

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

BOARD OF DIRECTORS MEETING MINUTES

Thursday, October 17, 2024 | 10:30 am | Bridgestone Arena – Music City Meeting Room

ATTENDEES

BOARD MEMBERS: Cathy Bender (Chair), Jad Duncan (Vice Chair), Aaron McGee (Secretary/Treasurer), Kim Adkins, Victoria Crawford, Don Deering, Tiffany Degrafinreid, Dan Hogan, Monchiere' Holmes-Jones, Russ Pulley, Emmett Wynn

STAFF: Monica Fawknorton (ED), Valda Barksdale, Brandon Little, Melissa Wells, Joshua Thomas (Metro Legal), Sam Keen (Metro Legal)

Visitors: David Aronoff (Cumming Group), Adolpho Birch (Titans), Herbert Brown (TBA), Danny Butler (Preds), Kyle Clayton (Preds), Haley Davidson (Titans), Kellen DeCoursey (Titans), Marc Farha (CAA ICON), Adam English (Sounds), Michael Godoy (CAA ICON), John Gromos (Titans), Kate Guerra (Titans), Matthew Gulsvig (DLR Group), Kenley Hargett (WKRN News 2), Keith Hegger (Preds), Sean Henry (Preds), Heather Hill (Cumming Group), Alana Hibbler (Metro Parks), Michelle Kennedy (Preds), Necol Lyons (OMB), Kevin McGrath (CAA ICON), James Morrison (Mortenson) Shannon Myers (Titans), Lindsey Paola (NSC), Beth Penfield (CAA ICON/Titans), Robert Sampson (R Sampson Consulting), Doug Scopel (Sounds), Steven Seibert (Morgan & Morgan Tech Consultant), Paul Tarrants (DLR Group), Will Traylor (Mortenson), Bryce Wylie (Renascent Inc)

Call to Order

Chair Bender called the meeting of the Sports Authority Board of Directors to order and welcomed all to Bridgestone Arena and thanked the Preds for hosting.

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

There were no sign ups for Public Comment.

Consider Approval of Minutes from September 12, 2024 Meeting

Chair Bender asked if there were questions or comments pertaining to the September 12, 2024 meeting minutes. There being none,

**Upon a motion made by Director Adkins and seconded by Director Hogan, the Board of Directors
unanimously approved the September 12, 2024 meeting minutes.**

Executive Director's Report, Monica Fawknorton

Executive Director Fawknorton gave a brief summary of the agenda. She reported that the Predators engaged CAA ICON, a Project Management Firm, to assess the Arena as part of this year's Capital Asset Management Plan (CAMP). The 2019 Bridgestone Arena Lease Agreement provides for the Authority to request (on the fourth lease year and every fourth year thereafter), "...that Powers/the Predators, subject to the Authority's approval, hire an independent consulting firm of qualified engineers to assist with the production of the CAMP..." The Lease requires the Predators to submit an annual CAMP which shall include a general summary of the condition of the Arena, its premises, and anticipated capital expenses over the next ten years. CAA ICON is on the agenda today to present the condition assessment report. The Authority is not required to approve the report; but the report will provide the board with an overview of the Arena's current condition.

Next, Ms. Fawknorton shared the following announcements:

- On October 4 Metro Parks and Mayor O'Connell opened the Cumberland River Greenway behind First Horizon Park near the Authority's National Votes for Women Trail marker. Director Adkins gave remarks at the event on behalf of the Authority.

- Congratulations were extended to Sports Authority's Special Events Coordinator Brandon Little and his new wife Abby on their wedding last month.
- Athletes Unlimited Basketball will host an upcoming welcome event for their February/March 2025 season at the Nashville Municipal Auditorium. Details about the event will be shared as they become available; all are invited to attend.

In other news/announcements, Director Adkins congratulated Ms. Fawknorton on being inducted earlier this month into the Hall of Fame at Morristown West High School, her alma mater.

Stadium Project Management Report: Authority Construction Representative

Heather Hill, Senior Director, Project Management, Cumming Management Group reported that the Nissan Stadium construction project is continuing with good momentum. Ms. Hill shared the following highlights:

- Great progress is being made on the MOU's Open Items. Meetings with the East Bank team, Titans, Metro Planning and the Design Team are ongoing to work through and ensure closure of the MOUs and that the Open Items are performed in a timely fashion.
- The 100% CD Design Set Comments were received at the end of August. The Cumming group has reviewed them and submitted comments to the Titans and the Design Team.
- The State funded the September monthly draw on time and the October funding process has begun.
- Review of the ROAs (Recommendation of Awards) with the Titans, CAA ICON, TBA and various partners continues. Now that the GMP has been approved, work is underway to sign up additional subcontractors to ensure the project stays on schedule.
- The Cumming Group continues to monitor and assist the BAO, Titans, TBA and TVS in the DBE process.
- The Cumming Group has moved into the Sports Authority trailer in Titans Town; staff is onsite daily

Chair Bender asked for clarity regarding the DBE Outreach Events indicated in Ms. Hill's written report. Ms. Hill noted that the Titans have held several outreach events since the project began.

Director Adkins asked what is the anticipated time frame for the ROAs? Ms. Hill noted it is typically a seven-day turnaround.

Titans DBE Update and Stadium Monthly Progress Report

Kellen DeCoursey, Titans' Project Executive, shared pictures of the construction site noting that the project has been productive with a growing workforce of approximately 630 workers on site weekly. About 600 of the 1,350 columns have been poured, one of the field tunnels for truck event load-in/load-out is visible as well as the pre-cast seating bowl rakers. Also taking shape are the main entry gate archway, home team sideline and field level club spaces. Quite a bit of underground work is taking place including electrical and plumbing installation as well as the underground parking garage for about 175 players and staff. Mr. DeCoursey further reported that for sustainability purposes, the cistern tanks will house 15,000 gallons of re-useable water for flushing toilets and irrigation.

Adolpho Birch, Chief External & League Affairs Officer, and Shannon Myers, SVP & CFO, reported that Diverse Business Enterprises (DBE) payments have been received indicating work has been done, invoices have been submitted, and payments have been made. DBE Payments Received to date have increased to nearly \$12m and the number of participating firms has increased from 30 to 32 with a good mix of Small Business

Enterprises (SBE), Minority Business Enterprises (MBE), and Women Business Enterprises (WBE) firms represented.

Mr. Birch shared Stadium Project DBE Projections noting that they are the same as last month's numbers. Once the GMP adjustments have been made, the projections will be healthier numbers. Chair Bender requested clarification for the different WBE numbers to which Mr. Birch noted that the \$7.2m WBE amount is the current payment to date while the \$7.2 amount is the projected WBE payment.

Continuing, Mr. Birch reported on One Community outreach programs noting:

- Project Destined is teaming up with the Tennessee Kurdish Community Council to launch the adult cohort of the Sports Venue Development Bridge Program, a six-week paid virtual adult professional development program focused on real estate and sports venue development.
- Since 2022, the Neighborhood Business Spotlight Sports Development program has focused on supporting economic inclusion and growth of small, minority, women and veteran owned businesses. This season four businesses in Antioch and Southeast Nashville have been spotlighted

John Gromos, Tennessee Business Alliance (TBA) Principal in Charge, reported as follows on Workforce participation as of October:

- Of the 1,155 total workers, 746 are minorities, 69 females and 279 are Promise Zone
- Nearly 255k total hours worked
- Two-thirds of the total workforce are of a diverse population and have performed 87% of the total hours worked.
- Work activity is predominantly concrete construction

Director Hogan requested an update on workforce injuries to date, including the previous two incidents. Mr. Gromos reported there has been a total of four recordable incidents. Two in the last 30 days with one worker requiring sutures and the other worker experienced two broken fingers from a fall. Both were treated by the onsite medic and returned to work immediately, resulting in zero lost work-time incidents. The previous two incidents, reported Mr. Gromos, included a suture and his team will provide clarity at the next meeting on the second incident.

Root cause analyses are conducted, additional safety and supervisory professionals have been onboarded to conduct pre-planning, work environment safety training and to communicate best practices. The goal is zero recordable incidents with safety being at the forefront. Moving forward all recordable incidents will be included in the reporting.

Mr. Gromos also reported that the average daily labor is over 630 workers with peak labor anticipated to average 1600-1700 workers by 2026. The TC2 Workforce Development Program includes 32 graduates of which 20 have entered the construction workforce with some working on the current Titans construction project. Two have returned to school to further their education. Cohort number four is scheduled to begin during the month of November.

Chair Bender asked whether any of the Titans outreach activities are geared toward small businesses or do they target individuals only. Mr. Gromos commented that outreach conducted thus far has been inclusive of all diverse categories with great participation from minorities, women and small businesses. Mr. Birch noted there have been a variety of outreach activities locally as well as in Memphis and Knoxville. It has been a robust effort of building relationships and helping interested parties better understand the Titans' construction project by connecting with representatives to learn the various opportunities available. Mr. Kellen noted there have been 20 Recommendation of Awards (ROAs).

Director McGee asked whether the Titans plan to provide a pictorial narrative of the workforce including the DBEs. TBA has started the process, noted Mr. Birch, which will feature some of the individuals, cohort graduations and how the project is impacting them as well as their families. Director Hogan asked if the graduation rate is 100% to which Mr. Gromos confirmed, yes, thus far, for the three cohorts.

CAA ICON Bridgestone Arena Assessment Report

Kyle Clayton, Chief Strategy Officer, Predators shared that over the past ten years the Predators have invested close to \$80m in the Arena including \$15m over the summer. Future renovations will be covered by user generated funding (i.e. ticket taxes and sales tax). Funding is available and will not be at the expense of Metro's general fund.

Marc Farha, Co-CEO, CAA ICON gave a summary of CAA ICON's project history in Nashville noting that their core business focus is project management, strategic advisement and planning services in the sports and entertainment industry. They have been involved in over 65 projects including a women's sports initiative study for the Authority. With over 120 employees, CAA ICON will celebrate their 20th anniversary next month.

Michael Godoy, Senior Director reported that CAA ICON was hired to conduct a Long-Term Capital needs Assessment of Bridgestone Arena for the purposes of understanding and documenting the current state of the Arena. A team of consultants (Populous, Thornton Tomasetti, SSR, vda and Barton Malow) were engaged to conduct system evaluations of the architectural structure, structural engineering, technology, vertical transportation and cost estimates. Mr. Godoy also noted:

- Evaluations included measuring the Arena against life cycle industry benchmarks, based on metrics and general industry practices
- The report includes a detailed 25-year expenditure plan of when the evaluated systems should be replaced
- Some of the Key Findings include:
 - The almost 30-year-old Arena is in generally good condition.
 - The Preds investments into the Arena has helped maintain the building's ability to function
 - Due to the Arena's age, ongoing improvements will ensure it remains a vibrant and competitive venue

Director Hogan asked the presenters to expound on the report's recommendation regarding the fire protection system. Mr. Godoy responded that in addition to the typical maintenance and annual inspections from third party consultants, all systems nearing term of life should be included in any renovation or improvement project. Director Hogan followed up with a question to Mr. Clayton asking whether replacement of the fire pump is of a priority concern given it is still functioning. He also questioned whether the recommendations in the report are prioritized. Mr. Clayton responded that CAA ICON will remain on retainer to assist with prioritizing the renovations. The fire panel, which is the core guts of the entire fire protection system and works with the sprinkler system, was just recently replaced. Director Hogan commented that the report in in- depth and requires more time to better understand the concerns. He further questioned whether there is a focus on user-experience and improvements necessary to maintain the Arena up to standards comparable with other stadiums. From a patron safety perspective, Director Hogan continued, it seems the Fire Protection would be priority number one. Mr. Clayton noted that building safety and functioning is of the utmost importance and with the assistance of CAA ICON, all recommendation will be prioritized once the report moves from draft to final format.

Chair Bender questioned whether there are any critical items that need to be addressed. Mr. Godoy responded that in his over 30 years of venue management, he was pleasantly surprised and impressed with the condition of the Arena which is nearing 30 years of age. The report does reflect that there are systems within the Arena that are beyond their useful life; however, there were no red flags nor critical concerns. Directors Hogan and

McGee applauded the Predators on managing and maintaining the Arena so well. Mr. Clayton stated it is the Preds goal to continue to operate the Arena as one of the busiest venues in the world. Director Holmes-Jones requested a follow-up from the Preds to give the board a better understanding of how items are prioritized, particularly as it pertains to safety (including the escalator). Mr. Clayton stated he is happy to provide a more detailed explanation of the report, perhaps at a Finance Committee or Q&A session.

Director Deering asked whether the venue is in compliance with all NHL standards to which Mr. Clayton confirmed, yes, absolutely. Director Pulley noted that the Arena is nearing 30 years in age and that the assessment plan recommends a 25-year renovation plan and questioned whether the plan seeks to extend the Arena beyond a 55-year life cycle. He asked how this will impact attracting players and maintain the Arena at NHL standard? What are the Predators plans for long-term and do they see this as a viable option for the long term? Mr. Clayton responded the Preds' goal is to make this the next Madison Square Garden by ensuring it stays modern, current and comparative to new NHL arenas. With the challenges articulated in the study, do you believe that is something you can accomplish, asked Director Pulley? Mr. Clayton, replied, yes, absolutely. The funds are available for renovations and we continue to visit different venues to consider renovation ideas to ensure we are at or above industry standards.

Chair Bender noted it might be a good idea to circle back for an update, perhaps during a Finance Committee meeting.

Facility Questions

Chair Bender invited Adam English, General Manager/COO, Nashville Sounds to give an update on the Baseball Club. Mr. English reported that the Sounds were honored to have been awarded the inaugural *Minor League Baseball Driving Diversity Award* last week at the Minor League Baseball Club fall meeting. The award recognizes the Sounds in their efforts of welcoming fans of all backgrounds through a variety of programming activities to reach minority groups. Chair Bender and Director Holmes-Jones extended thanks to the Sounds respectively, for hosting the Delta Day party and inviting the Jefferson Street Businesses to participate in Sounds events.

Bridgestone Arena Host Facility Report

Danny Butler, Senior Vice President, Strategic Operations & Relations gave an overview of some of the Arena's activities including: The Arena has hosted 29 events since July 15; the Arena underwent over \$15m in renovations; construction and completion of the new Nashville Fun Zones for all ages to play hockey, video games and other activities; approximately \$1m invested in Lexus Lounge furniture renovations; Wi-Fi upgrade has increased speeds in entire facility; four suites and 180 seats converted into the California Closets Studio, an ultra-high-end exclusive club; Ford Ice Centers (FICs) celebrated anniversaries--Antioch 10th year and Bellevue 5th year; and Janeen Lalik recently hired as the Executive Vice President to oversee both FICs and F&M Bank Arena. Director Duncan asked Mr. Butler for clarity on which areas he now oversees to which he responded as SVP of Strategic Operations & Relations, he oversees capital projects and construction projects for all facilities.

Mr. Butler introduced Janeen Lalik, Noah Robinson (Fan Development Specialist) and Jennifer Boniecki (Senior Manager, Diversity Hockey) who reported as follows:

- Ms. Lalik – Teaching sledding to persons with physical impairments has been a great opportunity for them to enjoy time on the ice. Later today she and staff are meeting with NHL representatives to discuss various initiatives that will help grow awareness of the game of hockey.
- Mr. Robinson – The new Smashville Street Team's Gaming Trailer helps to expand the hockey fan base; especially with kids who are gamers. The trailer includes six PS5s, NHL 25 Gameplay and flatscreens inside and outside.
- Ms. Boniecki (J'Bo) – In partnership with the NHL and the NHL Players Association, the Preds were allotted 650 sets of hockey equipment to properly outfit players while teaching them the game of

hockey. 400 of the sets are dedicated to Nashville, Antioch, Bellevue and Clarksville with some donated to racial equality, girl hockey and adult women hockey initiatives. One of the goals is to develop athletes who can play in the NHL and create avenues for kids to learn the game. Director Duncan asked what is included in the sets to which Ms. Boniecki responded it is a full set of gear including skates, helmet, shin guards, a stick and preds jersey---all items are gifted to the players. 250 of the sets are disbursed to local rinks and Preds partners in Huntsville and Knoxville. Director Hogan asked whether progression of the participants is tracked and if any of the players have competed in college hockey or the NHL. Ms. Boniecki noted that several have been drafted to the Junior Hockey System, one is committed to St. Cloud State and two females are NCAA Division 1 athletes. Director Degrafinreid asked for clarity regarding recruitment methods of kids for the various programs. Ms. Boniecki noted that announcements are made on the Jumbotron during games and information is communicated to Kids Club Members and Youth Hockey Members. Director Crawford asked if there are any initiatives in place for children who are home schooled. Ms. Boniecki commented that the Learn Escape Program has a weekly homeschool-learn-to-skate session in Antioch and all are encouraged to participate in the 5:00pm Try Hockey For Free sessions.

Sean Henry, Nashville Predators Chief Executive Officer, reported that the Preds are investing in a Preventative Maintenance Plan with the goal of achieving a world-famous venue, in its current remarkable location. The focus is to extend the life of the Arena and for other venues like Madison Square Garden to see Bridgestone Arena as a model. Since 2010 the Preds are proud to have invested over \$150m in the Arena, using non-Metro funding.

The Preds see its constituents as the players, performers, partners, fans and most importantly the employees. All decisions and investments are made with the constituents at the forefront which trickles down to investing in every facet of operations. Over the next 18 months, the city will witness the unveiling of internal and external renovations to make the building better and more efficient, reported Mr. Henry. Director Pulley shared his appreciation of the vision for Bridgestone Arena to be a viable building in the future. Director Deering inquired about the number of employees. Mr. Henry noted that between the four venues there are about 400 full time and 1,000 part-time.

Adjourn

In closing, Chair Bender recognized Mr. Henry's birthday and extended well wishes. She also announced the next meeting is scheduled for 10:30am Thursday, November 21 at First Horizon Park; staff will notify all whether there will be a need for the Finance Committee. Director Deering reminded all that on Monday, November 11 Nashville will host a Veterans Day Parade on Broadway Street and all are invited to attend. Executive Director Fawknorton congratulated Director Wynn on 45 years of marriage. Director Wynn thanked all and noted he has been on the Sports Authority board under several different Mayoral administrations. There being no further questions or business, the Board of Directors meeting adjourned.

Respectfully submitted, Valda Barksdale, Metro Nashville Sports Authority

YouTube Link:

<https://www.youtube.com/watch?v=2FEwm9Pz2-Y>