

Minutes: Meeting of the Metropolitan Government Board of Fair Commissioners
Date: July 11, 2018 8:00 a.m.

On the above referenced date the July meeting for the Board of Fair Commissioners was held in Wilson Hall at the Fairgrounds. Those in attendance were Chairman Ned Horton, Commissioner Caleb Hemmer, Commissioner Bonna Johnson and Commissioner Jason Bergeron. Vice-Chairman McAnally was not present. Also present were Fairgrounds Executive Director Laura Womack, Metro Attorney Susan Jones, and Metro Attorney Jon Cooper. Ron Gobbell and Michelle Scopel with Gobbell Hays Partners were both present as well. Mary Cavarra representing Nashville Soccer Holdings was also in attendance.

Chairman Horton called the meeting to order at 8:04 and then read the appeal announcement. He then moved to the approval of the minutes of the June meeting. Commissioner Hemmer made a motion to approve. Commissioner Johnson seconded the motion. All were in favor and the minutes were passed. He then moved to the Public Comment Time item on the agenda.

Local citizen, Shane Smiley, stated that some of the Flea Market vendors were adamantly opposed to this process for various reasons. Robert Johnson with *Walk Bike Nashville* asked the Board that they give walking and cycling high priority when making decisions about the property and to be sure to look at each lease to make sure that the greenways would be open for walking and cycling during events. He asked that the overflow of parking/ticketing/security/fencing all be reviewed as well. James Reinard, representing some of the Flea Market vendors, asked for a proposed timeline for the stadium and the new event space and asked when Fair Park would be finished to accommodate the parking. Ken Sanders with the Fairgrounds Staff stated that this would be his last meeting and thanked everyone and stated that he wished the Board well in their endeavors. Chairman Horton and Director Laura Womack thanked Mr. Sanders for his service over the last 10 years and Director Womack thanked him for all of his help and support to her personally. Chairman Horton then moved to the summary of the leases and agreements with Mr. Jon Cooper.

Mr. Cooper introduced a list of people who had been involved in getting these agreements together and stated that this had been a very collaborative effort by many. He went over some basic groundwork information and then went over the power points presentation (attached) that included a summary of each lease/agreement. This included the: 1) Ground Lease, which the Fair Board would be asked to approve 2) Stadium Lease which included the Development Agreement and the Guaranty Agreement 3) Construction Administration Agreement 4) Construction Management Agreement. There were some comments about each lease/agreement. He added that the Metro Council would have to give their approval for the three ordinances and the resolution. He finished by stating that the Fair Board would need to approve the ground lease between the Fair Board and the team on the private development. He stated that, in addition, there would be a separate Stadium Operation Agreement between the Fair Board and the team that was still being negotiated and it would come back at some point for approval by the Fair Board.

Ms. Cavarra made some brief comments and there was a lengthy discussion with many questions and comments from the Board about the leases presented and the greenways being open during events. Ms. Cavarra, Mr. Cooper and Director Womack answered each question and made several comments. Commissioner Johnson asked when the Stadium Operation Agreement would be done and Ms. Cavarra stated that Director Womack would get that to them once it was finalized.

There was a brief discussion about the Warped Tour which had just taken place and was always a big event for the Fairgrounds. Director Womack reported that there were approximately 12,000 people in attendance and that the police and fire did a great job with all of the heat related issues and traffic. There was discussion about the timeline on the new buildings and how it would affect the Flea Market. Chairman Horton then asked Fair Manager, Scott Jones, if he would give them a quick update.

Mr. Jones gave a brief update and stated that, again, he was worried about parking during the Fair. There was some discussion about starting a conversation with the State Commission so that they could be working on a plan for the future of the Fair on the Fairgrounds property. It was decided also that Mr. Jones, Director Womack, and Chairman Horton would meet soon to discuss future plans. Chairman Horton asked for a fair update to be on the agenda at the August meeting.

At this time, Director Womack announced that she had offered the position of Finance and Administrative Manager to Ms. Felicia Bowman from Arkansas and that she would be starting on August 13th. She added that Ms. Bowman was highly qualified and had a B.A. in Accounting and an M.A. in Human Resources, along with several other qualifications, and they were looking forward to working with her.

There were a few more questions about size of the new buildings and outside spaces and Chairman Hemmer then made a motion to adjourn. Commissioner Johnson seconded the motion, all were in favor and the meeting was dismissed.

Respectfully Submitted,

Chairman, Ned Horton

Executive Director, Laura Womack