

Minutes: Meeting of the Metropolitan Government Board of Fair Commissioners

Date: January 12, 2021 8:00 a.m. (Electronic Meeting)

On the above referenced date, the January meeting for the Board of Fair Commissioners was held electronically. Those in attendance were Chairman Erin McAnally, Vice-Chairman Jason Bergeron, Commissioner Caleb Hemmer and Commissioner Sheri Weiner. Also present were Fairgrounds Executive Director Laura Womack, Finance and Administrative Manager Satrice Allen, and Corporate Sales Manager Scott Wallace. Metro Attorney's Alex Dickerson was also in attendance. Ron Gobbell with Gobbell Hays Partners (GHP), Ed Henley with Pillars Development, and Dirk Melton with Market Street Enterprises were all present as well. Mary Cavarra with the Nashville Soccer Club and the Ownership Group was in attendance. Bill Phillips with the Mayor's Office and Jerry Caldwell with Britsol Motor Speedway were present as well.

Chairman McAnally took attendance and then announced that the public could call in with their comments to the live call-in line and announced the live call-in line phone number. Chairman McAnally then made a motion stating, "*The proposed agenda constitutes essential business and meeting electronically is necessary to protect the health, safety, and well-being of Tennesseans in light of the COVID-19 outbreak.*" Commissioner Weiner seconded the motion. All were in favor and the motion was passed. She then called the meeting to order and read the legal notice. Chairman McAnally moved to the approval of the December meeting minutes. Commissioner Weiner made a motion to approve and Commissioner Hemmer seconded the motion. All were in favor and the minutes were passed. Chairman McAnally then opened the floor to public comment time. There were no callers so Chairman McAnally moved to the Financial Report.

Ms. Allen gave a brief report and finished by stating that the books had finally closed for the fiscal year-end but that they had not received the information yet. She added that she would send that to the Board once she received the information. Chairman McAnally then moved to the Executive Director's Report.

Director Womack reminded everyone that they must identify themselves when speaking. She stated that she did not have much to report so she would just comment as each item came up on the agenda. Chairman McAnally asked Director Womack if she would check about the vacant spot on the Board and Director Womack stated that she had not heard anything yet but that she would follow up on that. Chairman McAnally then moved to Old Business and the Fairgrounds Improvement Project Update item on the agenda.

Mr. Henley gave a brief report on each of the projects and Mr. Gobbell gave a quick update on the (Sports Authority) Infrastructure Project. Chairman McAnally then moved to the Stadium Update item on the agenda.

Ms. Cavarra gave a quick update on the stadium construction and added that the project was still on track and on budget. She presented a few photos of the construction as well. She also stated that the mixed use would be paying the full rent amount of \$200,000 up front in good faith before they even had access to the property and added that they were excited about starting on this project. She then gave the floor to Mr. Melton to go over the Mixed Use Project. Mr. Melton went over some slides of the proposed mixed development. He added that, hopefully, by the summer (of 2021) they could start construction and be done and start leasing out the development by 2023. There were a few questions from the Board concerning leasing, residential and business space, the housing units in block C, the child care in block A, renderings, the plaza, etc. Chairman McAnally then moved to the Event Update item on the agenda.

Mr. Wallace gave a brief update on future events and what events they were hoping to have outside soon if weather permitted. Chairman McAnally then moved to New Business and the Speedway RFP item on the agenda.

Director Womack stated that a representative from the Board was needed to work on the RFP process for the speedway contract for 2022 (and beyond). She explained that later there would also need to be another representative from the Board to work on the negotiations of that resulting contract. Metro Attorney Alex Dickerson stated that one Board Member could work on both as long as it was just one Board Member. Vice-Chairman Bergeron and Chairman Weiner both stated that they would be happy to work on these issues. Chairman McAnally then made a motion stating, "*I make a motion that the Board designate Commissioner Weiner to be the Board Representative of the RFP process for the Speedway and for Vice-Chairman Bergeron be the appointed Board Member for negotiating that contract.*" At this point Vice-Chairman Bergeron stated that he would like the Board to address the track rentals and suggested that they not be a part of the promoter contract and that he was hoping to have a discussion about this later on. Chairman McAnally then asked for a vote, all were in favor and the motion was passed. Chairman McAnally then moved to the Discussions with Speedway Motorsports item on the agenda.

Mr. Phillips reported that about a year ago the Mayor's Office became aware that Bristol and NASCAR were interested in the Speedway and it was decided recently to formalize discussions through the Fair Board/Metro and added that there was also interest at the State level. He stated that they looked forward to the discussions ahead. Mr. Caldwell added that they were very excited to take this step forward and that they wanted to be a good neighbor/partner to the community. Chairman McAnally asked about the immediate next steps from the Board and Mr. Caldwell stated that communications with the Board Members would be the next steps, hopefully before the next meeting and with each member individually. Chairman McAnally stated to Mr. Caldwell that the Board really needed to have some mock time lines from them (even if they were rough) to move forward and Mr. Caldwell stated that they could do that. Commissioner Weiner asked if they had envisioned any changes to the areas between C and the track. Mr. Phillips from the Mayor's Office stated that they had been talking with the soccer and market place people and that these discussions were going well and added that things were coming together to compliment all of the uses at the Fairgrounds. Commissioner Hemmer and Vice-Chairman Bergeron both agreed that a time line and more details would be helpful. Vice-Chairman Bergeron went on to say that there would be no legislation without a proposal and community feedback and a community benefits agreement-with a process much like they had done with soccer. Chairman McAnally agreed with this. Commissioner Weiner added that any kind of legislation that came from the State would not bind them. Chairman McAnally then moved to the Divisional Fair item on the agenda.

Director Womack stated that since the Tennessee State Fair and Exposition Commission had been having discussions with Wilson County to relocate the State Fair to Wilson County, the Fairgrounds Staff was able re-evaluate what kind of fair they wanted on this property. She stated that they were working on a proposal now and were starting from scratch. She added that they would like to concentrate on being the best in a few things rather than dabbling in a lot of things. She then went over some more ideas for what the fair could look like and also what might be included in the proposal. Vice-Chairman Bergeron also suggested that they highlight the diverse community by having special "nights" for different groups. Commissioner Hemmer asked that Director Womack touch base with The Administration now that the State Fair had decided to go to Wilson County (of their own choosing) to make sure that the Board's hands weren't tied up legislatively and asked that the language on the fair statue be "cleaned up" to make things go smoother.

Commissioner Hemmer then made a motion to adjourn. Vice-Chairman Bergeron seconded the motion, all were in favor and the meeting was dismissed.

Respectfully Submitted,

Chairman, Erin McAnally

Executive Director, Laura Womack