



Alabama Gulf Coast Convention & Visitor's Bureau
Board of Directors
Regular Meeting Minutes

Date: September 23, 2025
Recorded by Sally Westendorf

Board Members Present: Bill Bennett, Karen Bobe, David Bodenhamer, Bill Brett, Penny Groux, Glen Kaiser, Tony Kennon, Ken Kichler, Frank Reed, Mark Stillings (a quorum was met)

Board Members Absent: Robert Craft, Susan Boggs

GSOBT Staff Members Present: Kim Chapman, Beth Gendler, Michelle Russ, Carlos Serrano

Visitors: Ford Handley, Steve Meyer, Jen Carlisle, Gabe DiCianni, Hunter Harrelson, Karli Reed, Gary Ellis

Call to Order

Chairman Glen Kaiser called the meeting to order at 8:31 a.m. in the conference room at the Orange Beach Welcome Center in Orange Beach, AL.

Guests were introduced.

Suspension of Reading & Approval of Minutes

The meeting minutes from the July 22, 2025 meeting were presented. Bill Brett made a motion to approve the minutes, which Ken Kichler seconded. After no discussion, the motion passed. Members absent in July abstained.

There was no quorum in August; minutes were not taken.

Financial Update

Carlos Serrano presented the *Financial Status of the Organization as of August 31, 2025*.

Action Items

Bill Brett moved to cancel the December Board Meeting (12/16/25), seconded by Penny Groux. The motion passed unanimously.

Glen Kaiser – on behalf of the Facilities Taskforce Committee members, including David Bodenhamer and Bill Brett – explained the recommendation to sell the Gulf Shores Welcome Center.

Page Two
Board of Directors Meeting
September 23, 2025

Bill Brett made a motion to proceed with the sale of the Gulf Shores Welcome Center property listed at \$2.2M and give Beth Gendler (and the Executive Committee) the authority to set the list price with consultation from commercial realtors, with a 5% floor on the list price. Karen Bobe seconded the motion, which passed unanimously.

October 7, 2025 Update: the Board of Directors voted virtually (via email) to revise the above motion with the updated appraisal valuation (\$1.775M). Seven members approved the updated motion (Ken Kichler, Robert Craft, Bill Brett, Penny Groux, Karen Bobe, Glen Kaiser, and Tony Kennon) and there were two abstentions.

*The amended motion: to proceed with the sale of the Gulf Shores Welcome Center property listed at **\$1.775M** and give Beth Gendler (and the Executive Committee) the authority to set the list price with consultation from commercial realtors, with a 5% floor on the list price.*

New Business

Beth Gendler provided an update on the sports tourism complex project. Post-election, conversations with the municipalities have resumed. There was a lengthy discussion about the path forward.

Departmental Reports

Senior Staff summarized the departmental reports.

Announcements

The next Board Meeting will be held on Tuesday, October 28, 8:30 am, Orange Beach Welcome Center.

Adjourned

Chairman Glen Kaiser adjourned the meeting at 9:55 am.