

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL  
DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND  
DAVIDSON COUNTY, TENNESSEE

March 28, 2019

The Board of Directors of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the "Board") met on Thursday, December 20, 2018 at 10:07 a.m. at the Sonny West Conference Room, Howard Office Building, 700 2<sup>nd</sup> Avenue South, Nashville, Tennessee 37219.

Board members present were: Ginger Hausser, Cristina Allen, Nigel Hodge, Aubrey Gregory, Quin Segall, Carnell Scruggs and Ken Weaver.

Also present were: Bob Tuke, Trauger & Tuke; Matt Wiltshire, Metro ECD; Cathy West, Metro Finance; Margaret Darby, Metro Legal; Steve Goolsby, Sheet Metal Workers Local 177; Bill Friskies-Warren, NOAH; Rae Sovereign, NOAH; Mike Hodge, NOAH; Anne Barnett, Stand Up Nashville; Bill Rainey; Winnie Forrester, NOAH; Karen Hayes, Parnassus Books; Kay Bowers, NOAH; Phil Manz, Notre Dame Club of Nashville; Todd Gary, Trevecca; Jim Zralek, NOAH; Jason Freeman, Stand Up Nashville; Ashley Bachelder, PATHE; Garrett Stark, Stand Up Nashville; Vonda McDaniel, CLC AFL-CIO; Doug Luckes, NOAH; Michael Callahan, Stand Up Nashville; Erick Huth, MNEA / NOAH; Tom Grose, Veteran for Peace; Carry Rogers, WA; Nancy Colowick, NOAH; Nora Kern, Walk Bike Nashville; Jackie Sims; Jane Hussain, Nashville Peace & Justice Center; Al Levenson, Contributor; Karla Campbell, Bransletter; Julio Feinandez, Middle TN Jobs with Justice; Joey Gaddish, Tennessean; Lisa Smith, District 8 Concerned Citizen and Joe Bond, Smokin Joe's Food

**Meeting Minutes:**

Madam Chair asked if there were any corrections or discussion for the November 15, 2018 meeting minutes. There being none, Mr. Weaver made a motion to approve the meeting minutes and it was seconded by Mr. Gregory. The Board voted and approved.

**Items for Approval:**

**Estoppel Certificate and Related Documentation for the One Bellevue Place Financing**

Mr. Tuke gave a brief summary of the Estoppel Certificate and Related Documentation for the One Bellevue Place Financing. Mr. Tuke has reviewed the documents and the Estoppel Certificate is completely in order.

Madam Chair asked if there were any other questions or discussion for Estoppel Certificate and Related Documentation for the One Bellevue Place Financing. There being none, Ms. Segall made a motion to approve the Estoppel Certificate and Related Documentation for the One Bellevue Place Financing. The motion was seconded by Mr. Gregory. The Board voted and approved.

**Application for Approval of Proposed Sign Modifications at the Capitol View Site Occupied by Parallon / Sarah Cannon**

Ms. Withers (Barnes Design) gave a brief description regarding the Application for Approval of Proposed Sign Modifications at the Capitol View Site Occupied by Parallon / Sarah Cannon. Ms. Withers stated that they are seeking the Board's endorsement. The sign modifications must be approved by the Board because the signs are located on the Boards parcel.

Madam Chair asked if there were any other questions or discussion for Application for Approval of Proposed Sign Modifications at the Capitol View Site Occupied by Parallon / Sarah Cannon. There being none, Mr. Gregory made a motion to approve the Application for Approval of Proposed Sign Modifications

at the Capitol View Site Occupied by Parallon / Sarah Cannon. The motion was seconded by Mr. Hodge. The Board voted and approved. Mr. Scruggs abstained from voting.

### **Discussion Items:**

#### **Review of Do Better Bill Legislation by Councilman Davis**

Councilman Davis gave a brief description of the Do Better Bill. The bill was titled the Do Better Bill to initiate better questions on the front end of these projects, to get companies thinking about community benefits, and how we can “Do Better” for Nashville and our workforce in Davidson County. The Do Better Bill was passed in January 2018. The Do Better Bill requires companies seeking grants and PILOT incentives to answer some basic questions before Metro Council considers their request. Examples of some of the questions include how many jobs will the deal support, what are the pay and benefits of those jobs, will it include certified apprenticeships, will it rely on temp agencies, how many community partners will be involved, and has the company had any OSHA violations or any wage disputes in the last seven years. Council will be able to get answers to these key questions before they are asked to approve the deals. In addition, Council will receive regular progress reports to review how these companies are performing. Every incentive can be analyzed on its own merit.

Councilman Davis suggested that the Board create a policy indicating that they would need to see the company’s report card prior to voting.

Mr. Weaver asked if Council is pleased with the initial results of the Do Better Bill and is it having the effect you were looking for. Councilman Davis stated that there has not been any new deals under the Do Better Bill. Alliance Bernstein and Amazon will be the first projects in regards to the Do Better Bill.

Mr. Hodge made a comment related to the language in the Bill regarding projections. According to the language, Council has the authority to end the agreement if the company does not meet the projections. Councilman Davis stated that the Do Better Bill was written with the intent to have a mechanism in place for Council in the event that a company is performing poorly.

Madam Chair asked how do companies reach a decision on their projections. Councilman Davis stated that his hope is that the company will make the best educated projection after acquiring knowledge and research of the Nashville and Davidson County area.

Madam Chair made comments regarding reporting and asked what is the proper procedure and timeline for companies to provide reporting to the Board. Mr. Wilshire stated that Council is required to receive reporting information at a minimum of eleven days prior to consideration and the Board would receive the information at least a month in advance. The documents are considered public information so anyone can have access to them.

Mr. Gregory asked is it possible to amend the Do Better Bill. Councilman Davis stated that it is always possible to amend any bill. The Council wants to see the Do Better Bill implemented and how it works as is before considering any amendments to the bill.

### **Public Comment Period:**

Several individuals spoke during the public comment period, mostly related to the Do Better Bill.

### **Approval of Financial Matters:**

Ms. West reported there were parking invoices for October and November in the amount of \$150.00. Ms. Allen made a motion to pay the invoice and it was seconded by Mr. Gregory. The Board voted and approved the expenditure.

**Scheduled Next Board Meeting**

The next Board meeting was scheduled for March 28, 2019.

**Adjourn**

The meeting was adjourned at 11:35 a.m.

APPROVED, this 28th day of March 2019.

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Ginger Hausser, Chair

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Aubrey Gregory, Secretary