

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

**Board of Directors MEETING MINUTES  
Thursday December 1, 2022 | 10:30 am | Nissan Stadium – Press Box**

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**Attendees**

**Members:** Cathy Bender (Chair), Frank Harrison (Vice Chair), Emmett Wynn (Secretary/Treasurer), Kim Adkins, Don Deering, Jad Duncan, Glenn Farner, Melvin Gill, Dan Hogan, Winston Justice, Aaron McGee, Michael Zerah

**Staff:** Monica Fawknorton (ED), Valda Barksdale, Bob Lackey, Brandon Little, Melissa Wells, Joshua Thomas (Metro Legal), Lexie Ward (Metro Legal)

**Visitors:** Diamond Bell (Sun), Tim Bewley (PMC), Arnett Bodenhamer (Former Director), Danny Butler (Preds), Amanda Carlisle (PMC), Kyle Clayton (Preds), David Cripe (JLL), Cole Durio (CPS), Adam English (Sounds), Jeff Fisher (PMC), Ross Florey (5/3), Bob Flynn (Titans), Ron Gobbell (GHP), Kate Guerra (Titans), Keith Hegger (Predators), Sean Henry (Preds), Quinton Herring (Former SA Staff), Sylvia K. January (Citizen), Michelle Kennedy (Preds), Kristina Kirby (Kraft CPAs), Miranda McDonald, Shannon Myers (Titans), Jim Pustejovsky (CPS), Ben Reeves (NSC), Steve Reiten, Doug Scopel (Nashville Sounds), Shereme Siewnarine (Titans), Will Traylor (Mortenson), Dinah Wells (PMC), Dan Werly (Titans), Bill Wickett (Preds), Metro Council Member Brett A. Withers

***Call to Order***

Chair Bender called the meeting to order by welcoming all including Metro Nashville Council Member Brett Withers to Nissan Stadium and thanking the Tennessee Titans & Nissan Stadium for hosting.

***Consider Approval of Minutes from October 20, 2022 and November 10, 2022 Meeting***

Chair Bender asked if there were additions or corrections to the October 20 and November 10 meeting minutes. There being none,

**Upon a motion made by Director Hogan and seconded by Director Harrison, the board approved the minutes from both the October 20, 2022 and November 10, 2022 meetings.**

***Executive Director's Report***

ED Fawknorton reported that Metro's Office of Internal Audit has begun their review of Geodis Park. Metro audits typically focus on the public dollar, however, because the Geodis Park project is a public/private partnership with major investments by the Nashville Soccer Club, the audit will focus primarily on processes and Diverse Business Enterprises (DBE). As the audit progresses, ED Fawknorton noted that she will keep the board updated on developments.

### ***Facility Questions***

Sean Henry, President & CEO, Nashville Predators & Bridgestone Arena reported that on Friday November 25 around 5:45 a.m. Bridgestone Arena experienced a water main break just outside the arena near Sixth Avenue. The arena's main concourse and event levels were flooded causing significant damage to the locker, dressing and coaches' rooms, as well as the floors, ceilings and tiles in event services areas. It is likely that all of the event services area will require replacement, including sheetrock, electrical components and millworks.

College games scheduled for Friday were moved to Ford Ice Center Bellevue and the arena reopened to host a Predators game on Tuesday.

A video of the standing water, interior damage and recovery efforts was shared. Over a thousand fans were used to dry out the building.

Mr. Henry emphasized that the outpouring of support in response to the flooding was incredible including Metro Water who was able to shut off the line within less than three hours. The Fire Department and Fire Marshall helped to ensure everyone was safe and an incredible amount of food was delivered from a variety of sources including hotels and restaurants. The city, Jani-King Cleaning Services, ED Fawknoston, Office of Environmental Management, Nashville Electrical Service, Predator's staff and many others were on site to support the prompt progress of reopening the arena.

Director Farner questioned whether the insurance premiums were up to date to which Mr. Henry confirmed that they are.

In conclusion Mr. Henry noted that there are no definitive answers as to why the line broke, however, several factors may have been culprits including the ground shifting, aged pipes, drought and construction.

### ***Finance Committee Report***

Vice-Chair Harrison, Chair of the Finance Committee, reported that the committee met earlier today at 9:30 a.m. The September 15, 2022 Minutes were approved and the following resolutions were recommended for approval:

- Resolution Approving the FY 22 Audited Financial Statements for Parking Management Company, LLC.

Kristin Kirby, Senior Manager for Kraft CPAs presented an overview of the audit during the Finance Committee meeting. In the opinion of Kraft CPAs the schedule of revenues and disbursements of Parking Management Company, LLC (PMC) related to its contract with the Sports Authority for the period of June 26, 2021 through June 30, 2022 presents fairly and without concern. On behalf of the Finance Committee Vice Chair Harrison recommended approval by the board.

**Upon a motion made by Director Hogan and seconded by Director Farner, the board approved the Resolution Approving the FY 22 Audited Financial Statements for Parking Management Company, LLC.**

- Resolution Approving an Amendment to an Agreement for Construction Management Services for Infrastructure Related to the MLS Stadium Area by and between the Sports Authority and Bell & Associates Construction

Jim Pustejovsky, Owner, Capital Project Solutions (CPS), reported to the Finance Committee that the Construction Manager contract for the Infrastructure MLS Stadium was awarded to Bell & Associates Construction and executed January 2021. The purpose of the contract Amendment is for a contract value adjustment of \$1.7m which is within the available budget and will capture all actual construction cost incurred to complete the final scope of work. On behalf of the Finance Committee Vice Chair Harrison recommended approval by the board.

**Upon a motion made by Director Hogan and seconded by Director Justice, the board approved the Resolution Approving an Amendment to an Agreement for Construction Management Services for Infrastructure Related to the MLS Stadium Area by and between the Sports Authority and Bell & Associates Construction.**

- Resolution Approving Stadium Project Term Sheet

Sam Wilcox, Deputy Mayor for Policy & Innovation, addressed questions and concerns before the Finance Committee. Mr. Wilcox provided written responses to questions submitted previously by Director Hogan and also provided the document, "East Bank Stadium Project Frequently Asked Questions". Mr. Wilcox thanked the board for its questions, due diligence and attention to the Term Sheet. He noted that he looks forward to presenting the definitive documents and issuing bonds should the building of the new stadium progress.

Director Hogan requested an expected time frame for the project to which Mr. Wilcox responded upon approval by the Sports Authority the Term Sheet will go before Metro Council for approval. The Ordinance for approval of the 1% hotel occupancy tax will also go before Metro Council for a second reading. The next step will involve development by the legal team of a definitive financial plan (including approximately 75 agreements). The goal is to have these documents completed by end of first quarter for review and approval by the Sports Authority and Metro Council.

Director Gill requested clarification regarding whether the hotel tax will be a permanent or an on/off funding mechanism. Mr. Wilcox responded that bond buyers will expect dedicated funding for the bonds and the 1% hotel tax will be pledged to pay the debt service for those bonds. The earliest the tax could be turned off would be at the retirement of the debt service.

There being no additional questions for Mr. Wilcox, on behalf of the Finance Committee, Vice-Chair Harrison recommended approval by the board.

**Upon a motion made by Director Adkins and seconded by Director McGee, the board approved the Resolution Approving the Stadium Project Term Sheet.**

### ***Infrastructure Report***

Jim Pustejovsky, Owner, Capital Project Solutions (CPS) reported that the Geodis Park Infrastructure project reached completion October 31 slightly ahead of the DBE goal, within budget, and with a good safety record. The project will close out in about two weeks.

Cole Durio, Project Manager, CPS narrated a drone video of the aerial view of Geodis Park including Craighead Street, Rains Avenue and the new bridge connecting Wedgewood to Craighead Street. He noted that Wedgewood Avenue and Benton Avenue opened to the public in October. All aspects of the project are functional and complete, excluding minor landscaping features and a shipment of trees which should arrive mid-December.

Director Hogan questioned whether the complaints regarding congestion and traversing in and out of the park have been addressed. Mr. Pustejovsky deferred to Ron Gobbell, President Emeritus, GHP who noted that the pedestrian and motorist congestion has improved significantly given that Wedgewood Avenue and Benton Avenue are now open to the public and streetlights are operational. Phase II of the NDOT project will begin with construction of sidewalks in early 2023 which will significantly improve and help to organize the rideshare and public transportation components. Phase III will involve parking construction of parking areas dedicated to Geodis Park; the project is expected to take several years.

Burke Nihill, TN Titans President and CEO, thanked the board for its support, engagement and questions throughout the New Stadium Deal process. The Titans look forward to finding the best path forward for Nashvillians, Metro Nashville and the fans. Director Deering commented that he has been impressed by the great work done by both the Titans Franchise and the Sport Authority Board of Directors.

### ***Adjourn***

The next board meeting is set for 10:30 a.m. on January 19, 2023 at Geodis Park. and if necessary, the Finance Committee will meet prior to at 9:30a.m. There being no other business, the meeting adjourned.

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Respectfully submitted, Valda Barksdale, The Metro Sports Authority

YouTube Link:

<https://youtu.be/QTOqyOJRqcl>

<https://metronashville.sharepoint.com/sites/SportsAuthority/Shared Documents/P-Drive-Sports Authority/SA BOARD/SA Board Materials/FY23/2023 Jan 19 Board Meetings/Minutes 2022 Dec 1 BOD Working.docx>