

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

**BOARD OF DIRECTORS  
MEETING MINUTES**

**Thursday, April 18, 2024 | 10:30 am | GEODIS Park – Multipurpose Room**

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**Attendees**

**Board Members:** Chair Cathy Bender, Vice Chair Jad Duncan, Kim Adkins, Don Deering, Tiffany Degrafinreid, Dan Hogan, Monchiere' Holmes-Jones, Anna Page, Emmett Wynn, Michael Zerah

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

**Visitors:** Adolpho Birch (Titans), David Aronoff (Cumming), Danny Butler (Preds), Katie Cafiero (Preds), Brittany Campagna (Pillars), Courtney Carini (Titans), Gary C. Clay (Metro Purchasing), Kyle Clayton (Preds), Haley Davidson (Titans), Adam English (Sounds), Ron Gobbell (GHP), Kate Guerra (Titans), Don Hardin (Don Hardin Group), Peter Hedewreich (H.S.), Keith Hegger (Predators), Sean Henry (Preds), Heather Hill (Cumming Group), Michelle Lane (Metro Finance), Jack Malone (Nashville Downtown Partnership), Julia Masters (NBJ), George Morgan (Morgan & Morgan Inc Technical Consultant Services), James Morrison (Baron Malow), Shannon Myers (Titans), Lindsey Paola (NSC), Jennifer Pedginski (Metro Finance), Jim Pustejovsky (CPS), Gabriel Rodriguez (Nashville Downtown Partnership), Joe Saatkamp (Cumming Group), Robert Sampson (Robert Sampson Consulting), Doug Scopel (Sounds), Steven Seibert (Morgan & Morgan Inc Technical Consultant Services), Mark Sturtevant (Planning), Don Twining (Cumming Group), Blake Wogoman (Barton Malow)

***Call to Order***

Chair Bender called the meeting of the Sports Authority Board of Directors to order, welcomed all to GEODIS Park and thanked the Nashville Soccer Club (NSC) for hosting. Additionally, she congratulated the Predators for clinching a berth in the 2024 Stanley Cup Playoffs.

***Public Comment Period Pursuant to TN Open Meetings Act, TN Code Ann. §8-44-101***

There were no sign ups for Public Comment.

***Consider Approval of March 21, 2024 Meeting Minutes***

Chair Bender asked if there were questions or comments pertaining to the March 21, 2024 Meeting Minutes. There being none,

**Upon a motion made by Director Duncan and seconded by Director Adkins, the Board of Directors  
unanimously approved the March 21, 2024 Meeting Minutes.**

At the request of Director Hogan, Chair Bender asked if there were any objections to moving consideration of the Cumming Management Group Inc agreement agenda item ahead of the Executive Director's Report. There were no objections to the request.

***Consider Approval of a Resolution Approving the Agreement Between the Sports Authority and Cumming Management Group Inc to Serve as the Sports Authority Construction Representative for the Construction of a New Enclosed NFL Stadium***

ED Fawknorton reminded the group that in March Metro Procurement published the Notice of Intent to Award naming the Cumming Group as the Authority's Construction Representative. A protest was filed and subsequently

withdrawn. The Sports Authority, Metro Procurement and Metro Attorneys negotiated with the Cumming Group to propose the agreement being presented today for the board's consideration.

Further, ED Fawknorton directed the board's attention to the Cumming Group's one-page bio in the binder which includes Carol Greenlee (Business Resource Group) who worked on the GEODIS Park project and is assigned to Cumming's DBE Coordination. The Cumming Group and their affiliates have worked on a variety of projects including the Sphere (Las Vegas), UBS Arena (home of New York Islanders Hockey Team), Citi Field (home of the New York Mets), Kaufman Stadium (home of Kansas City Royals Baseball Team) and Nashville Soccer Club's training facility. She welcomed Cumming's key leaders Joe Saatkamp (Principal Advisor) and Heather Hill (Principal in Charge). Ms. Hill recognized David Aronoff (Cumming Group Program Manager) and noted that their partners include Sterling Project Development, Pillars Development, Kelly Brockman (McNeely Brockman PR) and Pendulum Architecture who are all thrilled to be working on the project.

Josh Thomas, Metro Legal gave an overview of the agreement highlighting several sections including:

- 2.1 The Cumming Group shall serve as the Sports Authority's (SA) representative on the Project.
- 2.1 Exhibit B – Some of the Scope of Services include but is not limited to Project Budget Update and Pay Apps, DBE tracking and forecasting, Scheduling (actual vs planned) and proposed change orders.
- 3.1 Contract Term will end upon Project completion and may not exceed 60 months.
- 4.1 Contract has an estimated value of \$4.2m.
- 8.29 Cumming shall not provide services of an amount that would be greater than the Not to Exceed Amount of \$4.2m.
- 4.8 Reimbursable Expenses to Cumming and its subcontractors, subconsultants, laborer and suppliers includes transportation, parking, personal lodging, food cost and other related expenses shall be limited to the amounts allowed in accordance with Metro Travel Policy. Reimbursable expenses shall not exceed \$50k of the \$4.2m. Director Hogan asked for clarification regarding whether the \$50k reimbursable expense is subject to the \$4.2m cap to which Attorney Thomas confirmed, yes, it is not in addition to the \$4.2m rather it is budgeted within the \$4.2m. ED Fawknorton noted that the project budget has allocated \$5m for SA's Construction Representative and \$580k has been disbursed for GHP/CPS team as the interim/acting representatives through the end of February. Additional payments will be disbursed for their services through April 30 when their contract expires.
- 5.1 In the event Cumming fails to fulfill their obligations, Metro shall identify the breach and extend 30 days for a resolve. If Cumming fail to satisfy the breach, Metro reserves the right to cancel the contract.
- 5.2 Should funding for the contract be discontinued, Metro reserves the right to terminate the contract.

**Upon a motion made by Director Hogan and seconded by Director Holmes-Jones, the Board of Directors unanimously voted to approve a Resolution Approving the Agreement Between the Sports Authority and Cumming Management Group Inc to Serve as the Sports Authority Construction Representative for the Construction of a New Enclosed NFL Stadium**

Chair Bender thanked Ron Gobbell (GHP) and Jim Pustejovsky (CPS) for their work and exemplary representation of the SA on this project as well as during the construction of GEODIS Park.

### ***Executive Director's Report***

ED Fawknorton reported that on April 1, 2024 the SA hosted a Kick-Off meeting with representation from the Titans, Cumming, CPS, GHP, East Bank Team and Metro Legal. The kick-Off served as an introduction of the Stadium project to the Cumming Group. Because the project entails a wealth of information and details, the meeting provided an opportunity for Cumming to hear from the various groups involved.

Additionally, ED Fawknorton reported, the Cumming team has been integrated into the various weekly, bi-weekly and monthly meetings and have made tremendous progress in absorbing data and sharing information

with their cohorts. The next step is to integrate them with the East Bank project and our office is in the process of scheduling a meeting with Bob Mendes (Mayor's Office) Chief Development Officer, the East Bank Team and Metro Planning Department.

A multitude of projects involving SA's other facilities, sports and sports related ventures in Nashville are underway and ongoing which will be reported on in future meetings.

***Consider Approval of Resolution Approving the Second Amended and Restated Agreement Between the Sports Authority of the Metropolitan Government of Nashville and Davidson County and the Nashville Downtown Partnership***

ED Fawknotsen reported that the current agreement which expires May 31 authorizes the Partnership to use Lots A, B, D, N, T, E, F and portions of R for a daily shuttle operation and special event parking/shuttles for downtown workers and visitors. The proposed agreement will relocate the Partnership's shuttle operation to Lot R for downtown workers and Lot F for Metro employees. The Term of the contract is 12 months and as with the previous agreement, the proposed agreement does not charge the Partnership for utilization of the Lots.

Director Holmes-Jones questioned whether extending the terms of the contract was an option versus developing a new agreement. ED Fawknotsen reported that Metro agreements are typically for three to five years with an extension option. Due to current and future construction near and on the site, the area will at some point no longer be available. Recognizing the value of the program to the city, the goal is to prolong the services for as long as foreseeably possible. Chair Bender questioned whether the proposed agreement would result in a reduction of people utilizing the shuttles to which Jack Malone (Downtown Partnership) stated operations will continue as usual. Director Adkins questioned if moving from 3,544 available parking spaces to the capacity in Lots R & F, will the proposed parking spaces be sufficient and will the number of shuttles be reduced? Mr. Malone reported that post COVID operations have resulted in more people working from home leaving approximately 1100-1200 daily riders. Subsequently, less shuttles are being operated compared to those in operations prior to COVID. Currently, approximately 14 shuttles are used daily and an additional four are used for special events during afterhours.

**Upon a motion made by Director Duncan and seconded by Director Adkins, the Board of Directors unanimously voted to approve a Resolution Approving the Second Amended and Restated Agreement Between the Sports Authority of the Metropolitan Government of Nashville and Davidson County and the Nashville Downtown Partnership**

***Titans New Enclosed Nissan Stadium Monthly Progress Report***

Shannon Myers, CFO, gave a summary of the current Nissan Stadium Capital Expenditures. She reported that several projects were completed including the Electrical Maintenance Main Switchboard/Switch Gear which were completed in April. This was the largest of all projects and was budgeted for 1.5m, however, the actual cost was less than \$1.3m. Anticipated projects to be completed prior to the next season are comprised only of necessary repairs and updates to the current Nissan Stadium to ensure functionality. This includes repairing deteriorating and crumbling steps, replacing ADA chairs and escalator repairs.

Adolpho Birch, Chief External & League Affairs Officer began his report by drawing attention to photos highlighting progress being made on the construction site. He next reported on the three Active Work Streams: 1) Review of the cost analysis and estimate of the Design Development deliverables and the

transition to Construction Document phase 2) Continued coordination of TBA procurements and recent awards 3) Demolition of the asphalt parking lots and start of excavation. Additionally, the design team issued the 100% Design Development, the Construction Document Phase began in March and is progressing towards the issuance of the GMP set for May 31, 2024. A Mass excavation permit was issued on March 28, 2024. The Titans have awarded the existing stadium Demolition procurement to Renascent, Inc. and demolition work is anticipated to start in early 2027. Progression of the buildout of the Titans Town trailer complex is underway and will house all firms involved including Workforce Development activity.

The Titans, TBA, and Metro's Business Assistance Office are meeting regularly to discuss the status and reporting of DBE participation for both the design and construction phases of the project. DBE participation goals are tracking well with the Design Team and are projected to come in at 28%; projections for construction work will be available once the contracts are finalized. TBA started the first cohort of Workforce Development Programs in April with a paid apprenticeship program which included specialized training; several of the participants have received job offers.

Piedmont Gas is substantially complete with their gas line relocations and their restoration work is ongoing. Colonial Pipeline is continuing to progress with their relocations. Challenges with Colonial and their contractor have impacted the completion dates.

The project has spent a total of \$110,587,744 through the end of March 2024. For the last approved monthly pay application of February 2024, the project spent a total of \$6,058,254. Additionally, the Titans continue to work with Metro, the East Bank team members and Fallon to coordinate the design of the south plaza.

The First and Goal Small Business program was launched and has a \$3m fund for providing financial support to a minimum of 25 businesses. The program will provide loans and grants to help foster economic equality for the Nashville business community. Businesses will submit applications for review; funds will be awarded via a selection process. Citizens Bank, Corner to Corner and Nashville Business Incubation Center are major partners.

In partnership with the Cheatcode Foundation and the Lloyd C. Elam Mental Health Center at Meharry Medical College, the Titans ONE Community platform launched the Collaborative Community Mental Health Initiatives. The Initiative will include a four-month mental-health-focused-curriculum for clinicians who will ultimately provide free therapy sessions to residents in underrepresented zip codes.

Chair Bender inquired about the number of individuals who completed the Workforce Development Program. Mr. Birch noted that the first cohort was a pilot program to develop processes and protocols which included approximately six cohorts; the number of participants is anticipated to expand and also provide resources to applicants who are not eligible for the program.

### ***Facility Questions***

There were no questions presented.

### ***Consider Approval of a Resolution Approving the Naming of Certain Areas of the Soccer Stadium Pursuant to the Terms of the Lease Agreement Between the Sports Authority and Walsh Management***

Lindsey Paola, Chief Operating Officer, Nashville Soccer Club reported that Walsh Management is seeking approval for the naming of two areas: the southwest Corner Kick Terrace to the *Publix Corner Kick Terrace* and the southeast Corner Kick Terrace to the *Cesar Corner Kick Terrace*. She also noted that because dogs are allowed in these areas at the end of each match, they are a fan favorite. Chair Bender reminded the board that the Sports Authority shall

not withhold proposed naming rights unless it violates Applicable Law or would reasonably cause embarrassment to the Sports Authority.

**Upon a motion made by Director Adkins and seconded by Director Page, the Board of Directors unanimously voted to approve a Resolution Approving the Naming of the Southwest Corner Kick Terrace to the Publix Corner Kick Terrace and the Southeast Corner Kick Terrace to the Cesar Corner Kick Terrace of the Soccer Stadium Pursuant to the Terms of the Lease Agreement Between the Sports Authority and Walsh Management**

### ***GEODIS Park Host Facility Report***

Ian Ayre, CEO, NSC reported that John Ingram, NSC Owner was recently honored by TN Governor Lee on the approaching 2-year anniversary for GEODIS Park. He noted as a native Nashvillian, Mr. Ingram's core objective for GEODIS Park was to build a facility where all citizens of Nashville could enjoy a variety of food and music choices in addition to exciting soccer games. He also reported that GEODIS Park is the largest soccer specific stadium in the U.S. with an average attendance record of 28k. In 2023 19% of ticket holders were from out of state, the Park hosted the highest grossing match between two MLS teams and the first professional level sports final held in Nashville. Since its opening in 2022 over 24k season tickets were sold, the Park has hosted 1.1m MLS fans, with attendees coming from 94 of TN's 95 counties and all 50 U.S. states. The Commissioner of MLS commented on NSC's significant contribution to the league.

Mr. Ayre further noted that during the first year the Park has hosted three sell out concerts where 90% of attendees were first time visitors to the Park, 53% were from out of state, 62% female, 38% male and the average age was 44. The premiere lounges enjoy year-round usage from a variety of companies including today, they are booked for a special event. Director Adkins asked for an update on the Premiere Soccer League (PSL) weekend at GEODIS Park. Mr. Ayre commented while it was extremely successful, the PSL offers an alternative soccer experience and is very competitive with MLS given they both are vying for similar space, fans and revenue. Mr. Ayre noted he was personally delighted to host the event as it helps to grow the hearts and minds of soccer fans and NSC was happy to assist with PSL's logistics and promotions efforts.

### ***Adjourn***

Director Deering shared his thoughts on a newspaper article regarding women's professional basketball and he noted there is still interest in bringing a team to Nashville, especially given the enormous viewership of the recent NCAA women's basketball finals. Chair Bender and ED Fawknorton noted that the Sports Authority's Women's Professional Sports Initiative subcommittee continues to work with other entities and individuals in pursuit of bringing a WNBA team to Nashville. An update on discussions are forthcoming.

In closing, Chair Bender announced the next meeting is scheduled for 10:30am Thursday, May 16 at Bridgestone Arena; it is anticipated that the Finance Committee will meet prior to at 9:30am. There being no further questions or business, the Board of Directors meeting adjourned.

Respectfully submitted, Valda Barksdale, Metro Nashville Sports Authority

### **YouTube Meeting Link:**

<https://www.youtube.com/watch?v=SoQ51Bu81LU&t=1346s>