LEGACY DECATUR BOARD MEETING
THURSDAY, MARCH 26, 2026
5:00 P.M.
AUDITORIUM AT LEGACY PARK

1. CALL TO ORDER
2. REVIEW AND APPROVAL OF MEETING MINUTES FROM JANUARY 22, 2026.
3. ACTION ITEMS

a. Discussion and review of the 2025 End of Year Financials

Legacy Decatur ended the 2025 year in a strong financial position. The Legacy Decatur Finance Committee has reviewed and approved the FY2025 Financials on February 26, 2026. Legacy Decatur ended 2025 with an increase of unrestricted net assets amounting to $68,072. According to the current MOU with the City of Decatur, earned Legacy Park revenue exceeding the expenditures are to be returned to the City and spent at Legacy Park. The total earned Legacy Park income in 2025 was $311,296 and expenditures amounted to $306,166, signifying that Legacy Decatur will return $5,130 to the City of Decatur. Legacy Decatur will make this transaction following any corrections from the FY2025 Audit. **Staff recommends the Board approve the FY2025 Financials.**

b. Discussion and review of the Capital Project Requests

According to the current MOU with the City of Decatur, the City is responsible for capital improvements at Legacy Park. Legacy Decatur provides input on these budget requests in accordance with the Master Plan goals. Staff work with contractors and City staff to discern priorities for the following year. Legacy Decatur project recommendations are not guaranteed to be included in the final City budget. **For FY2026-2027, staff recommend the Board approve the following capital improvement priorities:**

- **Leigh Cottage HVAC**
- **Nickerson Cottage HVAC**
- **Administration Building Storage Floor Repair**
- **Administration Building Window Replacements**
- **Isom Cottage Renovation**
- **Administration Building Column Repairs**
- **Invasive Removal**

4. PROJECT UPDATES
- Legacy Community Day April 18, 2026
- Spring Programming
- Donor Supported Projects

5. ADJOURN

Minutes
Legacy Decatur Board
Business Meeting – January 22, 2026

The meeting was posted and open to the public.

Board members attending: Board Chair Tony Powers, Vice Chair Laurie Schwartz, Peggy Merriss, Andrea Arnold, Ed Bowen, Patti Garrett, Bobbi Kay, Grant Schrantz, Robin Chanin, Tony Able, and Mayor Pro Tem Lesa Fronk. Allen Mast and Paul Mitchell joined virtually. Staff attending: Madeleine Henner and Dymond Fogg.
*Amended to note that Peggy Merriss was absent at the January 22, 2026 meeting.

The meeting was called to order by Board Chair Tony Powers. The Chair asked for a motion to approve the minutes of the December 11, 2025 board meeting. Patti Garrett made a motion with a second from Andrea Arnold. All other board members present voted aye, and the minutes of the December 11, 2025 board meeting were approved as presented.

On October 23, 2025, the Board voted to create a policy for Board Officer elections, terms, and appointment to the Executive Committee. This policy details that all Board Officer positions will be up for election in the first 2026 Board Meeting, and all Officers will sit on the Executive Committee along with one elected non-officer Board Member. To create staggered terms, the Board Chair, Secretary, and Member at Large for the Executive Committee will be elected on January 22, 2026 and serve until the first Board meeting of 2028. The elected Vice Chair and Treasurer will serve until the first Board meeting of 2027. All following terms will be two years: Board Chair, Board Vice Chair, Board Secretary, Board Treasurer, and Member at Large on the Executive Committee for 2026-2027.

Tony Powers made a motion to nominate Garrett for the Board Chair position with a second from Arnold, and all present members voted aye. Grant Schrantz made a motion to nominate Laurie Schwartz for the Board Vice Chair position with a second from Arnold, and all present members voted aye. Mayor Pro Tem Lesa Fronk made a motion to nominate Arnold for the Board Secretary position with a second from the Chair, and all present members voted aye. Tony Powers made a motion to nominate Peggy Merriss for the Board Treasurer position with a second from Arnold, and all present members voted aye. Tony Powers made a motion to nominate Ed Bowen for the Member at Large on the Executive Committee position with a second from Arnold, and all present members voted aye.

Between 2023 and 2025, event net revenue has grown by 67%. This growth has required significant staff time, estimated at 400 hours in 2025. Staff recommended event management software to support operational efficiency and scalability. The FY2026 Budget includes $14,000 for Event Expenses, with an event management software included as an expected cost. Staff evaluated a number of options using a standardized criteria. Perfect Venue is designed specifically for venue management, integrates with the current payment processing system, and

includes dedicated support for event data migration. Staff recommended that the Board approve a $3,588 payment to Perfect Venue for software investment and 12 months of services. The Board inquired about the implementation process, data migration, and return on investment. Schrantz made a motion to approve that the Board approve a $3,588 payment to Perfect Venue for software investment and 12 months of services with a second from Garrett, and all present members voted aye.

Staff discussed additional business, including project updates on the sidewalk construction, the Creative Village request for proposal, and upcoming spring environmental education programming.

The meeting was adjourned by new Board Chair Patti Garrett.

MEMORANDUM

TO: LEGACY DECATUR BOARD

FROM: MADELEINE HENNER

RE: CAPITAL PROJECT RECOMMENDATIONS FOR FY2026-2027

DATE: MARCH 26, 2026

In FY2025-2026, the following Legacy Park improvements were included in the City of Decatur's budget:

FY 2025-2026 CAPITAL ITEMS

- Invasives Removal ($100,000) (541200) (Grant)
- Hyatt Cottage Roof ($70,000) (541301) (Cap Account)
    - Final Cost $23,273.91
- Administration Building HVAC Replacement ($360,000) (541301)
    - Not yet completed
- Administration Building Roof Replacement ($130,000) (541301)
    - Final Cost $72,480.59
- Administration Building Waterproofing ($20,000) (522201)
    - Final Cost $8,450
- Hawkins Cottage ADA Ramp Installation ($14,200) (522201)
    - Not yet completed
- Asbestos Remediation ($25,000) (522201)
    - Not yet completed
- Creative Village at Legacy Park ($209,000) (541301)
    - City Commission approved a project budget at $270,000 using the savings from the roof replacements to cover the gap
- Pervious Parking Lot Construction ($300,000) (522210)
    - Postponed

The capital improvements at Legacy Park are budgeted primarily within the Public Facility Authority's Capital Account and Operating Account. If all of the FY2025-2026 projects had been completed at the budgeted amount, the two PFA accounts would have a remaining balance of $88,000 as of July 1, 2026. After reallocating a portion of project savings to the Creative Village Renovation, the FY2025-2026 roof repairs and waterproofing project expenses were $54,795 under budget. After discussion with the City's engineers, we are postponing the previous parking lot construction for a parking study to show the current need and location for parking at Legacy Park. Assuming the remaining FY2026-2027 projects follow the budget, the PFA accounts should have approximately $440,000 at the start of FY2026-2027.

Staff recommend the following Legacy Park improvements City of Decatur's FY2026-2027 budget:

FY 2026-2027 CAPITAL WISH LIST

- Leigh Cottage HVAC ($50,000)
- Nickerson HVAC ($40,000)
- Administration Building Storage Floor Repaired ($15,000)
- Admin Building windows ($30,000)
- Isom Cottage Renovation ($100,000)
- Admin Building Columns ($25,000)
- Invasives Removal ($100,000)

Total budget for Legacy Park listed improvements: $360,000

Staff recommend the Board approve prioritizing capital improvements for Leigh Cottage HVAC, Nickerson Cottage HVAC, Administration Building Storage Floor Repair, Administration Building Window Replacements, Isom Cottage Renovation, Administration Building Column Repairs, and Invasive Removal.