

Metropolitan Government Board of Fair Commissioners Work Session for the Bristol Motor Speedway Proposal
February 9, 2023 4:00 p.m.
Fairgrounds Expo 2

Present:

Sheri Weiner, Chair
Jasper Hendricks, Vice-Chair
Mario Avila, Commissioner
Todd Hartley, Commissioner
Anthony Owens, Commissioner
Laura Womack, Executive Director Fairgrounds
Terri Costonis, Metro Legal
Jerry Caldwell, President of Bristol Motor Speedway
James Weaver, representing Bristol Motor Speedway
Ben Eagles, Mayor's Office
Chris White, Driven International, Principal Civil Engineer
Scot Elkins, Driven International Representative

Chair Weiner started the meeting by explaining that they were having sound system issues and called the meeting to order. She then moved to the approval of the minutes from the January 10th Work Session. Vice-Chair Hendricks made a motion to approve, and Commissioner Avila seconded the motion. All were in favor and the minutes were passed.

Chair Weiner stated that they would start with the Presentation Regarding the Updated Speedway Safety and Compliance Study item on the agenda. Director Womack stated that they had Scot Elkins, Chris White, and Ben Eagles on audio. Mr. Elkins introduced himself and explained that his company was hired to do an assessment based on recommendations for upgrading the facility and that they were looking at the facility needs, safety issues, sound mitigation, ADA compliance, restrooms, wayfinding, parking, infield access, environmental conditions, etc. He reported that they enlisted two companies who spent one day on site and that they looked at low/medium/high costing to get a range for a cost estimate. He then went through the report.

There were some questions and discussion about short/medium/long time scale priority, impact of work and benefit, what the cost estimate was based on and how they came up with their estimates, surface issues of the track, ADA compliances, year ranges, grandstand lighting and a few other points. Commissioner Hartley suggested that they add to the report the methodology of how they came up with their estimates that had just been explained to them (or put in an email or on paper). There were some questions from the Board about why the (cost estimate) ranges were so widely varied and why there was so much disparity between the companies and Mr. Elkins explained that each of the providers had

different approaches to the analysis and, therefore, some different cost ranges. Chair Weiner stated that they needed comparisons and to understand “apples and oranges”. There was a brief discussion about the process to create the report and the instructions from the RFP and the information that was gathered (and how) in response to the RFP. Chair Weiner asked Mr. Elkins to give them more detail and to share the approaches that they took to help them see the differences and see where the numbers came from. Director Womack also asked if they could identify which items were on a different scope and if that was what caused price differences. Chair Weiner added that she wanted to know what would make this property the best it should be with a good/better/best scenario and what that cost would be to the city if the Bristol deal fell through and when they looked at the report, they could have a sense of what the scaling would be. Commissioner Hartley asked Mr. Elkins if he would add the goals of the report to the report also. Mr. Elkins said they would work on these requests and get back with the Board.

Chair Weiner then moved to the Kimley-Horn memo and Director Womack stated that Kimley-Horn had issued a follow-up summary from the last work session and gave a brief explanation of what was in that memo. Chair Weiner stated that she would be sharing the information concerning noise mitigation and they were working on the final pieces of that document. She stated that Director Womack was working on the speedway activations presentation format. Chair Weiner then reported that she would be reaching out to NASCAR concerning mufflers, testing, intent, and clarifications and asked for the authority to do that on behalf of the Board. All agreed it was okay.

Chair Weiner then moved to the Question-and-Answer Session and gave the floor to Director Womack. Points of Interest and Questions:

- 1) Could designated routes be assigned by MTA (or adjusted schedules) for games/races/events? MTA was not able to provide charter services but could adjust schedules based on peak needs.
- 2) Concerning community input: Director Womack mentioned all the neighborhood groups that had been contacted by Bristol and some groups that were to be scheduled in the near future. She also mentioned the Metro Code mandated public hearing that must occur at some point in the district (beyond the Fair Board and Metro Council).

Director Womack reported that she would have the speedway activations done and to the Board before the next work session. Commissioner Hartley asked that this also include the attendance and what they were doing now vs. what they would be doing in the future (comparing apples to apples).

Chair Weiner asked if they had any other additional questions concerning the Development Agreement, Capital Repairs, CSL Report, the Traffic and Parking Management Process and NCVC partnership. On the Development Agreement, she reported they were waiting on one more piece of information concerning the scheduling declaration. On Capital Repairs, there was some discussion about the guaranteed payment to the Fair Board and also the motivation for Bristol to keep the speedway in good repair since they would be responsible for covering any capital repairs. There was a brief discussion about construction timing working around racing season.

There was some discussion about when amendments could be made and the timeline for a decision from the Board. Chair Weiner went over the timeline. Commissioner Owens asked what a realistic timeline would be, and Chair Weiner answered that once receipt of all the information was satisfied.

The Board then went over the next few meeting dates and times. Chair Weiner stated that there would be three more public hearings (but only one was with the Fair Board).

Vice-Chair Hendricks then made a motion to adjourn the work session. Commissioner Owens seconded the motion. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Chair, Sheri Weiner

Executive Director, Laura Womack