

Minutes: Meeting of the Metropolitan Government Board of Fair Commissioners

Date: June 8, 2021 8:00 a.m.

On the above referenced date, the June meeting for the Board of Fair Commissioners was held at Music City Center (MCC). Those in attendance were Chairman Erin McAnally, Vice-Chairman Jason Bergeron, and Commissioner Caleb Hemmer. Commissioner Sheri Weiner was not present. Also, present were Fairgrounds Executive Director Laura Womack and Finance and Administrative Manager Satrice Allen. Metro Attorney's Alex Dickerson was also in attendance. Councilman Zach Young was present. Jerry Caldwell with Bristol Motor Speedway (Speedway Motorsports) and Jack Wrightson with Wrightson | Johnson | Haddon | Williams (WJHW), as well as, James Weaver of Waller Lansden Dortch & Davis, LLP, attorney for Speedway Motorsports, were also in attendance. Bob Sargent with Nashville Fairgrounds Speedway was present. Ron Gobbell and Tim Debusse with Gobbell Hays Partners (GHP) were in attendance as well. Mary Cavarra with the Nashville Soccer Club (and the Ownership Group) was present.

Chairman McAnally called the meeting to order and read the legal notice. She then moved to the approval of the May meeting minutes. Commissioner Hemmer made a motion to approve the minutes and Vice-Chairman Bergeron seconded the motion. Vice-Chairman Bergeron asked if minutes were required for the public hearing in May and Metro Attorney Alex Dickerson answered that since they had a recording of the hearing, minutes were not required. All were in favor and the minutes were passed. Chairman McAnally then moved to Public Comment Time.

Councilman Zach Young made some comments in favor of the Speedway Motorsports proposal. There were several other public comments in favor of the Speedway Motorsports proposal as well and one comment that was not in favor of the proposal. A representative from Stand Up Nashville stated that they were currently surveying the community to get the thoughts of the neighbors and she hoped to have the results finished soon. She went over some of the information that had already been collected. Chairman McAnally then moved to the Financial Report item under Monthly Reports.

Ms. Allen gave a brief report. Commissioner Hemmer suggested that they make some changes next year before budget time so that the proposed budget could be presented to the Board before it was submitted downtown. There was a short discussion about this, and Director Womack stated that she could go over the budget ahead of time next year in February with the Board. Chairman McAnally then moved to the Executive Director's Report.

Director Womack congratulated employee Brian Jackson for 20 years of service. She reported that the well side of the shelter vacated early so they were a month ahead in preparing to open the buildings and could, hopefully, start some events in August instead of September. She stated that the medical side would still be closing on June 30th and that they hoped to fully re-open on September 1st. She gave a quick event update and stated that the Flea Markets were still outdoors only and that they would move back to 3 days soon. She added that there was a race coming up that next Saturday and then gave the floor to speedway promoter, Bob Sargent, for a quick update.

Mr. Sargent stated that he was supportive of BMS (Speedway Motorsports) and had been working closely with them and he also offered his help. He reported that they were working very hard to get the cars quiet and that noise levels had come down. He added that they were working hard at staying within the curfew restrictions as well. He quickly touched on mufflers and safety concerns, as well as, a few other issues. Vice-Chairman Bergeron commended him for being the first promoter to comply with the curfew restrictions. He added that he had been trying to get the sound monitoring data from Mr. Sargent for a while and asked him if he could please provide that and Mr. Sargent said he would. Chairman McAnally then moved to Old Business and the Consideration for the Slate of Officers item on the agenda.

Director Womack reminded everyone that Commissioner McAnally was on the slate for Chair and Commissioner Bergeron was on the slate for Vice-Chair. Commissioner Hemmer then made a motion stating, *"I make a motion we approve the slate of officers of Chair for Commissioner McAnally and Vice-Chair Commissioner Bergeron."* Chairman McAnally seconded the motion, all were in favor, and the motion was passed. Chairman McAnally then moved to the Community Impact/Speedway Policy Discussion and Consideration item on the agenda.

Vice-Chairman Bergeron stated again why he felt like these issues needed to be discussed and while he was not proposing that they adopt these policies today, this was the only time the Board could talk and he felt that they needed to have conversations about the amount of track rentals, decibel level limits, curfews, less cars on the track, financial impact, etc. There was some discussion and Chairman McAnally stated that there were still so many questions to be answered, especially concerning the financing, and that they were in a holding pattern until some of these questions could be answered. And with it being budget season with Metro Finance, it might take a while before they had answers. She also stated that if Stand Up Nashville could have their information by the next Board Meeting, they could be included on the July agenda. Vice-Chairman Bergeron stated that he felt there should be a Community Benefits Agreement between Stand Up Nashville and Speedway Motor Sports. Chairman McAnally then asked Director Womack and Ms. Allen to look at the financial impact of this proposal. She added that she would continue to have conversations with Alex and Tom Cross concerning the policy and that the Board would continue to look at it. Vice-Chairman Bergeron stated that this was his only hope-that the Board would discuss these matters. He added that they had never had a 30 year lease before (as far as he knew) and he felt that that merited some differences in structure and controls. Chairman McAnally then moved to the Bristol Motor Speedway Update item on the agenda.

Mr. Caldwell gave the floor to Mr. Wrightson who went over the Environmental Sound Modeling power points presentation. There were many comments and questions from the Board. Vice-Chairman Bergeron stated that he was still having trouble getting information and answers to questions and he asked Chairman McAnally if she would ask Bristol to provide information. She stated that she was not getting information either and that she felt someone from the Mayor's Office should be at the Fair Board Meetings in the future. She added that they were having conversations with Councilman Cash about the next public input meeting being a joint venture with the City Council (similar to what they did with soccer). Chairman McAnally then moved to the Fairgrounds Improvement Project Update item on the agenda.

Mr. Gobbell gave an update of the current projects. He reported that the multi-purpose building was coming along, that phase 2 funding of Fair Park had been approved, that expo warranty work was being finalized and that the infrastructure project was full speed and should be completed at about the same time as the stadium. Chairman McAnally then moved to the MLS Stadium and Infrastructure Update item on the agenda.

Ms. Cavarra gave a brief update on the stadium and went over the power presentation. She stated that the project was still on schedule and on budget and had a strong safety record. Commissioner Hemmer asked about the renderings for the apartments and Ms. Cavarra stated that she would share those with the Board once they had the final plan. He also asked about the sound impact and building materials and how the noise would affect these areas. Ms. Cavarra stated that they hired their own sound consultant to consider these matters and she would be happy to pass that study along to the Board. Vice-Chairman Bergeron asked that Dirk Melton come to the next meeting to make sure MarketStreet was getting the correct information concerning Bristol and able to consider the correct impact so that the residential units would be a desirable option. Chairman McAnally then moved to the Divisional Fair Update item on the agenda.

Director Womack reminded the Board that she expected the position for a Fair Manager to be approved in the budget. She explained a little about non-profit affiliations with the Fair which provided support and advocacy and provided a mechanism in which entities could receive sponsorships and grants which were really important for running a fair and that might not be available for a Metro entity directly. So, they were exploring other groups that were similar to this model in Metro that they could use (such as the greenways, Metro Parks with friend's groups, etc.). She stated that Councilmember Kathleen Murphy had offered her assistance and support in spearheading and forming a non-profit support group. She stated that they were working on a 2022 divisional fair and "making it our own" and looked forward to involving the community in the mission and vision of the fair, along with the guidance of the charter, with programs such as working with schools, a naming contest, etc. The Board Members all expressed their support and excitement about the possibilities of this project. Vice-Chairman Bergeron suggested that this involvement be extended to the Neighborhood Impact Advisory Committee (NIAC) and Stand Up

Nashville to get their input. Chairman McAnally then moved to New Business and the FY22 Pay Plan and Open Range Consideration item on the agenda.

Director Womack explained that there would be a 2% cost of living adjustment (COLA) for employees (if approved by Council) and even though they were not Civil Service, the Fairgrounds usually tried to stay within the pay plan with the rest of Metro. She stated that increments were also up for approval and that Open Range employees were due to receive (up to) a 3% increase as well (per Council approval). Both were merit-based, and she added that the Board would need to approve her 3% increase only. Commissioner Hemmer then made a motion stating, *“I make a motion that the board approves a salary increase of 3% for Director Womack”*. Chairman McAnally seconded the motion. Commissioner Hemmer stated that he did a study comparing with other agencies a few years back and found that Director Womack was grossly underpaid at that time and he asked Ms. Allen to get with HR and see how salaries should be structured compared to other agencies and added that he would be happy to help with that. Chairman McAnally then asked for a vote. All were in favor and the motion was approved.

Chairman McAnally thanked MCC for their hospitality for the last two Board Meetings. 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