

Columbus Sports & Entertainment Authority

Minutes

May 26, 2026 • 1:00 pm

Columbus Civic Center, Hospitality Suites

400 4th St, Columbus, GA 31901

ATTENDANCE:

Voting Members Present – Andy G. Luker (Chair), Robert L. Wadkins Jr. (Vice Chair), Ashley Woitena (Secretary), Herman E. Lewis, Jr (Treasurer), Morgan Moore, Mike Welch, Jim Rutland, and Gerald Miley.

Voting Members Absent –NONE

Ex-Officio Members Present – Deputy City Manager Lisa Goodwin, Assistant Director Jeremy Miles, Chares Auer, Lt. Kelly Phillips

Ex-Officio Members Absent – Director Holli Browder, Director Ryan Pruett and Jeff Croop

Visitor(s) Present: Deputy City Manager Pam Hodge and Facilities Maintenance Director Allen Minton

1. Call to Order

- Andy Luker, Chair, called the meeting at 1:02 pm.

2. Roll Call

- Authority Department Secretary – Zeanne Abano, Civic Center

3. Executive Director RFP

- RFP reviewed and discussed; minor clarifications raised e.g., Section 13 signature page – who signs: city official vs. authority
- Procurement rules discussed: need to follow city procurement process, including formation of an evaluation committee procurement indicated a five-person committee with two backups; purchasing department should be included on the committee.
- Communication protocol clarified: all vendor communications must go through the purchasing department individual board members should not contact firms directly.
- RFP posting window: procurement requires a minimum 15-day posting period. Board agreed to set RFP due date / closing date of June 30 board decision to post and accept proposals with that target.
- Consensus: RFP is ready to post; purchasing to handle posting and outreach to previously contacted search firms.

4. RFP Evaluation Committee and Districts

- Action to determine district representation for evaluation committee and identify members for five-person review panel plus two backups

5. Subcommittee to work with City MOU / ordinance / bylaws

- Need to meet with City, Parks & Rec, Legal, Financial and possibly Mayor's office to clarify ordinance, MOU and contracting process before bylaw amendments.
- To avoid public meetings, a small subcommittee of 3-4 authority board members is preferred.
- Initial subcommittee confirmed: Andy Luker (Chair), Robert Wadkins (Vice Chair), Mike Welch, Herman Lewis, with Gerald Miley and Morgan Moore as alternates/standbys.

6. AC Units / Mechanical Systems

- Allen Minton provided context: current quoted budget figure is a planning/budget estimate; final detailed quotes will follow if project is funded.
- First Mechanical is the city's contracted mechanical vendor for such work; contract terms constrain pricing and service responsibilities. First Mechanical has been under prior competitive procurement and holds the citywide mechanical contract.
- Discussion on pros/cons of sticking with the incumbent vs. soliciting other vendors; reminder that changing equipment/vendors can increase lifecycle costs and service complexity.
- Preventive maintenance: City is implementing a more formal preventive maintenance program and plans to adopt software to better track work and schedules. Records historically inconsistent; improvement underway.
- Funding note: if replacement is required e.g., large capital like \$4.9M quoted previously, the Civic Center as an enterprise fund may need to budget phased replacement or seek city budget support; a multi-year plan may be required.

7. Concrete Slab / Site Work

- Concern raised over high-cost estimates for the concrete slab and clear-span building needs
- Agreement to obtain additional quotes and develop a clear RFP/scope for the slab work; quick bid process may be needed for timely repair/installation

8. Public Comment – NONE.

9. Adjournment – Meeting adjourned at 1:55 pm. Ashley Woitena made the motion. Gerald Miley second.

Minutes Recorded by: Zeanne Abano, Civic Center, Authority Department Secretary

*Next meeting is scheduled for **Monday, June 8, 2026, at 1:00 pm,***

Columbus Civic Center, Hospitality Suites, 400 4th St, Columbus, GA 31901