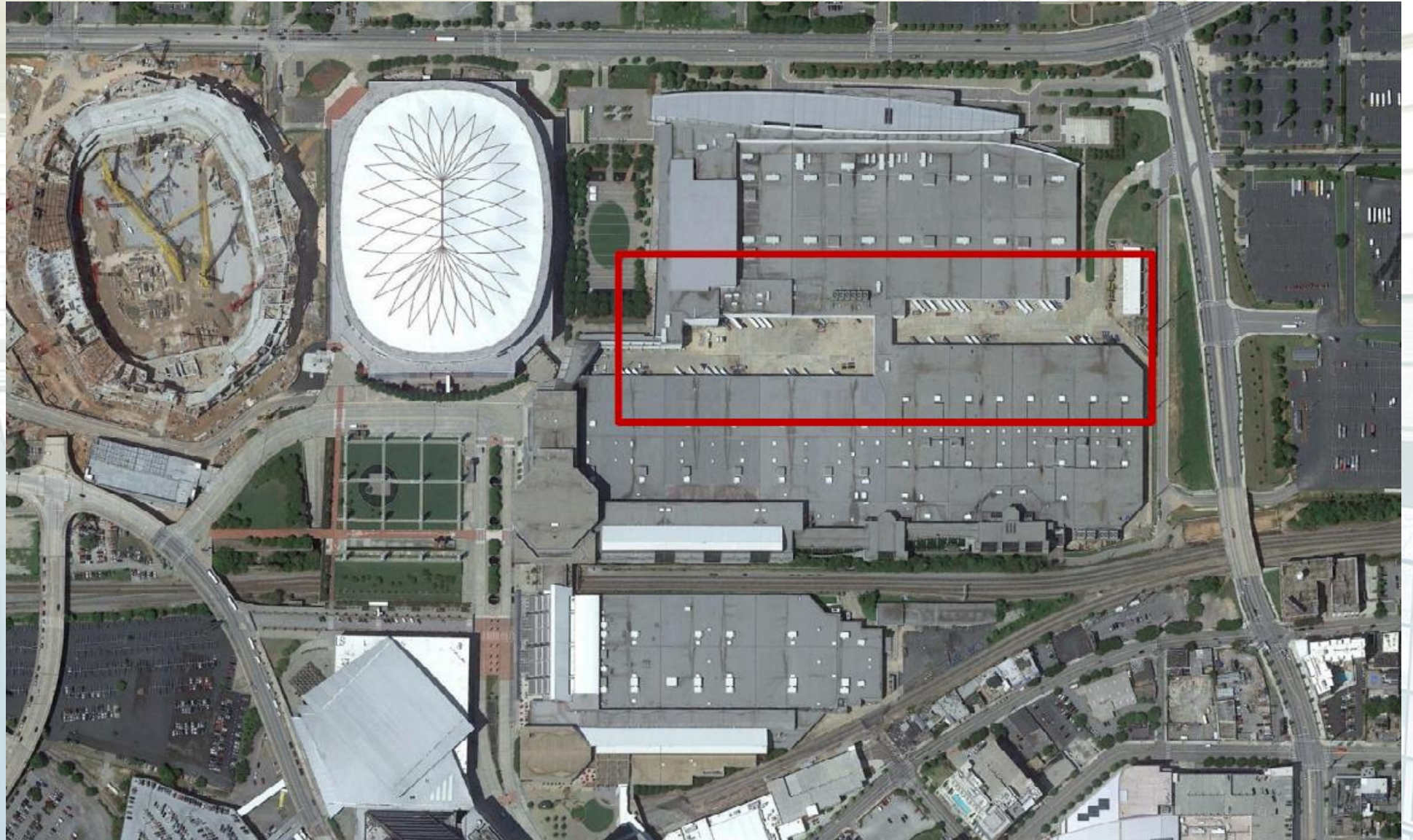
- Demolished MACOC Building
- Removed sidewalks
- Increased lawn area



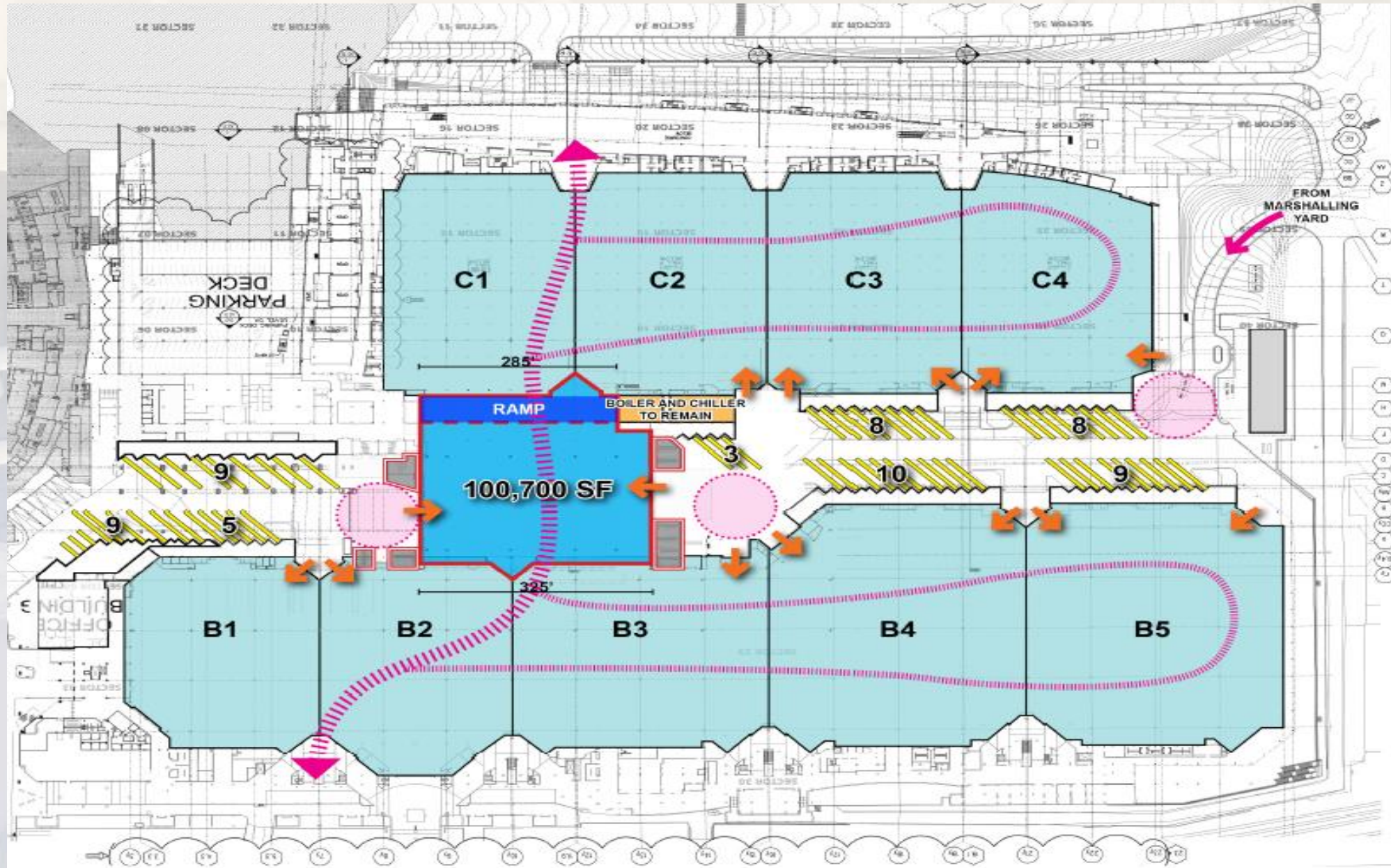
# Contiguous Exhibition Facility (CEF)



How  
We Got  
Here

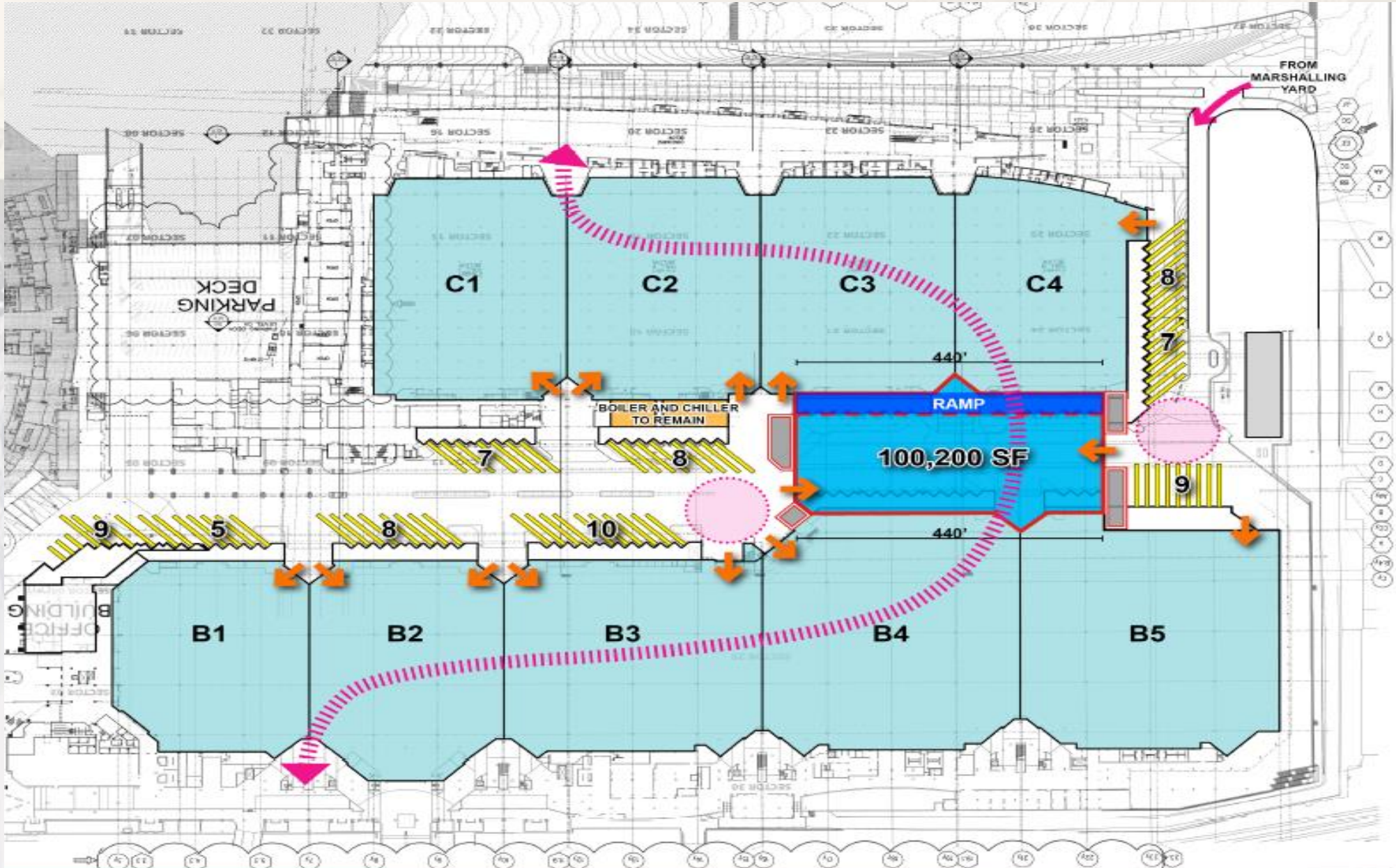


# CEF: South Option GWCC

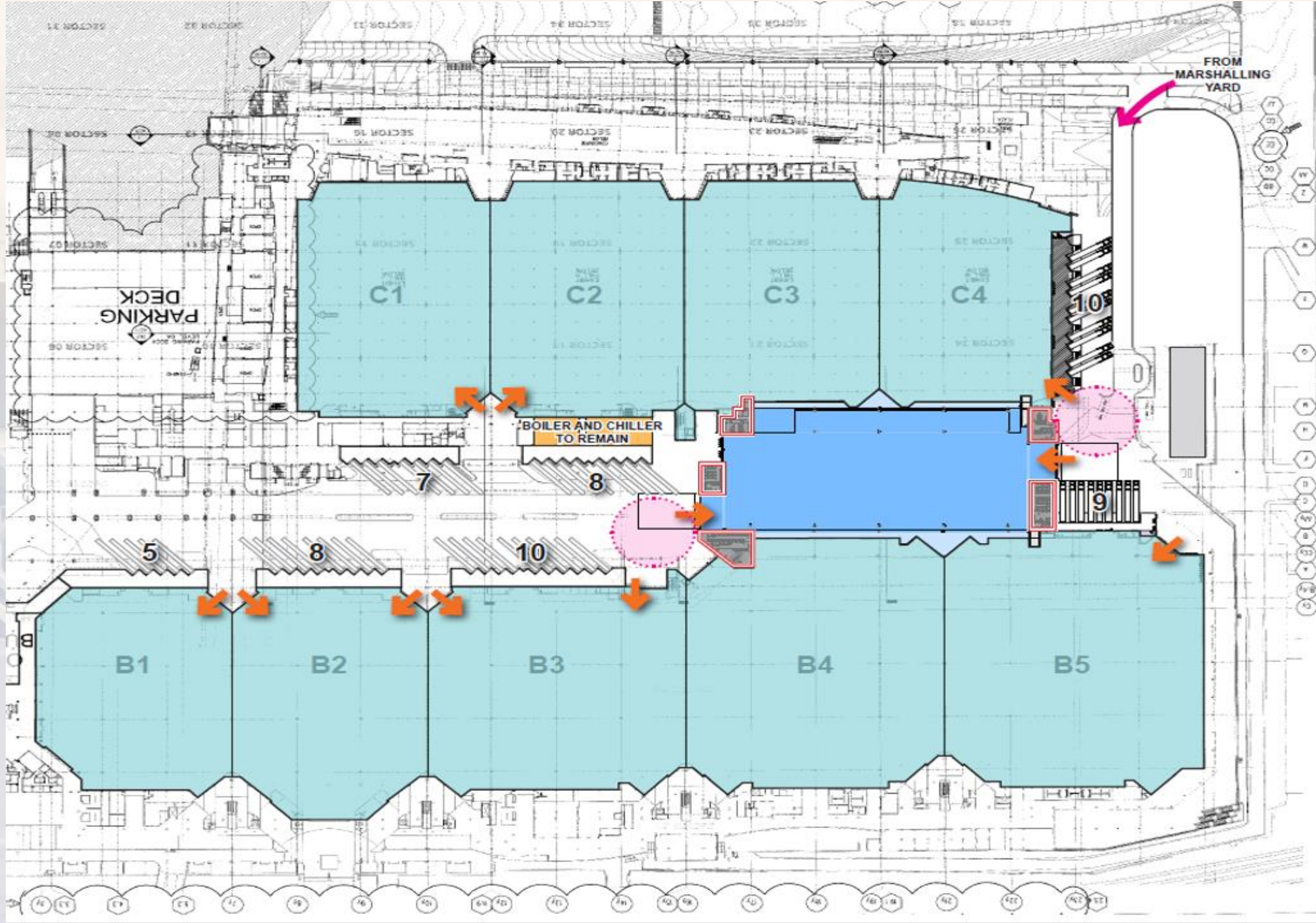




# CEF: North Option GWCC



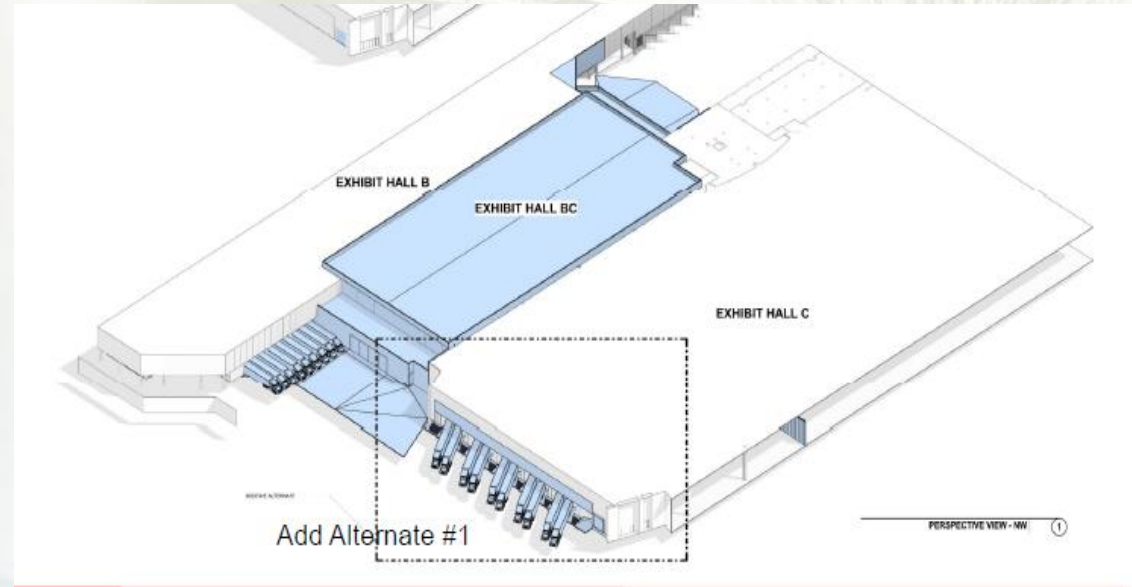
# North Option





# Contiguous Exhibition Facility (CEF)

- Aligning budget and design
- Construction could begin in May
- B/C Bridge – to stay or not.  
Removed in/around April 2019
- Hangar Doors 60'w by 25'H. South door could be shorter if B/C Bridge remains
- Second meeting with Fire Marshal held on October 30
- Design Documents set to be delivered on December 3



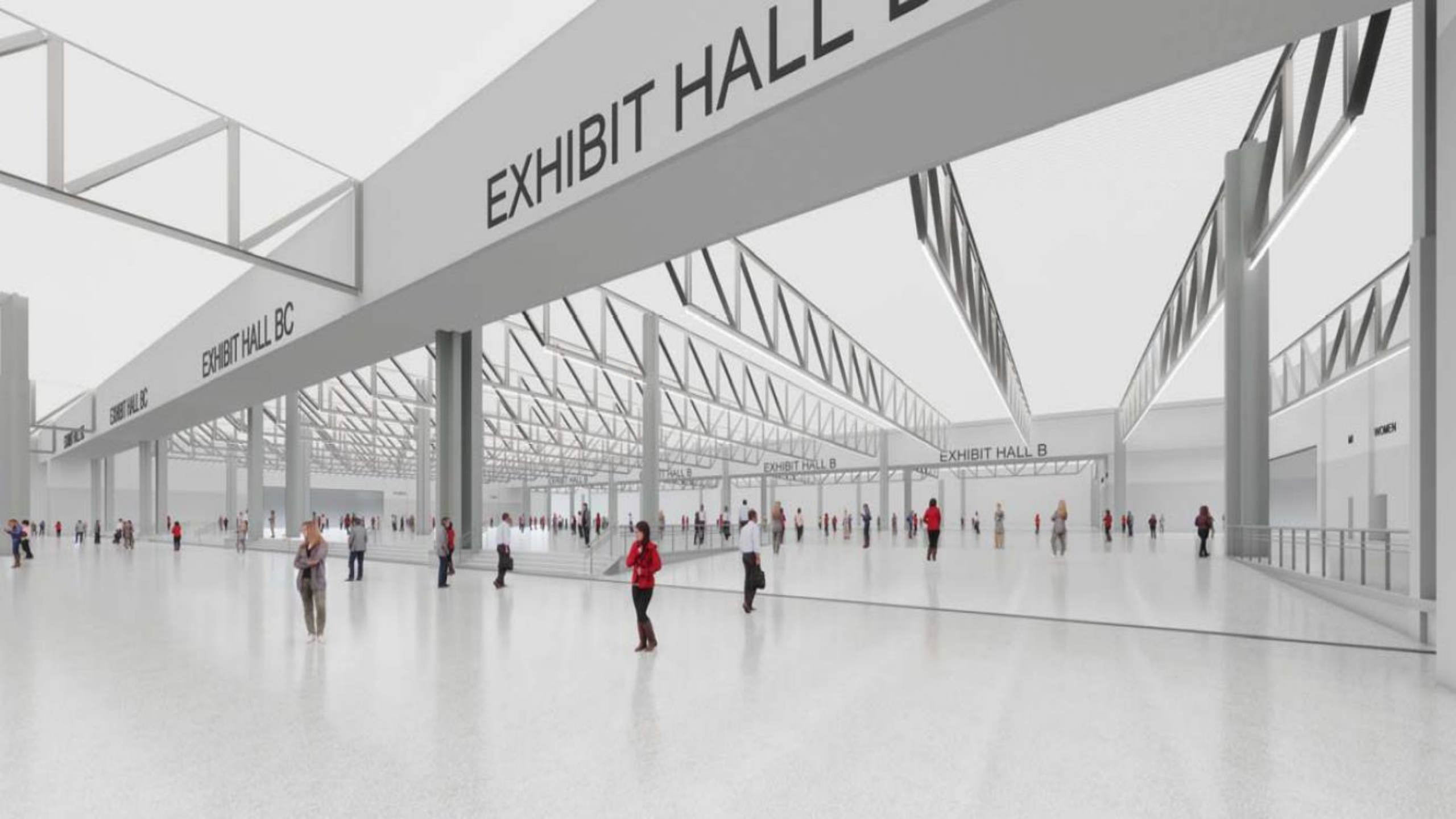


EXHIBIT HALL B

EXHIBIT HALL BC

EXHIBIT HALL B

WOMEN



# Contiguous Exhibition Facility (CEF)

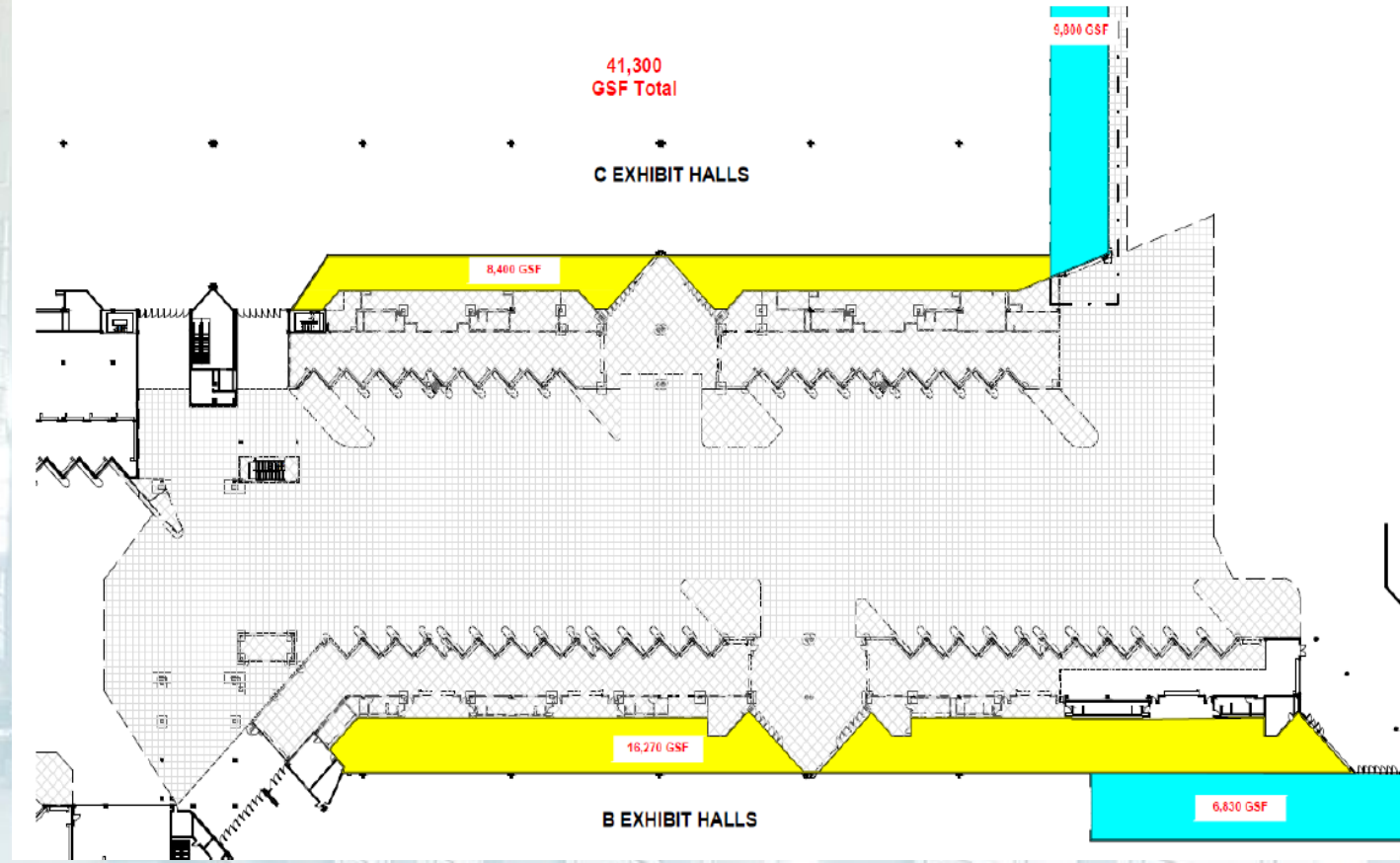
## Schedule

Construction May 2018 – December 2019 (est.)

## Customer Impacts

- Conducting one-on-one calls with impacted customers
- Temporary construction wall within Exhibit Halls
- Exhibit hall square footage reduced (from wall install & life safety requirements)
- Loading dock impact (overall count reduced from 73 to 57)
- Restricted load-in/out during construction period from the marshaling yard
- Removal of existing B/C bridge (estimated April 2019)

## Construction Egress





**Questions?**





# Farewell Mark Zimmerman



- 30 years of service at the GWCCA
- Began career in concessions, rose through the ranks to become general manager of GWCC
- Member of Atlanta Hospitality Hall of Fame
- Member of numerous industry associations
- Zimmerman Consulting & Associates





# New Staff Members

**Gregory Bryant**

Director of Vendor Management



**Dominic Bruno**

Director of Facility Operations



**Marc Vincent**

Emergency Manager, Public  
Safety







**Next Meeting:  
Tuesday, November 28, 2017**

