

**SPORTS AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE  
& DAVIDSON COUNTY**

**Minutes of October 21, 2021, Meeting of the Finance Committee Meeting  
Loyal Legion Meetings Rooms – Bridgestone Arena  
9:30 a.m.**

**Committee Members:** Jon Glassmeyer (Finance Chair), Glenn Farner, Frank Harrison

**Board of Directors:** Cathy Bender (Chair), Emmett Wynn (Secretary/Treasurer), Kim Adkins, Don Deering, Jad Duncan, Melvin Gill, Aaron McGee

**Staff:** Monica Fawknorton, Melissa Wells, Quinton Herring, Margaret Darby (Legal)

**Nashville Sounds:** Adam English, Doug Scopel

**Predators/Ford Ice Center:** Keith Hegger

**Titans/Nissan Stadium:** Bob Flynn, Shannon Myers, Shereme Siewnarine

**Visitors:** Mikki Allen (TSU), Tim DeBuse (GHP, Inc.), Ron Gobbell (GHP, Inc.), Greg McClarin (Metro Finance), Miranda McDonald (Calvert Street Group), Laurence Pendleton (TSU), Jim Pustejovsky (Capital Project Solutions), Josh Thomas (Metro Legal)

Chair Glassmeyer called the meeting of the Sports Authority Finance Committee to order at 9:30 a.m. and welcomed all in attendance.

*Consider approval of minutes from August 17, 2021, Finance Committee Meeting.*

**Upon a motion made by Director Harrison and seconded by Director Farner, the Finance Committee approved the minutes from the August 17, 2021, meeting.**

*Consider approval of a Resolution approving a Capital Improvement Request from MFP Baseball, LLC for Roof Repairs to First Horizon Park.*

Chair Glassmeyer recognized Monica Fawknorton to provide information on the roof repairs, along with Doug Scopel (Nashville Sounds) and Jim Pustejovsky (Capital Project Solutions). The roof at First Horizon Park experienced substantial damage from the 2020 tornado, but later it was learned that the roof also had damage not related to the tornado. The lease agreement between the Sports Authority and MFP Baseball, obligates the Sports Authority to fund capital projects and structural components of the facility. In September of 2020, the Sounds provided an estimate from Baker Roofing to have the non-storm related damage repaired in tandem with the storm-related damage. The estimate was approximately \$14,000 with work likely to begin in late September 2020 and the Sounds explained that to perform the repairs later would be more expensive (due to labor, equipment, and possibly materials). Unfortunately, the timeline to begin storm-related damage repairs did not allow sufficient time to perform due diligence, determine the appropriate funding source (especially since insurance would only cover tornado-related damage), review procurement constraints, and to bring to the Board for approval the following week. The second estimate received from Baker Roofing increased drastically to approximately \$107,000. That estimate led to the procurement of an independent roof assessment in May of 2021. A copy of the roof assessment was included in board materials. Mr. Pustejovsky reviewed the Assessment and Metro's list of already approved roofing contract firms (Baker

Roofing was not on that list) and reached out to some of Metro's approved roofing and masonry contractors and received an estimate of approximately \$55,000. Sports Authority's Budget Analyst, Greg McClarin, recommended that this be funded with Metro's 4% funds as opposed to the Capital Improvement Budget. Moving forward, the lease calls for the Sounds to submit an annual Capital Improvement Plan to the Board. Timing is important because of the baseball schedule.

Doug Scopel shared that a different engineering firm assigned by the insurance company assessed the damage after the tornado. There is a warranty for the roof, the damage has been determined to be work not included in that warranty. Carlisle Company out of Pennsylvania holds the warranty and they handle the warranty repairs

Director Farner questioned if a roofing structure should need work after only six years. He suggested that there needs to be additional research to evaluate possible faulty installation and/or product issues rather than just approving the repairs. Director Wynn also added that while the roof needs to be fixed Metro Legal needs to advise on the process. Director Deering agreed that the roof needs to be repaired before there's additional damage, but that the questions raised by Director Farner also need to be addressed.

Ms. Fawknorton noted that the Four percent legislation will likely be filed with the Metro Council before the Sports Authority's November meeting and that delays could make it impossible to get the work done prior to the beginning of baseball season. Questions need to be addressed, but timing is critical.

Margaret Darby revised the Resolution to read: "Now, Therefore, Be It Resolved, that the Sports Authority hereby approves the Capital Improvement Request from MFP Baseball for roof repairs at First Horizon Park; and Sports Authority staff will seek further investigation into the original installation including engineering of the roof and quality of materials to determine whether any claims for reimbursement of repair cost should be pursued,"

Upon a motion duly made by Director Farner and seconded by Director Harrison, the committee unanimously recommended approval of the revised resolution.

***Consider approval of a Resolution approving a request from Tennessee State University to waive the 2020 lease year rental payment under the lease agreement by and between the Sports Authority of the Metropolitan Government of Nashville and Davidson County, Tennessee State University, and Cumberland Stadium, Inc.***

Chair Glassmeyer recognized Ms. Fawknorton who shared additional information Tennessee State University's (TSU) rental payment. Ms. Fawknorton introduced TSU legal counsel Laurence Pendleton and Athletics Director Mikki Allen before reporting that Section 4.1 of the Lease Agreement requires TSU to pay the Sports Authority annual rent in the amount of \$131,522. The rent is to be paid in two equal installments payable on October 31 and December 31 for the lease year. The pandemic hit in early 2020 and by August of 2020, the Ohio Valley Conference Board of Presidents postponed football and other fall sports due to continued concerns and uncertainty surrounding COVID-19 and, as a result, no TSU football games were

played in 2020. In the Spring of 2021, the OVC announced the regular football schedule would move to spring and subsequently TSU hosted four home games on campus. Both parties seek resolution through a waiver of the 2020 lease year rent payment. Ms. Fawknotson reported that staff has confirmed that there are enough reserves to make the debt service payment without the 2020 payment from TSU.

Upon a motion duly made by Director Farner and seconded by Director Harrison, the committee unanimously recommended approval.

### ***Nissan Stadium Update***

Chair Glassmeyer recognized Shannon Myers, CPA, Chief Financial Officer for the Titans, who provided updates on the CapEx expenses. Current outstanding unfiled reimbursement is currently at \$26,368,224.70, two projects were completed--(1) touchless turnstiles and (2) intercom replacement (both under the budget provided), one current project is still ongoing – the water infiltration project. There are three anticipated projects that are needed- (1) Oracle POS workstations, (2) reach-in freezers, and (3) concourse concrete repair. Casualty receivables of \$202,574 are still outstanding; but the documentation is being processed.

***With no additional questions or business, the Finance Committee Meeting was adjourned.***