

Minutes: Meeting of the Metropolitan Government Board of Fair Commissioners

Date: November 8, 2022 4:00 p.m.

On the above referenced date, the November meeting for the Board of Fair Commissioners was held at Geodis Park Multipurpose Room. Those in attendance were Chair Sheri Weiner, Vice-Chair Jasper Hendricks, Commissioner Mario Avila, Commissioner Todd Hartley and Commissioner Anthony Owens. Also, in attendance were Executive Director Laura Womack and Finance and Administrative Manager Satrice Allen. Metro Attorneys Ann Mikkelsen and Tom Cross were present. Ed Henley with Pillars Development and Katy Sheesley with GHP were in attendance. Jerry Caldwell with Bristol Motor Speedway was present. Butch Spyridon with the Nashville Convention & Visitors Corporation was in attendance as well. Jason Bergeron with the Neighborhood Impact Advisory Committee (NIAC) was present. And Ben Eagles with the Mayor's Office was in attendance.

Chair Weiner called the meeting to order and read the legal notice. She then moved to the approval of the October meeting minutes. Vice-Chair Hendricks made a motion to approve, and Commissioner Owens seconded the motion. All were in favor and the minutes were passed. She then moved to Public Comment Time.

There were no public comments. Chair Weiner then moved to the Financial Report.

Ms. Allen gave a brief financial report. Commissioner Hartley asked how the loss after COVID compared to pre-COVID years and Ms. Allen answered that the pre-COVID years were better and that we were still rebounding. Director Womack reported that the Flea Market was about 60% down plus they had expenses this year from hosting the fair but they had budgeted for that. She added that the Flea Market was trending upwards. Chair Weiner then moved to the Events Update.

Director Womack gave a quick report and then gave the floor to Fair Manager Scott Jones. He gave a brief update on the fair numbers (preliminary) and several board members asked questions and made some comments. Director Womack gave an update on the Rent Relief Program and went over the power points presentation. There was a lengthy discussion with several questions and suggestions from The Board. Commissioner Hartley asked for a dashboard to show participation rates month to month for the Flea Market and Director Womack stated that they did this already and it was posted on the mayor's website, and she would be happy to pull that for him. Chair Weiner then moved to the Executive Director's Report.

Director Womack announced that David Lewis would be retiring after 25 years and then thanked him for his service. Chair Weiner moved to Old Business and the Fairgrounds Improvement Project, Mixed Use, and Infrastructure Update item on the agenda.

Mr. Henley gave a quick report on the financials of the projects at the Fairgrounds. Ms. Sheesley also gave a quick report on things. Director Womack then gave an update on the Mixed-Use Project. Commissioner Hartley asked for a plan of how staff would manage road closures (and the times they would be closed) with this project. Director Womack went over some of the plans that had already been discussed concerning road closures and traffic flow. Commissioner Avila agreed that a calendar of events with road closures would be helpful to the community. Chair Weiner then moved to the Bristol Motor Speedway (BMS) Update: October meeting follow-up item on the agenda.

Mr. Eagles briefly went over the power points slides and presented the Bristol documents to the Board which included the slide show, a fact sheet, the deal summary document, the lease agreement document and a development agreement. He added that the documents would be posted at 5:00 p.m. that day for the public to review. He reminded everyone that the documents were not in final form, and it was just a start. He reported that, at the Board's request, they were currently working with procurement to get a review of the facility to determine what was needed to continue racing here and to comply with The Charter to meet safety and ADA compliance. He stated that Metro Planning had reported that they had received 2 bids on the RFQ that were acceptable so they should be moving forward on this soon. He then gave the floor to Metro Attorney Tom Cross. Mr. Cross went over the process for the next few weeks and months and the process with the Sports Authority and Metro Council. He stated that this process would not be rushed and that there would be 2 documents for them to review now and approve later: 1) lease 2) development agreement. He explained about the revenue bonds and the lease with the Sports Authority. There were a couple of questions from the Board. Mr. Cross explained that The Board would have to approve the lease(s) with the Sports Authority later in the process.

Mr. Caldwell gave a statement, as well as Mr. Spyridon about their excitement to be a part of this plan to bring Bristol/NASCAR to Nashville. Chair Weiner then moved to the Community Impact/Speedway Policy Discussion and Consideration item on the agenda.

Mr. Bergeron stated that there were still a lot of questions to be answered and there was still a lot of work to be done to get a fair deal. He added that they still needed the details well defined, and that SMI (Speedway Motor Sports) must guarantee the full debt. He expressed his concerns about noise and the community benefits agreement as well. He reminded The Board that this deal was not their only option.

Chair Weiner reminded everyone that the Bristol documents were now posted on the website for all to review. There was no New Business. Chair Weiner asked for a motion to adjourn. Vice-Chair Henricks then made a motion to adjourn. Commissioner Hartley seconded the motion, all were in favor and the meeting was dismissed.

Respectfully Submitted,

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Chair, Sheri Weiner

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Executive Director, Laura Womack