

Minutes: Special Meeting of the Metropolitan Government Board of Fair Commissioners
Date: July 17, 2018 8:00 a.m.

On the above referenced date the July Special 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 Metro Attorney Susan Jones, and Metro Attorney Jon Cooper. Director Laura Womack was not present. Ed Henley with Pillars Development and Ron Gobbell and Michelle Scopel with GHP were all in attendance. Mary Cavarra representing Nashville Soccer Holdings and Councilman Colby Sledge were present as well.

Chairman Horton called the meeting to order at 8:07 and then read the appeal announcement. There were no minutes to approve so Chairman Horton then moved to the Public Comment Time item on the agenda.

Shane Smiley with one of the vendors associations' expressed his concerns about the stadium being on the property and expressed concerns about the lease that was presented. George Gruhn, local business owner, agreed with Mr. Smiley's comments and expressed his concerns as well. He asked the Board to think carefully before they acted and stated that there would be repercussions. Since there were no Financial Reports or Executive Director's Report, Chairman Horton moved to the Fairgrounds Improvement Project Update item on the agenda.

Ms. Michelle Scopel gave a quick overview of the Fair Park progress and the Speedway Grandstands progress. She reported that they would hopefully have some renderings of the expo space at the next meeting and that the project would start in early Fall if all were approved. There were a few questions and comments from the Board about the flooding areas, fencing, square footage, and outdoor shed space. Mr. Ed Henley then gave a financial update for these projects and went over the sheets that were in the Board packets. Commissioner Hemmer asked Mr. Henley if he could break down the line items for the grandstands in the future and Mr. Henley stated that he could and that he could also send them a more detailed list. Chairman Horton then moved to the Stadium Update item on the agenda.

Mr. Ron Gobbell reported that the proposals for Construction Management were due that day and that someone would be selected soon. He stated that the Architectural and Engineering Team were in the final contract negotiations now. He finished by stating that things were moving along and they were now just waiting on approval from Metro Council. Chairman Horton then moved to the Consideration of the Ground Lease item on the agenda and Metro Attorney Susan Jones then deferred to Jon Cooper to talk about the ground lease.

Mr. Cooper stated that they were being asked to approve the ground lease with the Sports Authority. He explained that an amendment had been added to the Development Agreement to include a Fair Board representative to the Development Committee. He stated that they hoped to have a term sheet for the Stadium Operation Agreement with the team by the next meeting. There were several questions and comments from the Board. Mr. Cooper added that the ground lease was just for the stadium footprint and that there were no changes to this ground lease.

Chairman Horton then asked for a motion. Commissioner Hemmer made a motion stating, "*I make a motion to approve the ground lease as presented today with the Metro Fair Board and the Sports Authority and also give authority to the Chair and consultation of legal to approve the lease for any changes and typos and non-substantive changes*". Commissioner Johnson seconded the motion. Commissioner Bergeron then stated that he wanted to get legal's opinion and also have a discussion about making a small amendment stating that, "*the approval be subject to subsequent agreement on acceptable terms for the Ground Lease for Private Development and the Operation Agreement between the Fair Board and the team.*" Ms. Jones stated that she didn't see anything that would prevent a friendly amendment but deferred to Mr. Cooper. Mr. Cooper stated that, legally, he was okay with that and he would defer to the team and Ms. Cavarra nodded in agreement. Commissioner Bergeron then made the amendment to the motion that was presented and Commissioner Hemmer accepted the amendment. There were several comments from the Board and Chairman Horton then asked for a vote. All were in favor, there were no opposed and the motion was approved as amended.

Commissioner Johnson then made a motion to adjourn. Commissioner Hemmer seconded the motion. All were in favor and the meeting was dismissed.

Respectfully Submitted,

Chairman, Ned Horton

Executive Director, Laura Womack