

Minutes: Meeting of the Metropolitan Government Board of Fair Commissioners

Date: May 9, 2023 4:00 p.m.

On the above referenced date, the May meeting for the Board of Fair Commissioners was held in Expo 2. Those in attendance were Chair Sheri Weiner, Vice-Chair Jasper Hendricks, Commissioner Todd Hartley, Commissioner Anthony Owens and Commissioner Diego Eguiarte. Also, in attendance from the Fairgrounds were Executive Director Laura Womack, Finance and Administrative Manager Satrice Allen, and Marissa Ellington-Catano with the Flea Market. Metro Attorney's Terri Costonis and Erica Haber were present. Ron Gobbell and Katy Sheesley with GHP were both in attendance. Dirk Melton with Market Street Enterprises and Nathan Oliver with Hawkins Partners were both present.

Chair Weiner called the meeting to order and then read the legal notice. She stated that there were four sets of minutes to approve and then moved to the approval of the December 8<sup>th</sup> Public Hearing minutes. Commissioner Hartley made a motion to approve, and Commissioner Owens seconded the motion. All were in favor and the minutes were passed. Chair Weiner then moved to the February 20<sup>th</sup> Public Hearing minutes. Vice-Chair Hendricks made a motion to approve, and Commissioner Owens seconded the motion. All were in favor and the minutes were passed. Chair Weiner stopped to introduce the new Fair Board Commissioner, Diego Eguiarte, and Commissioner Eguiarte said a few words. Chair Weiner then moved to the February 16<sup>th</sup> Work Session minutes. Commissioner Hartley made a motion to approve, and Vice-Chair Hendricks seconded the motion. All were in favor and the minutes were passed. Chair Weiner then moved to the March (regular) meeting minutes. Vice-Chair Hendricks made a motion to approve, and Commissioner Hartley seconded the motion and added that he would like to attach a copy of the lease document as amended to the minutes. He then made a motion to accept his amendment to the motion and Vice-Chair Hendricks seconded the motion. All were in favor of the amendment and the amendment was passed. Chair Weiner then asked for a vote for the motion as amended. All were in favor and the motion as amended was passed.

She then moved to Public Comment Time. She added that there would be a time to speak during the Community Impact Discussion item on the agenda from this point on, but that the members of the public could only speak at either the Public Comment Time or the Community Impact Discussion-not both. There were a couple of public comments. Chair Weiner then moved to the Financial Report.

Ms. Allen gave a brief financial report. There were a couple of questions concerning track revenue and budget expectations. Ms. Allen added that they were still on track to meet their budget projection(s). Chair Weiner then moved to the Events Update item on the agenda.

Director Womack reported that she had added the soccer games to the event calendars for the Board. She then gave the floor to Ms. Ellington-Catano to give a Flea Market update. Ms. Ellington-Catano gave a brief report of the market and announced that there would be an extension of the rent relief program to exhaust funds. There were several questions from the Board concerning parking and also about the parking increase, the rent relief program, and the ARP Fund. Chair Weiner then moved to the Executive Director's Report on the agenda.

Director Womack stated that they had hired Ronnie Haywood to replace David Lewis and that they were happy to have him onboard. She also announced that the Fairgrounds Campus had won the 2023 Urban Land Institute (ULI) Nashville Excellence in Development Award and that they also won second place in the People's Choice Award. She then thanked everyone who had a part in helping the Fairgrounds to win these awards. She added that Dirk and his team had also won an award. Chair Weiner then moved to Old Business and the Fairgrounds Improvement Project, Mixed Use, Fair Park Phase II, and Infrastructure Update item on the agenda.

Mr. Gobbell gave the floor to Ms. Sheesley who gave a brief financial update on the Fairgrounds projects in Ed Henley's absence. Mr. Gobbell then introduced Connie Richardson with GHP who was helping with the Fair Park Phase 2 project and also Nathan Oliver with Hawkins Partners. Mr. Oliver then went over the power points presentation on the Summary of Stormwater Variance and Fair Park Phase 2. There were some questions concerning fencing, maintenance plan, timelines for planting, and parking space. Commissioner Owens asked if the issues concerning the construction of the Fair Park Phase 2 Project without an MOU that Shane Smiley had mentioned in his public comments would be addressed. Commissioner Hartley then made a motion stating, *"I make a motion to refer Mr. Smiley's question to Metro Legal for their analysis."* Commissioner Owens seconded the motion. All were in favor and the motion was passed. Mr. Gobbell added some comments about the new Wingrove entrance and the Infrastructure Project Part 2. There were some questions about the 41-million-dollar Infrastructure Project concerning the new traffic patterns, costs, budget risks and funding. Mr. Melton gave a brief update about the Mixed-Use Project and reported that all was going very well. Chair Weiner then moved to the Community Impact Discussion item on the agenda.

Chair Weiner explained that this item would stay on the agenda and that she wanted to expand this agenda item to any neighborhood group to address any concerns and added that this would be up to the chair's discretion to continue (and a future chair could change that). She added that any member of the community could come and there would be 2 minutes per person for a total of 15 minutes (like the Public Comment Time). There were no comments from anyone in the audience, but Director Womack reported that she did get an email concerning overflow traffic blocking driveways during a soccer game. Commissioner Hartley stated that it was important that soccer come to the meetings to handle questions. Chair Weiner then moved to New Business and the Presentation and Consideration of Fair Plaza and Speedway Alley Design item on the agenda.

Mr. Melton made a few comments and then gave the floor to Mr. Oliver, Principal Designer, to go over the presentation. There were many questions and a long discussion concerning the 8b space, a master plan, options such as a hotel or another pedestrian roadway, speedway alley vehicles, accesses for residents and maintenance services, capital and operating budgets in relation to the design process, operations and maintenance, timelines for analysis for revenue and expenses, sharing spaces, and budget. (Vice-Chair Hendricks left during the presentation.)

Chair Weiner then asked for a motion to *"approve this design contingent upon the pricing coming in within budget"*. Commissioner Hartley stated, *"So moved."* Commissioner Eguiarte seconded the motion. There was some discussion about how to ensure that there would be flexibility due to possible speedway changes and how to get that language into a motion. Chair Weiner then amended the motion stating, *"Any changes to the design and any impact greater than the pricing that is permitted, such as material changes and/or pricing must come back before the Board. And we approve the design based on those two contingencies."* Chair Weiner then asked for approval of the motion as amended. All were in favor and the amended motion passed.

Commissioner Hartley stated that, in the wake of the Covenant School shooting, he was glad to hear that the Firearms Policy for the Fairgrounds was the best and safest there could be. Director Womack stated that Metro Legal gave a wonderful presentation of the rules and regulations for facilities such as the Fairgrounds and thanked them for their help with this.

Chair Weiner then asked for a motion to adjourn. Commissioner Owens made a motion to adjourn. Commissioner Eguiarte seconded the motion, and the meeting was dismissed.

Respectfully Submitted,

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Chair, Sheri Weiner

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Executive Director, Laura Womack