MINUTES OF THE 22nd MEETING OF THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY

The 22nd meeting of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) was held on August 4, 2011 at 8:01 a.m., in Room 103-104 at the Nashville Convention Center, Nashville, Tennessee.

AUTHORITY MEMBERS PRESENT: Mark Arnold, Marty Dickens, Francis Guess, Vonda McDaniel, Willie McDonald, and Mona Lisa Warren

AUTHORITY MEMBERS NOT PRESENT: Ken Levitan, Luke Simons, Leo Waters, and Vice-Mayor Diane Neighbors, Ex-Officio

OTHERS PRESENT: Larry Atema, Charles Robert Bone, Rich Riebeling, Charles Starks, Barbara Solari, Mark Sturtevant, Roxianne Bethune, Natasha Blackshear, Terry Clements, Bob Lackey, Holly McCall, Scott Black, Gary Schalmo, Kim McDoniel, Kristen Heggie, Wayne Wells, Red Patterson, Paul Kruse, Mica Russ, Autumn Henderson, Paul Haynes, J.R. Lind, Debbie Frank, Commissioner Karla Davis, Deputy Commissioner Alisa Malone, and Heidi Runion. In addition other members of the general public and media were present.

The meeting was opened for business by Chairman Marty Dickens who stated that a quorum was present.

ACTION: Appeal of Decisions from the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County – Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Convention Center Authority may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. These appeals must be filed within sixty days after entry of a final decision by the Authority. Any person or other entity considering an appeal should consult with private legal counsel to ensure that any such appeals are timely and that all procedural requirements are met.

Charles Starks was asked to introduce Heidi Runion, the new Manager of Finance & Administration, for the Nashville Convention Center.

Mr. Dickens announced that the next scheduled meeting of the CCA is September 1, 2011 at 8:00am.

ACTION: Vonda McDaniel made a motion to approve the 21st Meeting Minutes of June 13, 2011. The motion was seconded by Willie McDonald and approved unanimously by the Authority.

It was noted that this is the annual meeting of the Convention Center Authority and the only action required is for the election of officers for FY11-12.

ACTION: Willie McDonald made a motion to re-elect Marty Dickens as Chairman, Vonda McDaniel as Vice-Chair, and Mona Lisa Warren as Secretary/Treasurer for the upcoming year. The motion was seconded by Mark Arnold and approved unanimously by the Authority.

In Leo Waters absence, Mona Lisa Warren gave an update on the Construction and Development Committee meeting to review the 50% Omni design plans based on the 50% design drawings dated May 27, 2011.

ACTION: Mona Lisa Warren made a motion to approve the 50% Omni design plans as reviewed and recommended by the Construction and Development Committee. The motion was seconded by Vonda McDaniel and approved unanimously by the Authority.

With no objection the Workforce Development Grant agenda item was deferred as Commissioner Davis was not yet present.

Paul Kruse was then asked to discuss the intellectual property and trademark for the Music City Center name and design.

ACTION: Mark Arnold made a motion authorizing the trademark application process; approving the Consent to Use and Registration; and authorizing Marty Dickens to sign the Consent to Use and Registration and any and all documents which are necessary or appropriate related to the trademarks and application for such. The motion was seconded by Willie McDonald and approved unanimously by the Authority.

Gary Schalmo was asked to give a construction update. (Attachment #1) There were questions and discussion.

Debbie Frank then gave a Workforce Development report (Attachment #2) and Mark Arnold introduced Commissioner Karla Davis from the Tennessee Department of Labor who also gave an update.

ACTION: Mark Arnold made a motion authorizing the project staff to continue the process of applying for, securing, and administering the grant and/or other assistance from the Tennessee Department of Labor and Workforce Development and the Nashville Career Advancement Center to support the Music City Center Workforce Development Program and to sign any and all administrative documents which are necessary or appropriate related to the application process for this grant or for

assistance. The motion was seconded by Willie McDonald and approved unanimously by the Authority.

There were questions and discussion.

Scott Black and Roxianne Bethune then gave a financial and Diversity Business Enterprise update. (Attachment #1 and #3) There were questions and discussion.

Larry Atema was asked to report on two grant applications.

ACTION: Willie McDonald made a motion authorizing the project staff to work with MDHA and NES in applying for, securing, and administering a grant for the NES Peabody substation enclosure and bike center and to sign any and all administrative documents necessary or appropriate related to the application process for that grant. The motion was seconded by Mark Arnold and approved unanimously by the Authority.

ACTION: Willie McDonald made a motion authorizing the project staff to work with the Downtown Partnership in applying for, securing, and administering a grant to fund a master plan for the area around the Music City Center, in particular the area south of Broadway to Interstate 40, and to sign any and all administrative documents necessary or appropriate related to the application process for that grant. The motion was seconded by Vonda McDaniel and approved unanimously by the Authority.

Next, Charles Robert Bone and Mark Sturtevant were asked to discuss legal matters. Charles Robert Bone discussed the NES substation and right of entry. (Attachment #1)

ACTION: Francis Guess made a motion ratifying the NES right of entry and allowing Mr. Dickens to take any and all actions necessary or appropriate to formalize that right of entry. The motion was seconded by Willie McDonald and approved unanimously by the Authority.

Charles Robert Bone and Mark Sturtevant discussed the property needed by Public Works for Korean Veterans Boulevard. (Attachment #1) There were questions and discussion.

ACTION: Mark Arnold made a motion authorizing the land transfer, in particular the conveyance of the property sketched in orange on attachment #1, to Public Works and the State of Tennessee and authorizing Mr. Dickens to execute the appropriate warranty deeds and any related documents and take any action necessary or appropriate to formalize that land transfer. The motion was seconded by Mona Lisa Warren and approved unanimously by the Authority.

Charles Robert Bone then discussed the need for an easement agreement for the tower crane swing for the Omni and Country Music Hall of Fame construction project.

ACTION: Vonda McDaniel made a motion authorizing the Authority to enter into an air rights agreement and/or non-exclusive temporary easement agreement in accordance with the discussion and authorizing Mr. Dickens to execute that agreement and take any actions necessary or appropriate to formalize such. The motion was seconded by Mark Arnold and approve unanimously by the Authority.

Mona Lisa Warren was asked to give a public art update. There were questions and discussion.

Charles Starks then reported on the tax collections through May 2011. (Attachment #1) He also gave a brief update on the Nashville Convention Center. There were questions and discussion about bookings for the Music City Center.

Charles Robert Bone was asked to discuss the condemnation litigation.

With no additional business a motion was made to adjourn, with no objection the CCA adjourned at 9:16 a.m.

Respectfully submitted,

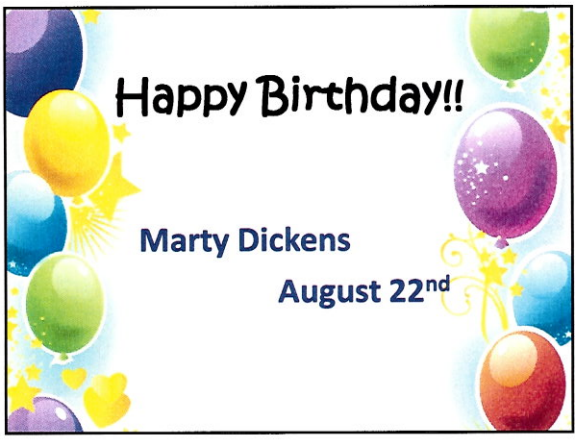
Charles L. Starks
Executive Director
Nashville Convention Center

Approved:

Marty Dickens, Chairman
CCA 22nd Meeting Minutes
of August 4, 2011

Appeal of Decisions

Appeal of Decisions from the Convention Center Authority – *Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Convention Center Authority may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. These appeals must be filed within sixty days after entry of a final decision by the Authority. Any person or other entity considering an appeal should consult with private legal counsel to ensure that any such appeals are timely and that all procedural requirements are met.*



BELL CLARK
A JOINT VENTURE
In Association with harmony

- Foundations/Framed Concrete is complete (except at NES)
- NES Decommissioning is complete and foundations underway

BELL CLARK
A JOINT VENTURE
In Association with harmony

- 7th Avenue Tunnel is "Open for Business"

BELL CLARK
A JOINT VENTURE
In Association with harmony

- Structural Steel in Building "A" is complete

BELL CLARK
A JOINT VENTURE
In Association with harmony

- Ballroom Roof Truss Jacking is complete

http://vimeo.com/26067147

BELL CLARK
A JOINT VENTURE
In Association with harmony

- Exhibition Roof Truss Jacking is One Third Complete

- 6th Avenue Enclosure is Underway

- Masonry and Brickwork is Underway

- Escalator Installation is Underway

- Metal Panels Released for Fabrication
- All Procurement except Signage is Complete
- Jr. Ballroom Ceiling Design and Value Engineering is Complete
- BIM/MEP Coordination is Complete

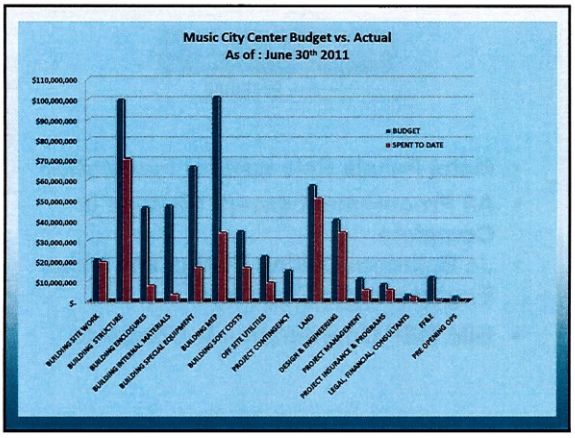
- DBE Participation - 26% Actual
- 710 Workers Onsite

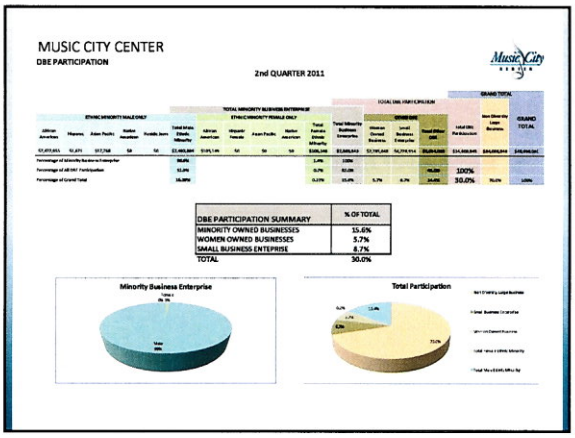
Aerial Photo – July 2011

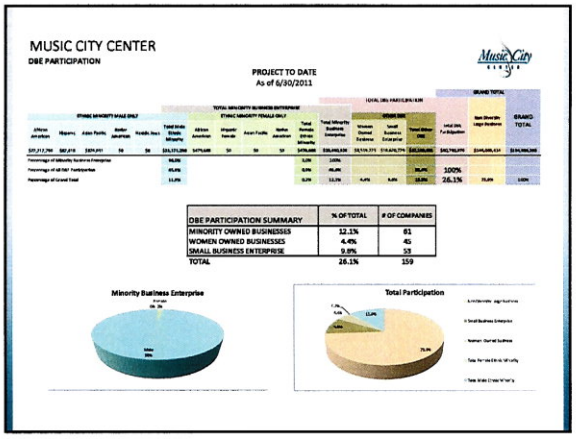
MUSIC CITY CENTER BUDGET SUMMARY

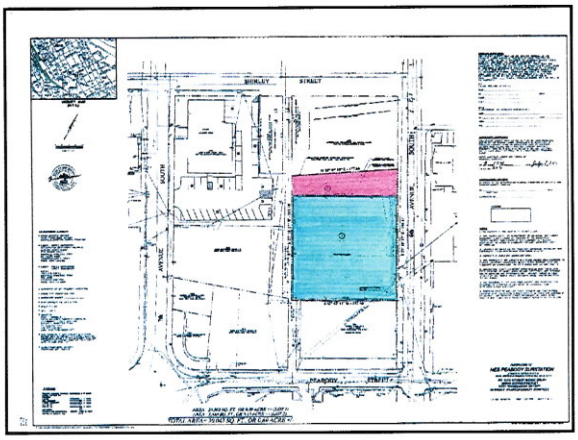
As of: June 30th 2011

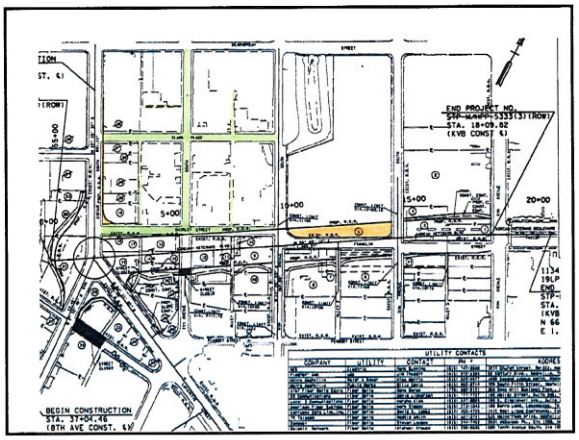
MCC MASTER BUDGET	BUDGET	SPENT TO DATE	REMAINING BUDGET	COST TO COMPLETE	VARIANCE
BUILDING SITE WORK	20,464,643	19,324,549	1,140,094	1,140,094	-
BUILDING STRUCTURE	99,647,846	70,213,976	29,433,870	29,433,870	-
BUILDING ENCLOSURES	46,174,370	7,661,011	38,513,359	38,513,359	-
BUILDING INTERNAL MATERIALS	47,042,354	3,308,488	43,733,866	43,733,866	-
BUILDING SPECIAL EQUIPMENT	66,204,039	16,514,242	49,689,797	49,689,797	-
BUILDING MEP	101,025,385	33,867,932	67,157,453	67,157,453	-
BUILDING SOFT COSTS	34,441,363	16,524,494	17,916,869	17,916,869	-
CONSTRUCTION SUBTOTAL	**415,000,000**	**167,414,692**	**247,585,308**	**247,585,308**	**-**
OFF SITE UTILITIES	22,044,757	9,065,959	12,978,798	12,978,798	-
PROJECT CONTINGENCY	15,000,000	-	15,000,000	15,000,000	-
LAND	57,000,000	50,833,874	6,166,126	6,166,126	-
DESIGN & ENGINEERING	40,189,684	34,106,877	6,082,807	6,082,807	-
PROJECT MANAGEMENT	10,993,758	5,509,287	5,484,471	5,484,471	-
PROJECT INSURANCE & PROGRAMS	8,252,322	5,570,101	2,682,221	2,682,221	-
LEGAL, FINANCIAL, CONSULTANTS	2,869,480	1,998,691	870,789	870,789	-
FF&E	11,650,000	112,500	11,537,500	11,537,500	-
PRE OPENING OPS	2,000,000	-	2,000,000	2,000,000	-
TOTAL	**585,000,000**	**274,611,981**	**310,388,019**	**310,388,019**	**-**











Hotel Tax Collection

As of May 31, 2011

	5% Tax FY 09-10	5% Tax FY 10-11	5% Tax % Change	Additional Net MCC Taxes FY 09-10	Additional Net MCC Taxes FY 10-11	Additional Net MCC Tax % Change
July	$1,850,177	$1,743,065	-5.79%	$1,206,046	$1,269,821	5.38%
August	$1,709,551	$1,429,925	-16.36%	$1,142,065	$1,059,765	-7.21%
September	$1,767,539	$1,591,690	-9.95%	$1,124,542	$1,160,519	3.20%
October	$2,155,206	$1,762,848	-18.21%	$1,303,494	$1,214,112	-6.86%
November	$1,826,391	$1,652,091	-9.54%	$1,097,661	$1,090,289	-0.66%
December	$1,768,126	$1,901,786	7.56%	$1,066,713	$1,146,904	7.52%
January	$1,460,766	$1,572,321	8.38%	$922,269	$959,193	4.00%
February	$1,652,217	$1,693,210	2.48%	$1,051,840	$1,044,128	-0.73%
March	$2,099,964	$2,177,657	3.70%	$1,259,798	$1,350,468	7.20%
April	$1,989,241	$2,360,816	18.68%	$1,207,303	$1,386,139	14.73%
May	$1,796,339	$2,230,441	24.17%	$1,297,864	$1,328,103	2.33%
June	$1,900,616			$1,325,112		
YTD Total	$20,065,517	$20,115,849	0.25%	$12,678,485	$13,008,441	2.60%

These numbers are still subject to change by Metro/Division of Accounts Auditors

Music City Center Tax Collection

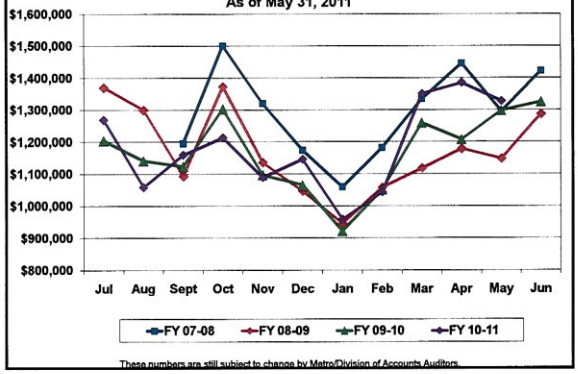
May 2010 vs. 2011

	2010	2011	Variance
Gross 1% Occupancy Tax	$359,268	$446,088	24.17%
Secondary TDZ 1%	($1,953)	($91,781)	4600.56%
Net 1% Occupancy Tax	$357,315	$354,307	-0.84%
$2 Room Tax	$816,377	$830,773	1.76%
Contracted Vehicle	$27,343	$38,508	40.83%
Rental Vehicle	$96,818	$104,515	7.95%
Total Net MCC	$1,297,854	$1,328,103	2.33%

These numbers are still subject to change by Metro/Division of Accounts Auditors

MCC Net Tax Collections

As of May 31, 2011



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Convention Center
Authority
August 4 , 2011

MCC Workforce Development Program

Purpose

The Music City Center Workforce Development program is designed to assist individuals who have construction related job skills. The program promotes professional development, connects people with job training, and gives direct access with contractors. The general process allows local unemployed people of Middle TN to apply, participate in job skills training, and work at the Music City Center. The program is funded in part by the Tennessee Department of Labor and Workforce Development.

Community Based Job Training

- Total 23 participating partners- notably Nashville Career Advancement Center, TN Career Centers, Urban League of Middle TN, and Martha O'Bryan Center.
- Over 1,100 Middle TN residents referred for job training. (Interview tips, OSHA certification, G.E.D. testing, etc).
- 28 CBO participants hired to the Music City Center Project.

Music City Center Jobs

- 231 people hired to date supplying 30% of the Music City Center labor force.
- Referral relationships with Local #572 Plumbers and Pipefitters, International Brotherhood of Electrical Workers Local #429, and Local #386 Laborers Union. Over 75 applicants OSHA certified or hired to the MCC site by a Nashville union agency.
- 1,800 program applications are reviewed by 45 participating Music City Center hiring managers.

Working Together

- MCC Workforce Program partnered with TN Technology Center of Nashville and offered seven deserving candidates full scholarships to the Construction Building Trades Program. Each scholarship is valued at $2,000 for nine month training in basic carpentry, electrician, and plumbing work.
- MCC Workforce Program can assist participating contractors in multiple project staffing.
- Jefferson Street United Merchants Partnership (J.U.M.P.) partnered with the program to serve as the program's off-site office for job applicants. J.U.M.P. Executive Director, Sharon Hurt, coordinates outreach with the community based organizations.

Building Features

The convention center is designed to be Nashville's next landmark building, marked by an extensive outdoor border of green space adjacent to the Country Music Hall of Fame, suitable for outdoor concerts and events. Both the exterior and interior will feature public art components. The building will be 1.2 million square feet, featuring a 350,000 square foot exhibit hall, a 57,000 square foot grand ballroom and 18,000 square foot junior ballroom, and about 1,800 parking spaces. It also offers 90,000 square feet of meeting room space – approximately 60 meeting rooms - and 32 loading docks that provide ultimate flexibility and ease of loading in and out for convention planners.

Music City Center will bring approximately 3,000 jobs to Middle Tennessee residents.

* Music City Center operates at a $415 million dollar construction budget.

* To date, more than 275 local vendors, contractors, and service providers received work through the project thus far.

* With over 25% participation, small and minority business partners continuously exceed project goals.

The success of the Music City Center Workforce Program is now attracting the contractors of adjacent projects, such as the extension of Korean Veterans Boulevard and the Omni Hotel. The Music City Center Workforce Program is exploring ways to connect workers in a similar way as the Music City Center.

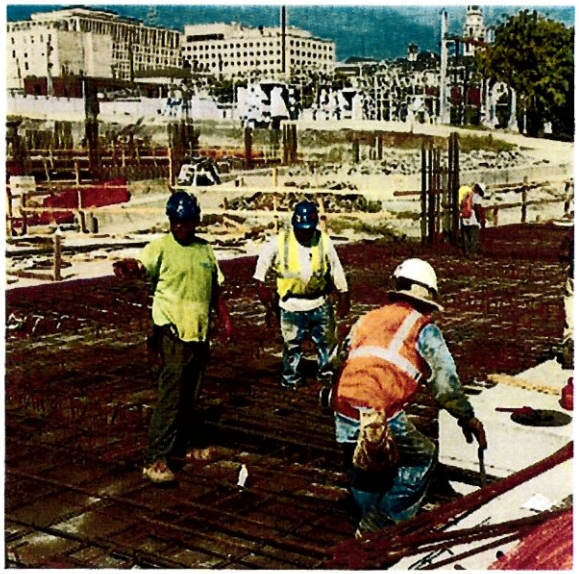
PROGRAM BENEFITS

- ✓ On Site Location
- ✓ FREE Direct Hire Service
- ✓ Available 24 / 7
- ✓ Community Participation
- ✓ Access to Local Workers
- ✓ Applicant Testing & Training
- ✓ Employment Verification
- ✓ Discounted Drug Screenings
- ✓ Pre-screening Referral Process
- ✓ Multiple Project Staffing

MUSIC CITY CENTER ON-SITE CONTACT:

Autumn Henderson
Program Administrator

319 5th Avenue South
Nashville, TN 37203
Phone: 615-880-1478
autumn.henderson@nashvillemcc.com



J.U.M.P. OFF-SITE CONTACT:

Sharon Hurt
Executive Director

1215 9th Avenue North
Suite 201
Nashville, TN 37208
Phone: 615-256-8990
Fax: 615-726-2078
jumpnow@bellsouth.net

Music City CENTER

Workforce Development Program

Nashville Convention Center Authority
319 Fifth Avenue South
Nashville, TN 37203
615.760.5608

MUSIC CITY CENTER WORKFORCE DEVELOPMENT PROGRAM

Nashville Mayor Karl Dean made creation of local jobs a high priority for the Music City Center campus, and the project management and construction management teams are committed to fulfilling his goal.

The Music City Center Workforce Development Program is designed to assist individuals who have construction related job skills. The program promotes professional development, connects people with job training, and gives direct access with contractors.

APPLICANT RECRUITMENT PROCESS

Applicants will be screened for qualifications, pre-interviewed by program facilitators at our partner organizations, and participate in job-readiness training.

Qualified job candidates will be matched and referred for open positions on site. Top candidates are reference checked for past employment verification or certification, **OSHA certified**, and hold previous commercial construction experience.

Job interviews can take place at our onsite location. Once a candidate is directly hired by the contractor, the MCC applicant's employment activities are tracked.

5- STEP PROCESS

1. Applicant completes the application.
2. Application is entered in electronic database.
3. Applicant is evaluated and classified by trade and skills.
4. Applicant is referred to one or more contractor.
5. Applicant's program activities are documented for reporting purposes.

COMMUNITY BASED JOB TRAINING

It is our belief that "job readiness" is the key to sustained employment. This program led by the Jefferson Street United Merchants Partnership (JUMP) is committed to referring MCC applicants for job training. Our **community based partners** prepare local applicants for the interview and employment process, including, but not limited to the following:

- OSHA Safety Certification
- Interview Skills Training
- Résumé Preparation
- Basic Construction Skills
- G.E.D. testing

For a list of organizations, visit our website at:
www.nashvillemusiccitycenter.com

DBE PARTCIPATION VENDORS

2nd Quarter 2011

MBE - 15.6%

Artisan/Salton
Comm Steel
Gipson Mechanical
GIC
Harmony
MIG
MME
Moody Nolan
Randolph & Co.
Shrop-Vickers (JV)
Sunago Builders
TRC Worldwide

SBE- 8.7%

Concrete Pump Partners

Guardian Auto Sprinkler

Hannah Company

Structural Bolt

Tuck Hinton

WBE – 5.7%

CGI Electric

Cookeville Glass & Mirror

Hicks Ingles

I.S. Engineering & Utilities

Ram Tool

Note: Above contractors are highlighted for receiving the bulk of the DBE dollars for 2nd Quarter 2011