MINUTES OF THE 27th MEETING OF THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY

The 27th meeting of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) was held on February 2, 2012 at 7:30 a.m., in Room 206 at the Nashville Convention Center, Nashville, Tennessee.

AUTHORITY MEMBERS PRESENT: * **Mark Arnold, Marty Dickens, Francis Guess, Ken Levitan, *Vonda McDaniel, Willie McDonald, Luke Simons, *Mona Lisa Warren, and Vice-Mayor Diane Neighbors, Ex-Officio

AUTHORITY MEMBERS NOT PRESENT: Leo Waters

OTHERS PRESENT: Larry Atema, Charles Robert Bone, Rich Riebeling, Charles Starks, Barbara Solari, Mark Sturtevant, Ryan Johnson, Patrick Holcombe, Gary Schalmo, Natasha Blackshear, Debbie Frank, Kristen Heggie, Kim McDoniel, Holly McCall, Rob Svedberg, Seab Tuck, Andy McLean, Bob Lackey, Terry Clements, Roxianne Bethune, Peter Heidenreich, Maryanne Morris, and Ed Henley. In addition other members of the general public and media were present.

The meeting was opened for business by Chairman Marty Dickens who stated that a quorum was present.

The Authority then took a recess for an executive session at 7:30 a.m.

* Denotes arrival of Mark Arnold, Vonda McDaniel, and Mona Lisa Warren

The meeting resumed at 8:02 a.m.

ACTION: Appeal of Decisions from the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County – Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Convention Center Authority may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. These appeals must be filed within sixty days after entry of a final decision by the Authority. Any person or other entity considering an appeal should consult with private legal counsel to ensure that any such appeals are timely and that all procedural requirements are met.

Mr. Dickens announced that the next scheduled meeting of the CCA is March 1, 2012 at 8:00am.

ACTION: Mark Arnold made a motion to approve the 26th Meeting Minutes of December 20, 2011. The motion was seconded by Willie McDonald and approved unanimously by the Authority.

In Leo Waters absence, Vonda McDaniel reported on the Construction & Development Committee meeting.

Vonda McDaniel reported on the DBE & Procurement committee meeting.

Mark Arnold gave an update from the Finance & Audit committee meeting.

Mona Lisa Warren reported on the Marketing & Operations committee meeting.

Ryan Johnson was asked to give a project financial update. (Attachment #1) He introduced Ed Henley as a new member of the MCC project team. Rich Riebeling then gave a revenue update. (Attachment #1)

Roxianne Bethune gave a DBE update for the project and an Omni and Country Music Hall of Fame DBE and local participation report. (Attachment #1)

Charles Robert Bone gave an update on the appeal of the MDHA/Tower Investments condemnation case and the certified payroll litigation (Patterson v. Convention Center Authority).

ACTION: Mark Arnold made a motion authorizing an appeal of the Patterson v. Convention Center Authority (11-1565-II) case. The motion was seconded by Ken Levitan and after discussion was approved unanimously by the Authority.

ACTION: Willie McDonald made a motion authorizing Bone McAllester Norton and the Law Office of Natasha Blackshear to handle the appeal of the Patterson v. Convention Center Authority (11-1565-II) case separate from the existing retainer. The motion was seconded by Ken Levitan and approved unanimously by the Authority.

Charles Starks was asked to discuss the Presidio agreement for technology consultation and installation in the Music City Center.

ACTION: Luke Simons made a motion to authorize Charles Starks on behalf of the Convention Center to enter into an agreement with Presidio Network Solutions to assist with the design and implementation of the network for the Music City Center in an amount not to exceed $70,000.00. The motion was seconded by Willie McDonald and after discussion was approved unanimously by the Authority.

** Denotes departure of Mark Arnold

Charles Starks then gave a tax collection update as well as a Nashville Convention Center and Music City Center sales report. (Attachment #1)

Andy McLean and Rob Svedberg were then introduced to present on the interior designs of the Music City Center. (Attachment #2)

With no additional business a motion was made to adjourn, with no objection the CCA adjourned at 9:19 a.m.

Respectfully submitted,

Charles L. Starks
Executive Director
Nashville Convention Center

Approved:

Marty Dickens, Chairman
CCA 27th Meeting Minutes
of February 2, 2012

CONVENTION CENTER AUTHORITY

FEBRUARY 2, 2012

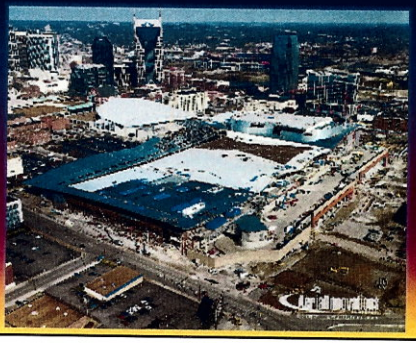
Appeal of Decisions

Appeal of Decisions from the Convention Center Authority – *Pursuant to the provisions of 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Convention Center Authority may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. These appeals must be filed within sixty days after entry of a final decision by the Authority. Any person or other entity considering an appeal should consult with private legal counsel to ensure that any such appeals are timely and that all procedural requirements are met.*

CONSTRUCTION & DEVELOPMENT COMMITTEE

DBE & PROCUREMENT COMMITTEE

FINANCE & AUDIT COMMITTEE



Marketing & Operations Committee

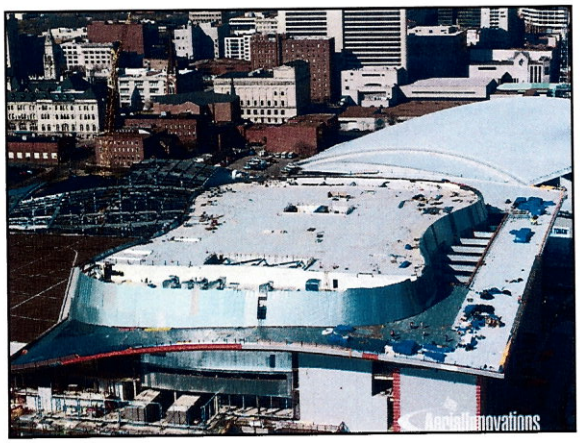
MUSIC CITY CENTER BUDGET SUMMARY

As of: December 31st 2011 (updated for Litigation Reserve)

MCC MASTER BUDGET	BUDGET	SPENT TO DATE	REMAINING BUDGET	COST TO COMPLETE	VARIANCE
BUILDING SITE WORK	21,975,921	21,695,805	280,116	280,116	-
BUILDING STRUCTURE	107,891,790	100,219,045	7,672,745	7,672,745	-
BUILDING ENCLOSURES	47,016,981	25,725,904	21,291,077	21,291,077	-
BUILDING INTERNAL MATERIALS	46,699,818	16,278,567	30,421,251	30,421,251	-
BUILDING SPECIAL EQUIPMENT	52,873,148	18,721,398	34,151,750	34,151,750	-
BUILDING MEP	104,000,979	67,502,918	36,498,061	36,498,061	-
BUILDING SOFT COSTS	34,541,363	20,622,776	13,918,587	13,918,587	-
CONSTRUCTION SUBTOTAL	**415,000,000**	**270,766,413**	**144,233,587**	**144,233,587**	-
OFF SITE UTILITIES	21,744,757	9,180,858	12,563,899	12,563,899	-
PROJECT CONTINGENCY	15,000,000	-	15,000,000	15,000,000	-
LAND / LITIGATION RESERVE	57,000,000	70,851,416	-	5,148,584	(19,000,000)
DESIGN & ENGINEERING	40,489,684	36,186,659	4,303,025	4,303,025	-
PROJECT MANAGEMENT	10,993,758	6,408,382	4,585,375	4,585,375	-
PROJECT INSURANCE & PROGRAMS	8,252,322	5,990,477	2,261,844	2,261,844	-
LEGAL, FINANCIAL, CONSULTANTS	2,869,480	1,972,767	896,713	896,713	-
FF&E	11,650,000	147,500	11,502,500	11,502,500	-
PRE-OPENING OPS	2,000,000		2,000,000	2,000,000	
TOTAL	**585,000,000**	**401,504,471**	**197,346,944**	**202,485,528**	**(19,000,000)**

Surplus Revenues in Excess of Debt Service

Surplus Revenue through December 2011	15,023,562
Additional Surplus Revenue Forecasted through June 30, 2012	2,800,000
Excess Investment Earnings on Construction Fund through December 2011	2,121,566
Total Available	**19,945,128**

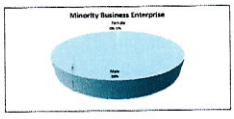


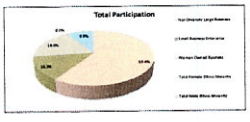
MUSIC CITY CENTER

DBE PARTICIPATION

4TH QUARTER 2011

DBE PARTICIPATION SUMMARY	% OF TOTAL
MINORITY OWNED BUSINESSES	8.9%
WOMEN OWNED BUSINESSES	18.0%
SMALL BUSINESS ENTEPRISE	13.7%
TOTAL	40.6%



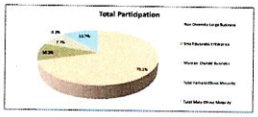


MUSIC CITY CENTER

DBE PARTICIPATION

PROJECT TO DATE
As of 12/31/2011

DBE PARTICIPATION SUMMARY	% OF TOTAL	# OF COMPANIES
MINORITY OWNED BUSINESSES	11.9%	44
WOMEN OWNED BUSINESSES	7.7%	34
SMALL BUSINESS ENTERPRISE	10.2%	34
TOTAL	29.9%	112



DBE PARTCIPATION VENDORS

4th Quarter 2011

SBE - 13.7%

- Concrete Pump Partners
- CGI Electric ↑
- Hannah Company ↑
- John W. McDougall ↑
- Landscape Support Svs.
- Nashville High Lift
- SJ Morse
- Structural Bolt & Manuf. ↑
- ULCSE, Inc. ↑

MBE - 8.9%

- Alpha Insulation
- Artisan/Salton ↑
- Harmony
- MIG ↑
- Shrop-Vickers(JV)
- Sunago Builders ↑

WBE - 18.0%

- Ceiling Plus
- Cookeville Glass & Mirror ↑
- Hicks Ingles ↑
- Logik Inc.

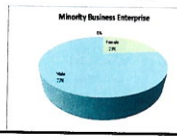
Note: Contractors highlighted for receiving the bulk of the DBE dollars for 4th Quarter 2011 (blue arrows indicate vendors receiving at least $500,000 and above, red arrows indicate $1M and above).

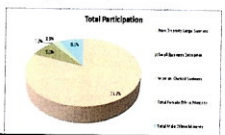
OMNI HOTEL - NASHVILLE

DBE PARTICIPATION

PROJECT TO DATE
AS OF 12/31/2011

DBE PARTICIPATION SUMMAR	% OF TOTAL	# OF COMPANIES
MINORITY OWNED BUSINESSES	10.6%	5
WOMEN OWNED BUSINESSES	0.2%	2
SMALL BUSINESS ENTERPRISE	8.1%	1
TOTAL	18.8%	8



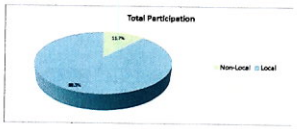


OMNI NASHVILLE HOTEL & CMHF EXPANSION

LOCAL PARTICIPATION

PROJECT TO DATE
AS OF 12/31/2011

TOTAL LOCAL PARTICIPATION	88.3%	40



MCC/Hotel Tax Collection

As of November 30, 2011

	2/5 of 5% Occupancy Tax	Net 1% Occupancy Tax	$2 Room Tax	Contracted Vehicle Tax	Rental Vehicle Tax	Total	Variance to FY 09-10
July	$950,195	$372,222	$950,065	$41,145	$107,934	$2,421,562	23.11%
August	$897,050	$353,000	$887,063	$50,318	$107,305	$2,294,736	40.63%
September	$903,843	$352,054	$845,285	$52,147	$108,239	$2,261,568	25.84%
October	$1,061,177	$400,434	$929,113	$61,800	$106,977	$2,559,501	33.36%
November	$838,897	$325,687	$784,524	$35,001	$94,598	$2,078,706	18.71%
December							
January							
February							
March							
April							
May							
June							
YTD Total	$4,651,161	$1,803,397	$4,396,050	$240,411	$525,053	$11,616,073	28.12%

These numbers are still subject to change by Metro/Division of Accounts Auditors

MCC/Hotel Tax Collection

November Total Tax Collections

	2010	2011	Variance
5% Occupancy Tax	$1,652,091	$2,097,242	26.94%
Gross 1% Occupancy Tax	$330,418	$419,448	26.94%
$2 Room Tax	$674,909	$784,524	16.24%
Contracted Vehicle	$35,096	$35,001	-0.27%
Rental Vehicle	$82,935	$94,598	14.06%
$.50 Room Tax	$168,727	$195,977	16.15%
Total Collections	**$2,944,176**	**$3,626,790**	**23.19%**
Total YTD Collections	**$14,898,501**	**$20,213,719**	**35.68%**

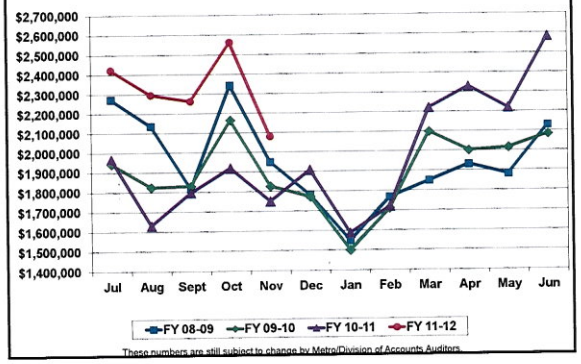
MCC Portion of November Tax Collections

	2010	2011	Variance
2/5 of 5% Occupancy Tax	$660,837	$838,897	26.94%
Net 1% Occupancy Tax	$297,349	$325,687	9.53%
$2 Room Tax	$674,909	$784,524	16.24%
Contracted Vehicle	$35,096	$35,001	-0.27%
Rental Vehicle	$82,935	$94,598	14.06%
MCC Collections	**$1,751,125**	**$2,078,706**	**18.71%**
MCC YTD Collections	**$9,066,353**	**$11,616,073**	**28.12%**

These numbers are still subject to change by Metro/Division of Accounts Auditors

MCC Tax Collections

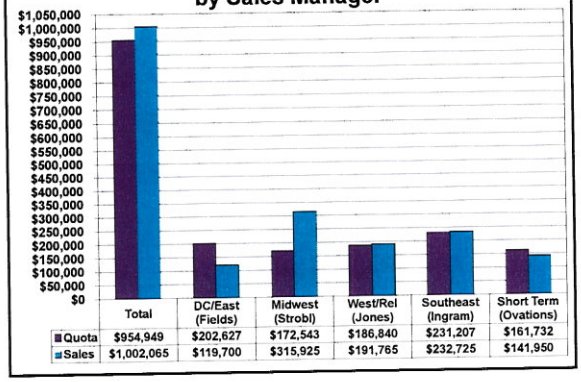
As of November 30, 2011



These numbers are still subject to change by Metro/Division of Accounts Auditors

YTD NCC Building Rental Sales

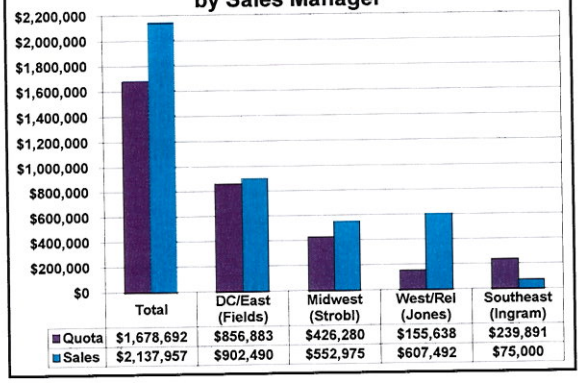
by Sales Manager



	Total	DC/East (Fields)	Midwest (Strobl)	West/Rel (Jones)	Southeast (Ingram)	Short Term (Ovations)
Quota	$954,949	$202,627	$172,543	$186,840	$231,207	$161,732
Sales	$1,002,065	$119,700	$315,925	$191,765	$232,725	$141,950

YTD MCC Building Rental Sales

by Sales Manager



	Total	DC/East (Fields)	Midwest (Strobl)	West/Rel (Jones)	Southeast (Ingram)
Quota	$1,678,692	$856,883	$426,280	$155,638	$239,891
Sales	$2,137,957	$902,490	$552,975	$607,492	$75,000

mcc interior design presentation
January 31, 2012

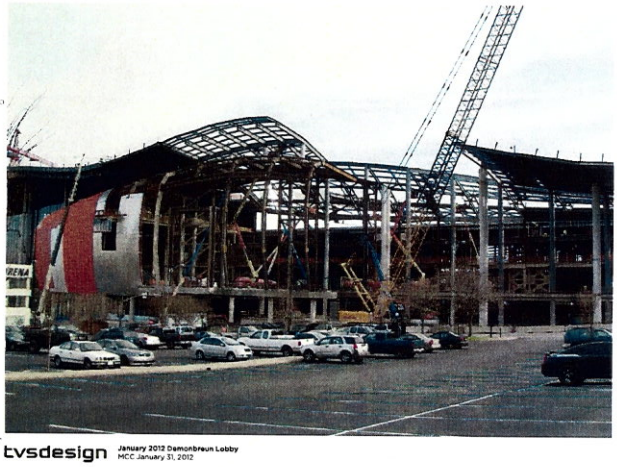
Music City
CENTER

tvsdesign
TUCK·HINTON MOODY·NOLAN

tvsdesign Birdseye View - Rendering
MCC January 31, 2012

tvsdesign Jaunary 2012 Web Cam View
MCC January 31, 2012

tvsdesign Demonbreun Lobby Rendering
MCC January 31, 2012

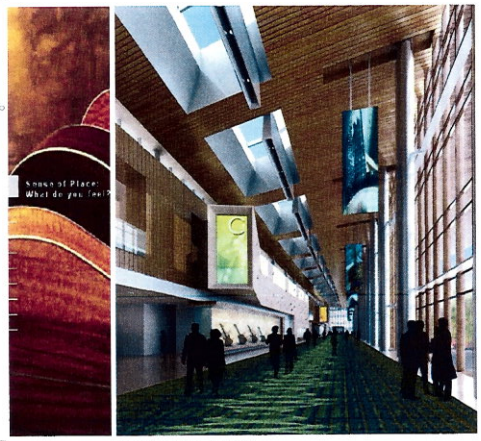


tvsdesign January 2012 Demonbreun Lobby
MCC January 31, 2012

tvsdesign Demonbreun Lobby View - Rendering
MCC January 31, 2012

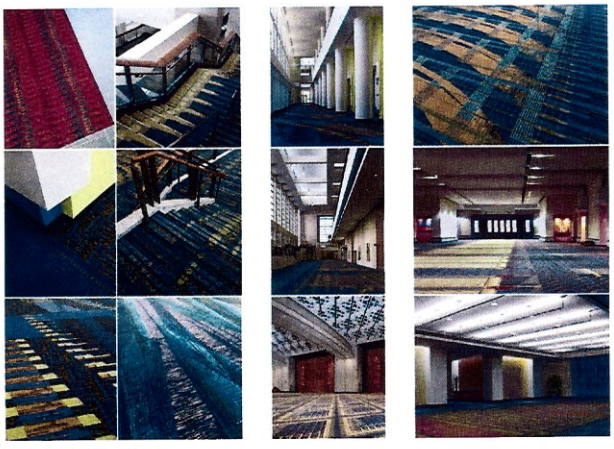
tvsdesign Jaunary 2012 Demonbreun Lobby
MCC January 31, 2012

tvsdesign Lobby Animation
MCC January 31, 2012

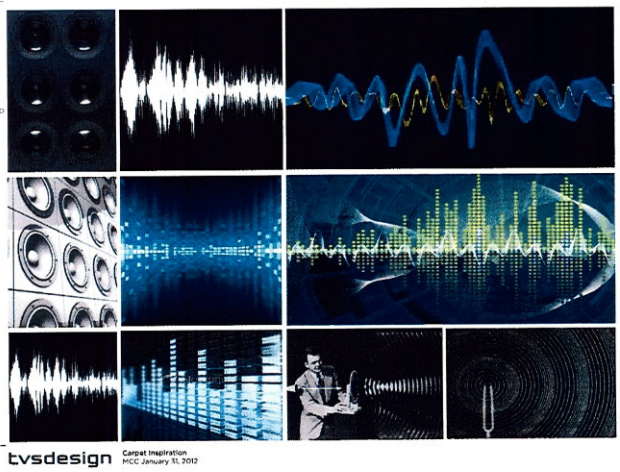


tvsdesign Demonbreun Concourse- Rendering
MCC January 31, 2012

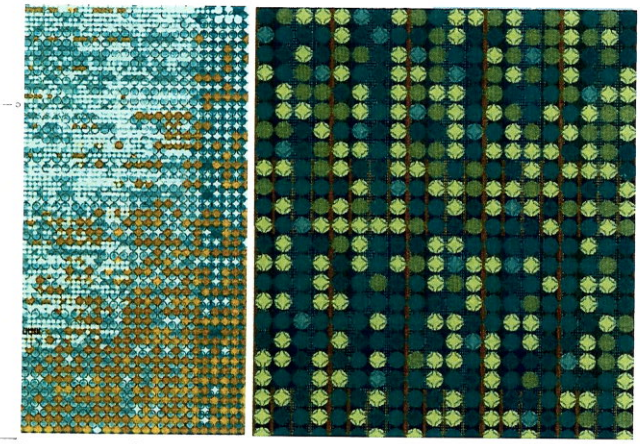
tvsdesign January 2012 Demonbreun Concourse
MCC January 31, 2012



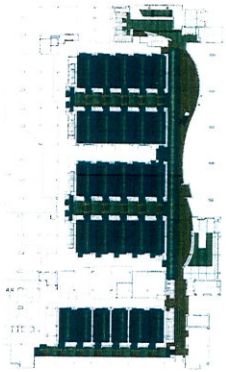
tvsdesign Carpet Design
MCC January 31, 2012



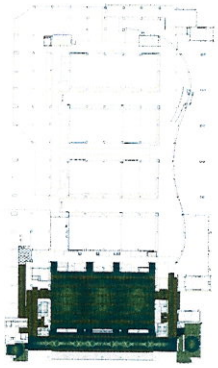
tvsdesign Carpet Inspiration
MCC January 31, 2012



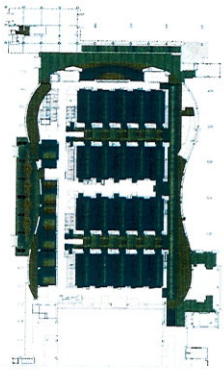
tvsdesign Carpet Design - Concept Images
MCC January 31, 2012



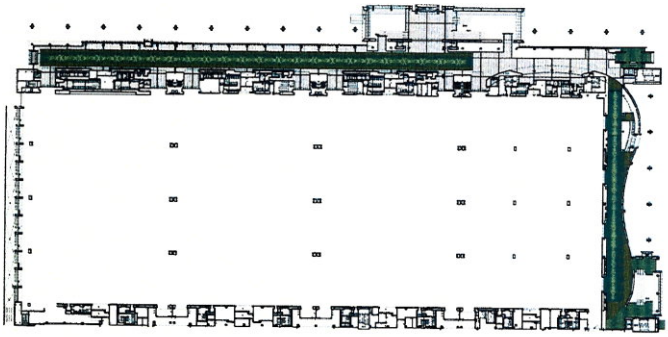
tvsdesign Level 1 Carpet Flood
MCC January 31, 2012



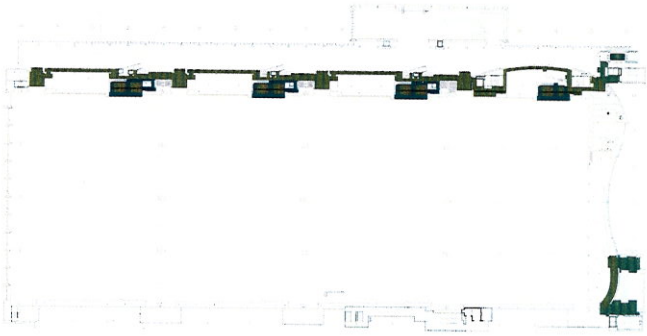
tvsdesign Level 2 Carpet Flood
MCC January 31, 2012



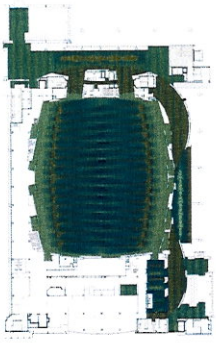
tvsdesign Level 3 Carpet Flood
MCC January 31, 2012



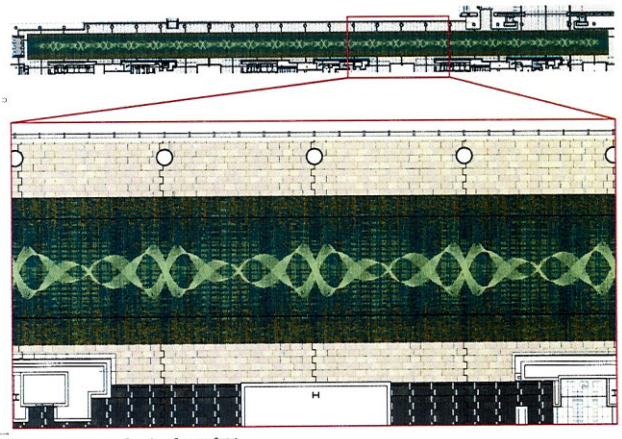
tvsdesign Level 5 Carpet Flood
MCC January 31, 2012



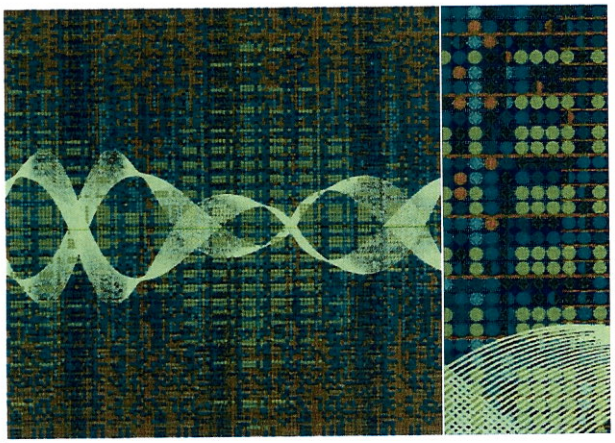
tvsdesign Level 6 Carpet Flood
MCC January 31, 2012



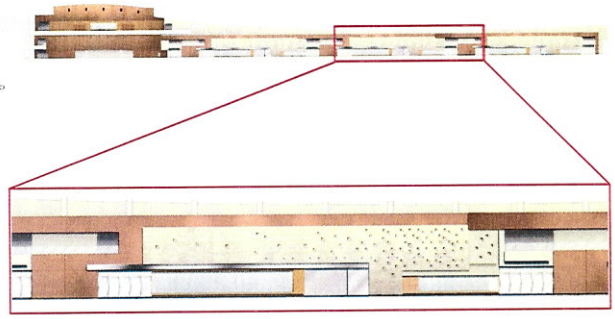
tvsdesign Level 7 Carpet Flood
MCC January 31, 2012



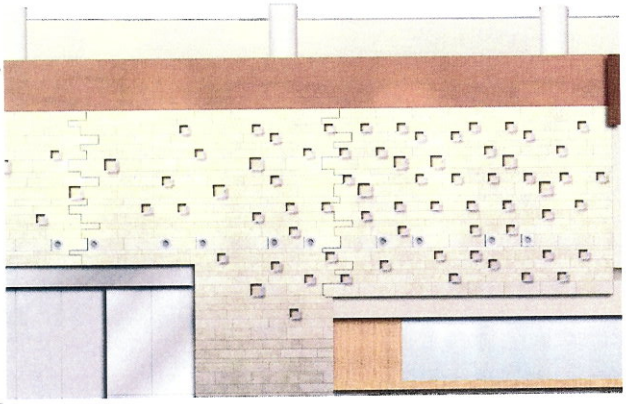
tvsdesign Demonbreun Concourse Carpet
MCC January 31, 2012



tvsdesign Demonbreun Concourse Carpet
MCC January 31, 2012



tvsdesign Demonbreun Concourse Elevations
MCC January 31, 2012



tvsdesign Demonbreun Concourse Elevation
MCC January 31, 2012

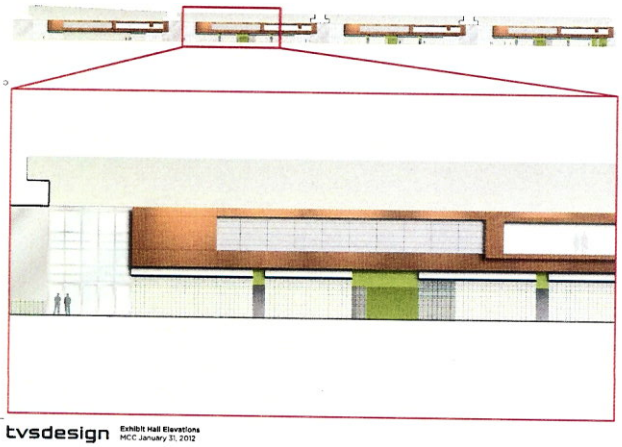
tvsdesign Exhibit Halls- Rendering
MCC January 31, 2012

tvsdesign Exhibit Halls- Animation
MCC January 31, 2012

tvsdesign Exhibit Halls- November 2012
MCC January 31, 2012

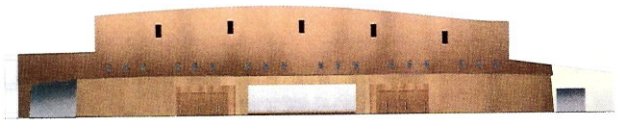
tvsdesign Exhibit Halls- November 2012
MCC January 31, 2012

tvsdesign Exhibit Halls- November 2012
MCC January 31, 2012

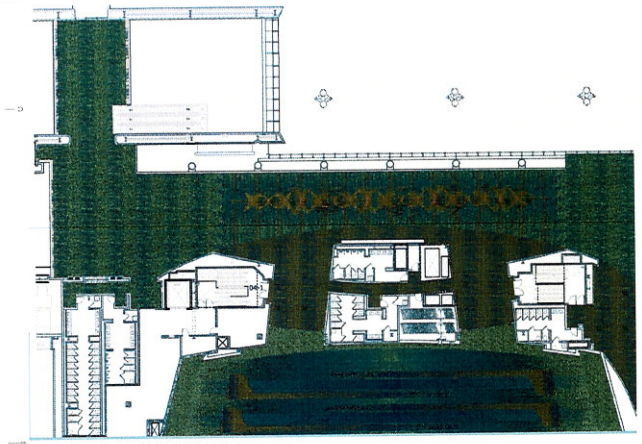


tvsdesign Exhibit Hall Elevations
MCC January 31, 2012

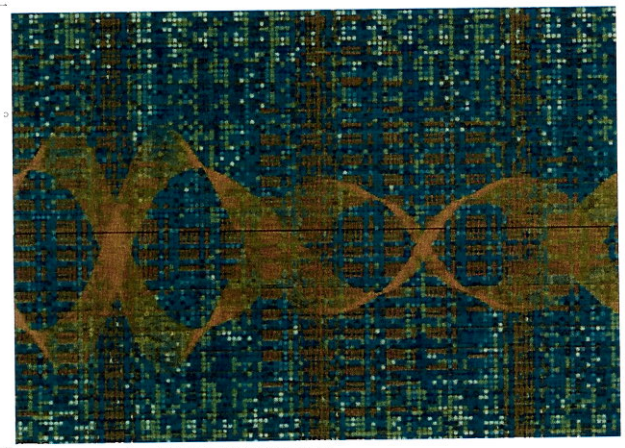
tvsdesign January 2012 North Ballroom Prefunction
MCC January 31, 2012



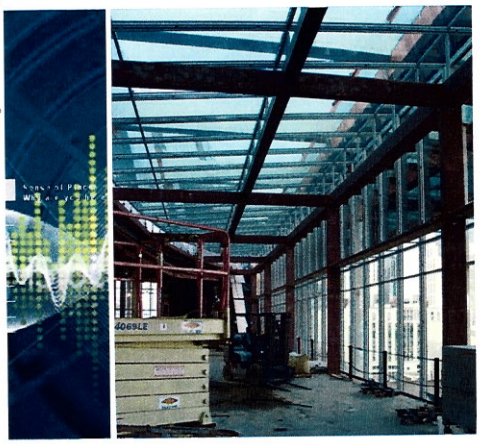
tvsdesign January 2012 North Ballroom Prefunction Elevation
MCC January 31, 2012



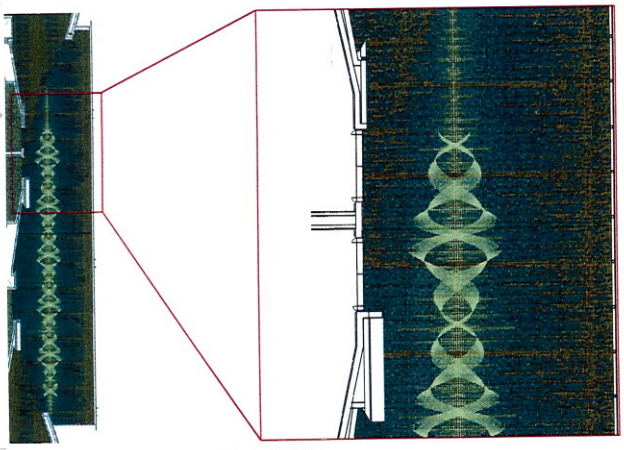
tvsdesign January 2012 North Ballroom Prefunction
MCC January 31, 2012



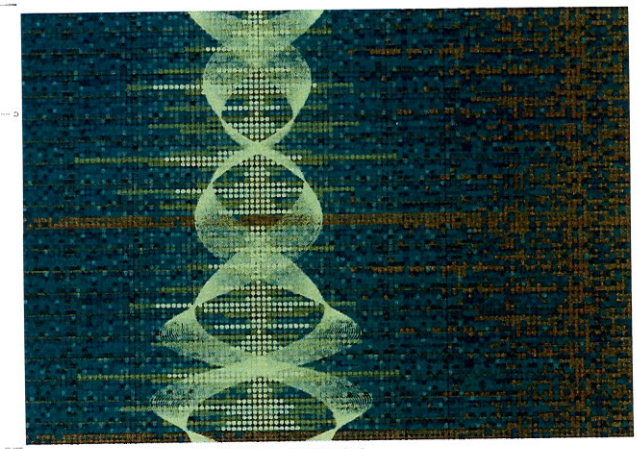
tvsdesign January 2012 North Ballroom Prefunction Carpet Pattern
MCC January 31, 2012



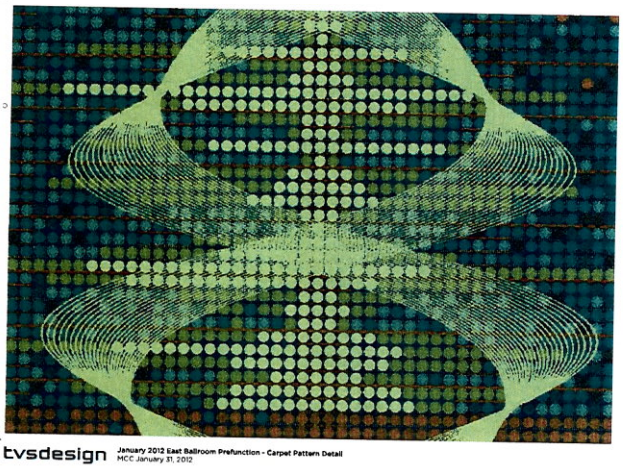
tvsdesign January 2012 East Ballroom Prefunction
MCC January 31, 2012



tvsdesign January 2012 East Ballroom Prefunction - Carpet Pattern
MCC January 31, 2012



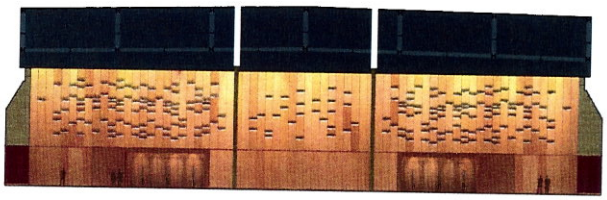
tvsdesign January 2012 East Ballroom Prefunction - Carpet Pattern Detail
MCC January 31, 2012

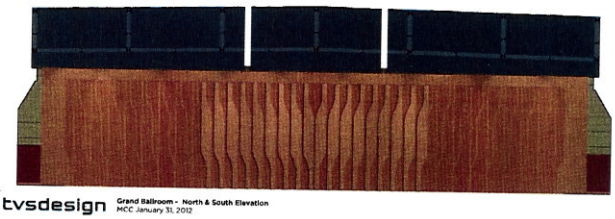


tvsdesign January 2012 East Ballroom Prefunction - Carpet Pattern Detail
MCC January 31, 2012

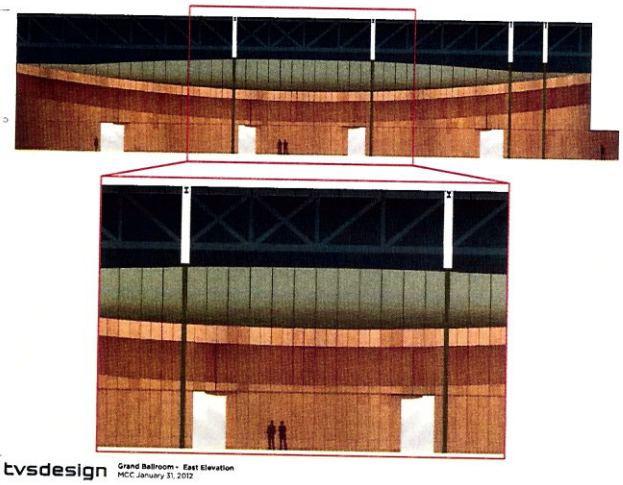
tvsdesign Grand Ballroom - Rendering
MCC January 31, 2012

tvsdesign Grand Ballroom - January 2012
MCC January 31, 2012

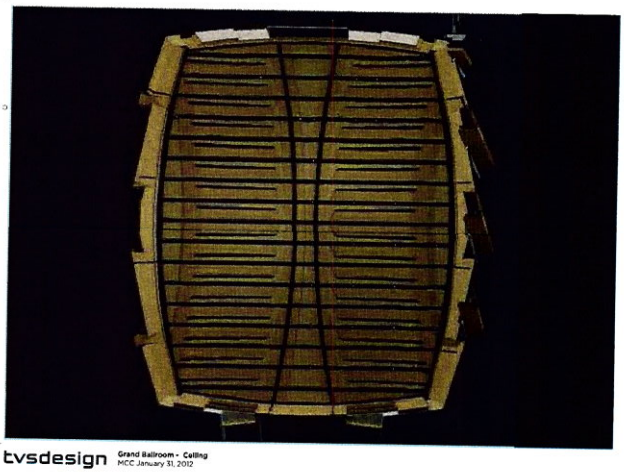




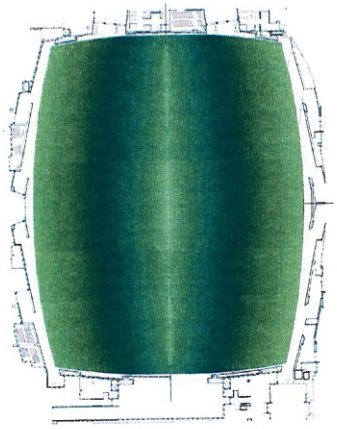
tvsdesign Grand Ballroom - North & South Elevation
MCC January 31, 2012



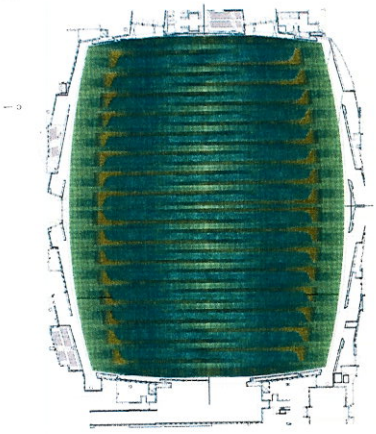
tvsdesign Grand Ballroom - East Elevation
MCC January 31, 2012



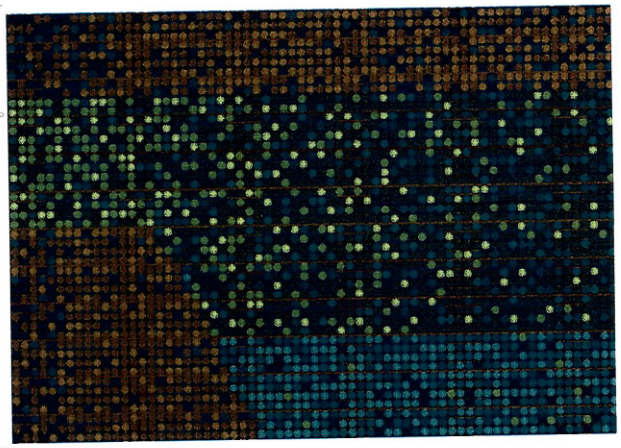
tvsdesign Grand Ballroom - Ceiling
MCC January 31, 2012



tvsdesign Grand Ballroom - Carpet Background
MCC January 31, 2012



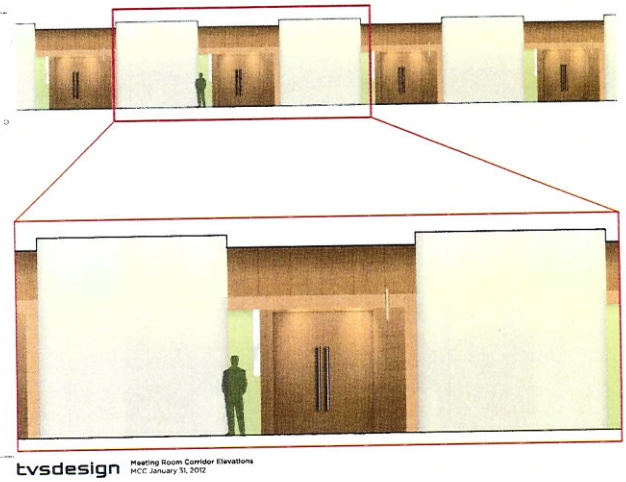
tvsdesign Grand Ballroom - Carpet Design
MCC January 31, 2012



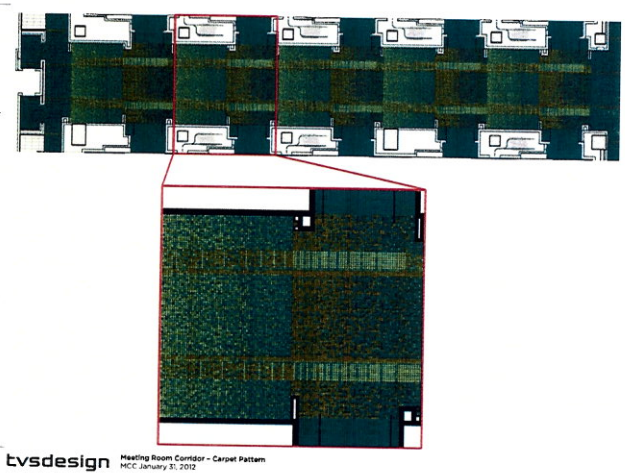
tvsdesign Grand Ballroom - Carpet Detail
MCC January 31, 2012

tvsdesign Meeting Room Corridor
MCC January 31, 2012

tvsdesign Meeting Room Corridor - January 2012
MCC January 31, 2012



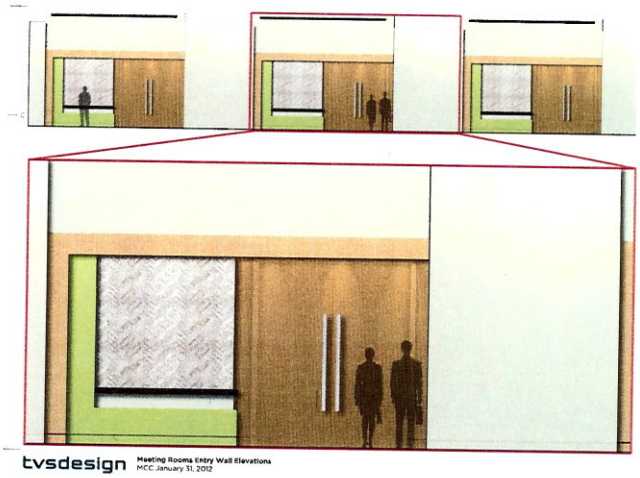
tvsdesign Meeting Room Corridor Elevations
MCC January 31, 2012



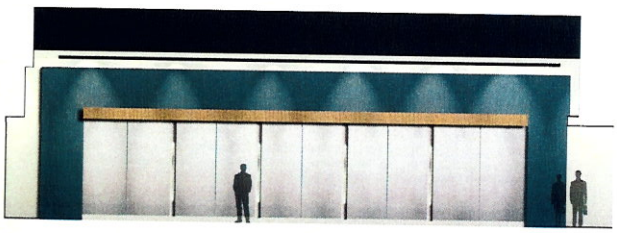
tvsdesign Meeting Room Corridor – Carpet Pattern
MCC January 31, 2012

tvsdesign Meeting Rooms
MCC January 31, 2012

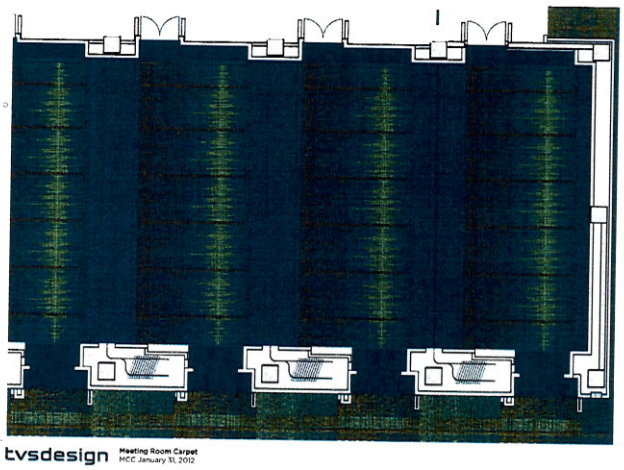
tvsdesign Meeting Rooms - January 2012
MCC January 31, 2012



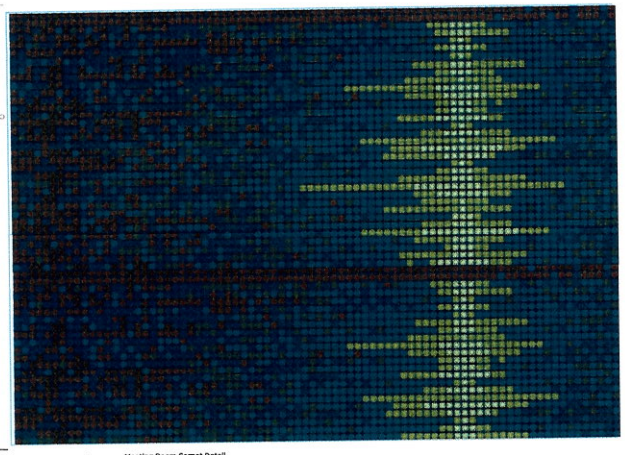
tvsdesign Meeting Rooms Entry Wall Elevations
MCC January 31, 2012



tvsdesign Meeting Rooms Side Wall Elevation
MCC January 31, 2012



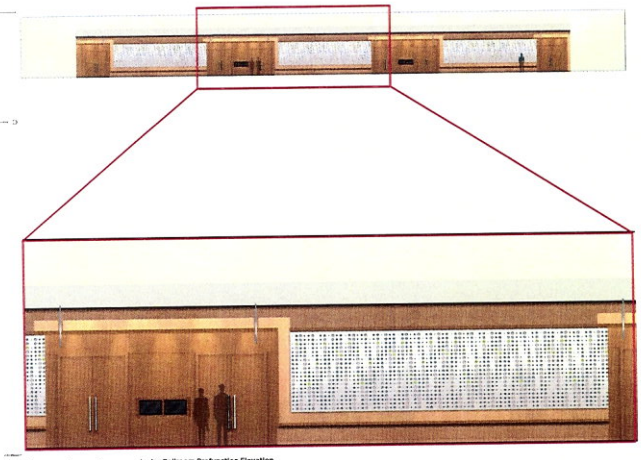
tvsdesign Meeting Room Carpet
MCC January 31, 2012



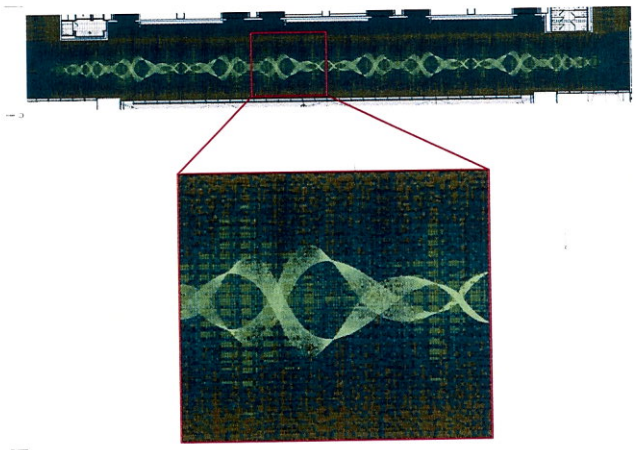
tvsdesign Meeting Room Carpet Detail
MCC January 31, 2012

tvsdesign Junior Ballroom Prefunction - Rendering
MCC January 31, 2012

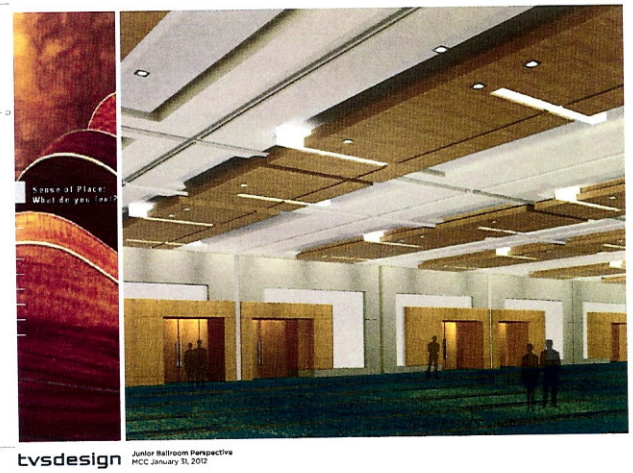
tvsdesign Junior Ballroom Prefunction - January 2012
MCC January 31, 2012



tvsdesign Junior Ballroom Prefunction Elevation
MCC January 31, 2012

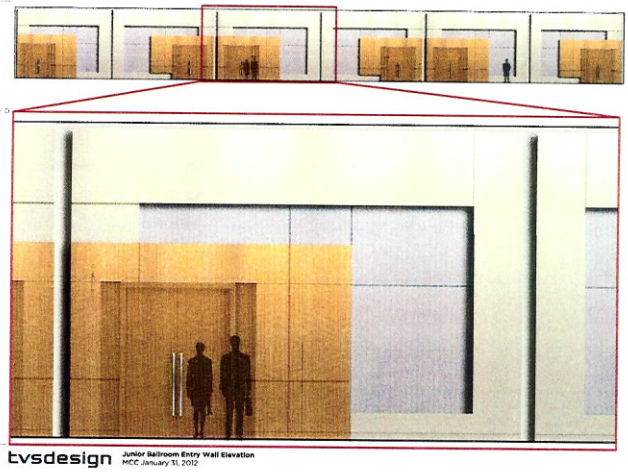


tvsdesign Junior Ballroom Prefunction Carpet
MCC January 31, 2012

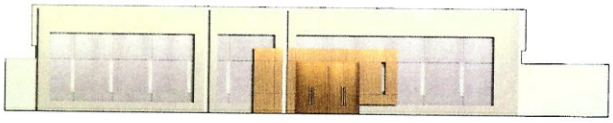


tvsdesign Junior Ballroom Perspective
MCC January 31, 2012

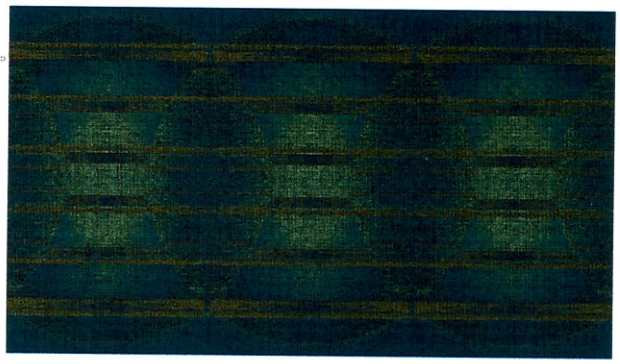
tvsdesign Junior Ballroom - January 2012
MCC January 31, 2012



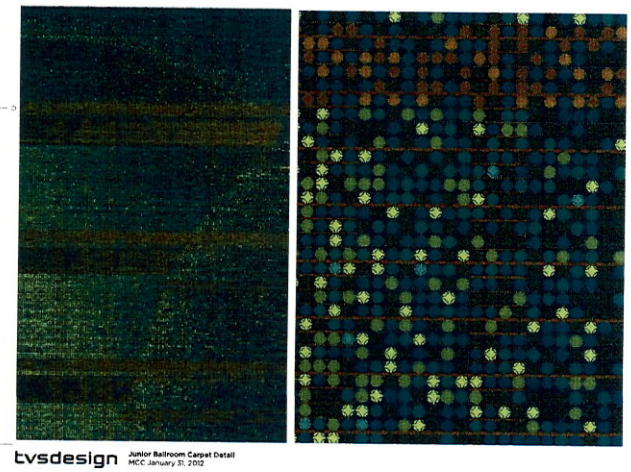
tvsdesign Junior Ballroom Entry Wall Elevation
MCC January 31, 2012



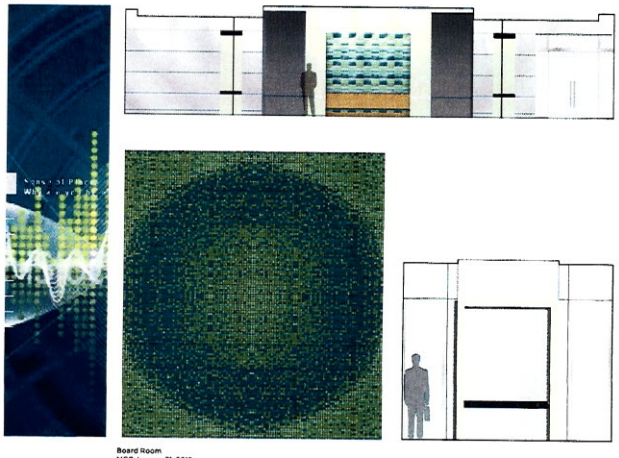
tvsdesign Junior Ballroom Side Wall Elevation
MCC January 31, 2012



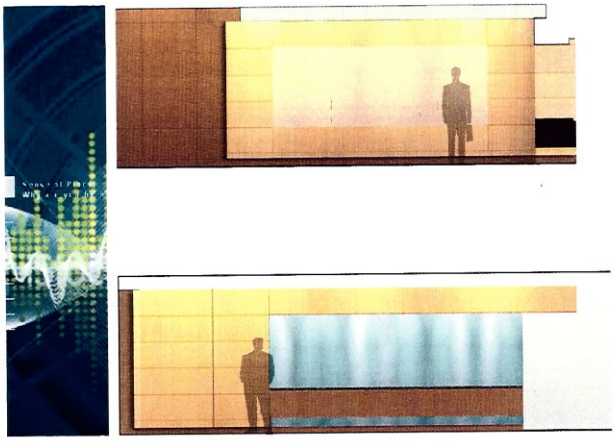
tvsdesign Junior Ballroom Carpet Pattern
MCC January 31, 2012



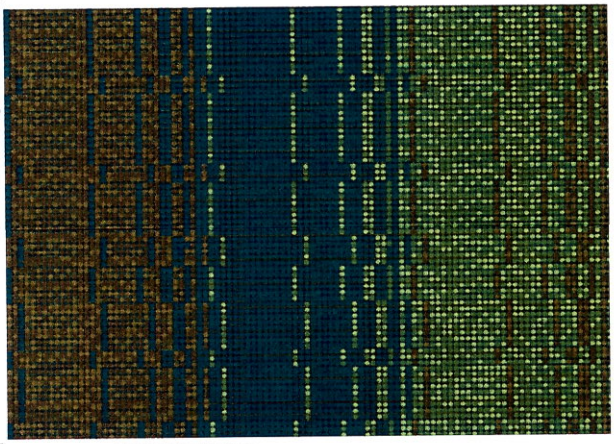
tvsdesign Junior Ballroom Carpet Detail
MCC January 31, 2012



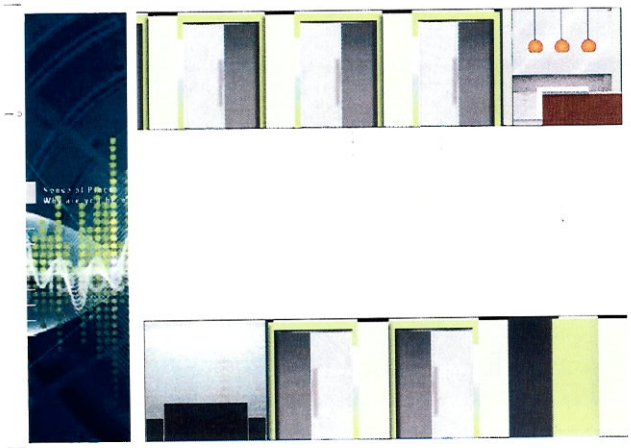
Board Room
MCC January 31, 2012



Show Managers Office – Entry Wall Elevation
MCC January 31, 2012

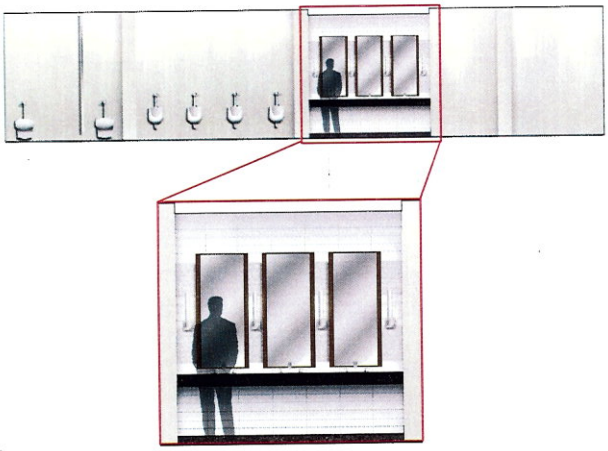


tvsdesign Show Managers Office Carpet Pattern
MCC January 31, 2012

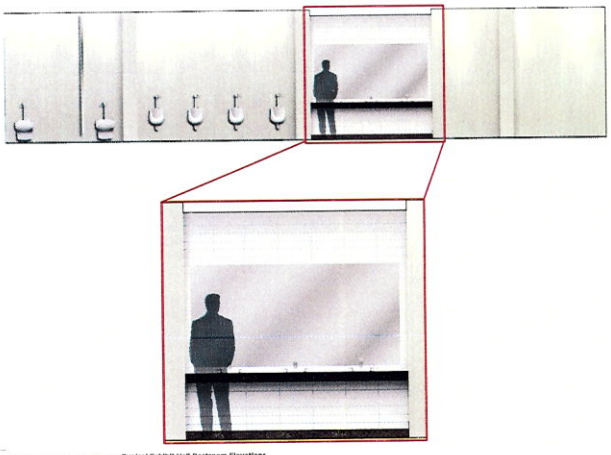


tvsdesign Administrative Office Elevation
MCC January 31, 2012

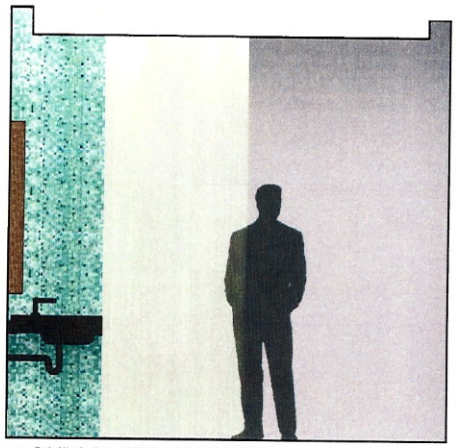
tvsdesign Typical Restroom Floor Plan
MCC January 31, 2012



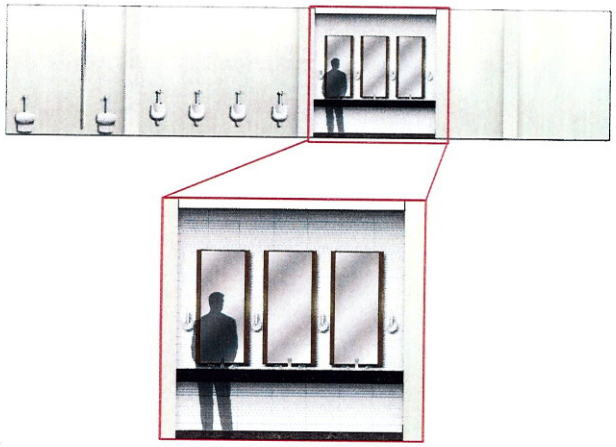
tvsdesign Typical Meeting Room Restroom Elevations
MCC January 31, 2012



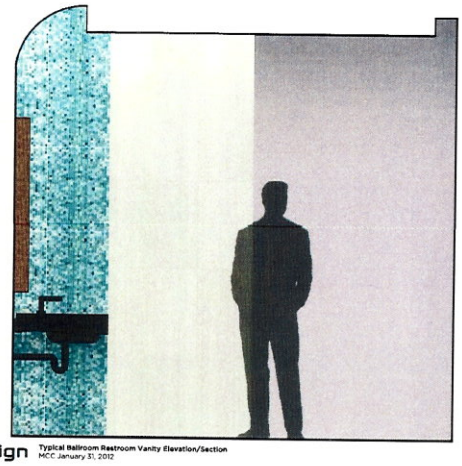
tvsdesign Typical Exhibit Hall Restroom Elevations
MCC January 31, 2012



tvsdesign Typical Meeting Room and Exhibit Hall Vanity Elevation/Section
MCC January 31, 2012



tvsdesign Typical Ballroom Restroom Elevations
MCC January 31, 2012



tvsdesign Typical Ballroom Restroom Vanity Elevation/Section
MCC January 31, 2012

tvsdesign

TUCK·HINTON MOODY·NOLAN

tvsdesign