



# **A G E N D A**

## **Metropolitan Board of Ethical Conduct**

### **October 27, 2025**

#### **9:00 a.m.**

#### **Jury Assembly Room,**

#### **Metropolitan Historic Courthouse**

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### **NOTICE OF MEETING**

The Board of Ethical Conduct of the Metropolitan Government of Nashville and Davidson County is meeting on Monday, October 27, 2025, at 9:00 a.m. in the Jury Assembly Room, located on the Ground Floor of the Metropolitan Historic Courthouse, located at 1 Public Square, Nashville, TN 37201. Please check in at the Metropolitan Clerk's Office, Suite 205, if additional location details are needed.

### **AGENDA**

1. Call to Order / Recording of Roll
2. Public Comment Period - Persons who write their names on the sign-up sheet provided at the meeting or register in advance by email to [MetroClerk@nashville.gov](mailto:MetroClerk@nashville.gov) will be allowed to comment on matters that are germane to items on the Agenda. To provide comment, you must sign up prior to the beginning of the meeting. Speakers will be limited to two minutes each. The public comment period does not apply to ethics and lobbyist complaint matters on the Agenda.
3. Approval of Minutes of September 18, 2025
4. Notice of Appeal Rights
5. Discussion and Analysis of Complaint and Department of Law's memorandum re: John Spragens, et al v. Fair Board Commissioner Jasper Hendricks
6. Hearing for Complaint: Ryan Moses v. Council Member Joy Kimbrough
7. Next Steps/Scheduling
8. Adjournment



If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.



**Metropolitan Board of Ethical Conduct  
Minutes of Meeting**

Thursday, September 18, 2025

The Board of Ethical Conduct held a meeting on this date in Metropolitan Council Committee Room 1 of the Second Floor of the Historic Courthouse in Nashville, Tennessee.

Persons in Attendance:

Diane DiIanni, Board Chair  
Kaymi Butler, Board Member  
Joseph Gutierrez, Board Member  
Chris Sabis, Board Member  
Kinika Young, Board Member

Nicki Eke, Legal Counsel  
Hannah Zeitlin, Legal Counsel  
Shawn Reed, Deputy Metropolitan Clerk

Call to Order

The Chair called the meeting to order at 10:06 a.m.

Public Comment Period

No members of the public signed up to speak.

Approval of Minutes of August 11, 2025

Mr. Sabis moved to approve the minutes of August 11, 2025, which motion was seconded and approved by the following vote: “Ayes” (5): DiIanni, Butler, Gutierrez, Sabis, and Young; “Noes” (0); “Abstain” (0).

Announcement of Appeal Rights

The Deputy Clerk announced that parties who disagree with a final decision of the Board may appeal by filing a writ of certiorari with the Davidson County Chancery Court within sixty (60) days of entry of the Order, and parties are encouraged to seek independent legal advice to ensure that applicable procedures and deadlines are properly followed.

Discussion and Analysis of Complaint and Department of Law’s memorandum re: Ryan Moses v. Council Member Kimbrough.

Chair DiIanni gave a brief summary of the role of the Board pursuant to the Metro Code of Laws and the process the Board would be following for the meeting.

Mr. Sabis stated that he was recusing himself from the discussion and any votes related to this matter, based on a business relationship with the respondent, to avoid the appearance of a conflict of interest.

Legal Counsel Eke provided a summary of the Department of Law memorandum regarding the complaint filed by Mr. Ryan Moses against Council Member Joy Kimbrough. Ms. Eke indicated that for reasons provided herein, the Department of Law recommended dismissal of allegations in the complaint concerning manipulation of the customary public processes for conducting community and private meetings. Ms. Eke indicated that, if true, the allegations that the Councilmember demanded that Mr. Moses pay substantial funds that would be controlled by the Councilmember in order to advance the rezoning request would give rise to a violation of the Standards of Conduct and recommended a hearing to be held on this allegation.

After discussion, Ms. Young moved to adopt the Department of Law's recommendation to dismiss allegations in the complaint concerning manipulation of customary public processes as it concerns operational matters that are not ethical violations even if proven true, which motion was seconded and approved by the following vote: "Ayes" (4): DiIanni, Butler, Gutierrez, and Young; "Noes": (0); "Abstain": (0); "Recused" (1): Sabis.

Ms. Young moved to proceed to hold a hearing on the allegations in the complaint that the Councilmember demanded payment of funds such as the Councilmember would control where the funds would be directed in order to advance the rezoning request, that if proven true it may constitute a violation of the ethical conduct standards, which motion was seconded (Gutierrez) and approved by the following vote: "Ayes" (4): DiIanni, Butler, Gutierrez, and Young; "Noes": (0); "Abstain": (0); "Recused": (1) Sabis. Chair DiIanni stated that the Board would be moving forward with a hearing on this matter. The hearing was scheduled for Friday, October 24, 2025 at 10:00 am.

Chair DiIanni explained the hearing procedures and emphasized that if anyone had recordings to submit as evidence, they should be sure to include them by the deadline to ensure they could be properly distributed to all parties.

There was a question about some of the information provided in Mr. Moses' complaint that included individuals' personal information and whether there was a requirement to keep that information confidential. Ms. Eke stated that the information contained in the complaint is now public record and that the Metropolitan Government did not make promises of confidentiality in regard to that information and that Metro would not redact the information.

#### Next Steps/Scheduling

The hearing in the matter of Moses v. Kimbrough is scheduled for Monday, October 24, 2025 at 10:00 am.

#### Adjournment

Upon motion properly seconded, the meeting was adjourned at 10:56 a.m.



*Chapter 2.222 STANDARDS OF CONDUCT, DISCLOSURE OF INTERESTS, AND ENFORCEMENT*

**2.222.010 Definitions for standards of conduct.**

For the purposes of this chapter:

- (1) "Anything of value" includes any financial benefit, or other item that is pecuniary or compensatory in value to a person, including, but not limited to, any valuable act, advance, award, contract, compensation, contribution, deposit, emolument, employment, favor, fee, forbearance, fringe benefit, gift, gratuity, honorarium, loan, offer, payment, perquisite, privilege, promise, reward, remuneration, service, subscription, or the promise that any of these items will be conferred in the future.
- (2) For purposes of the foregoing definition, the following do not constitute part of "Anything of Value:"
  - (a) Payment by a governmental entity of salaries, compensation, employee benefits, or authorized reimbursement of actual and necessary expenses; or payment by an employer or business other than a governmental entity of salaries, compensation, employee benefits, or authorized reimbursement of actual and necessary expenses, when the payment is unrelated to an employee's status as a public official or employee and is not made for the purpose of influencing, directly or indirectly, the official action or decision of any such employee; or
  - (b) Fees, expenses, or income, including those resulting from outside employment which are permitted and reported in accordance with applicable law; or
  - (c) Anything if received for the lawful exchange of consideration unrelated to the employee's position with the metropolitan government that is at least equal in value to the item or act conferred or performed; or
  - (d) Campaign or political contributions that are received and reported in accordance with state law; or
  - (e) Hospitality extended for a purpose wholly unrelated to the official business of any governmental entity; or
  - (f) Non-cash awards of nominal or trifling value publicly presented in recognition of public service; or
  - (g) Gifts or other tokens of recognition presented by representatives of governmental entities or political subdivisions acting in their official capacities; or

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- (h) Anything of value, regardless of the value, when the item of value is offered to a governmental entity, is accepted on behalf of the governmental entity, and is to remain the property of the government entity; or
  - (i) Commercially reasonable loans made in the ordinary course of a lender's business in accordance with prevailing rates and terms, and which do not discriminate directly or indirectly against or in favor of an employee because of such individual's status as a metropolitan government employee; or
  - (j) Complimentary copies of trade publications; or
  - (k) Reasonable compensation for a published work that did not involve the use of a governmental entity's time, equipment, facilities, supplies, staff, or other resources, if the payment is arranged or paid by the publisher of the work; or reasonable compensation of a published work that did involve the use of a governmental entity's time, equipment, facilities, supplies, staff, or other resources, if the payment of the compensation to the public official or employee is lawfully authorized by a representative of the governmental entity who is empowered to authorize such compensation; or
  - (l) Any payment, gift, or other transfer of value which is unrelated to and does not arise from the recipient's position as a metropolitan government employee, and if the activity or occasion for which it is given does not involve the use of a governmental entity's time, equipment, facilities, supplies, staff, or other resources in any manner or degree that is not available to the general public; or
  - (m) Anything received as a devise, bequest, or inheritance; or
  - (n) Gifts received that are unrelated to a person's position as a metropolitan government employee
  - (o) Food and/or beverages that would not be prohibited under section 2.222.020(s)(1).
- (3) "Belief" or "believes" denotes that the person involved actually supposed the fact in question to be true. A person's belief may be inferred from circumstances.
  - (4) "Direct interest" shall have the same meaning as defined in T.C.A. 12-4-101, et seq. and 6-54-107, et seq.
  - (5) "Employee" means any official, whether elected or appointed, officer, employee or servant, or any member of any board, agency, commission authority or corporation (whether compensated or not), or any officer, employee or servant thereof, of the Metropolitan Government of Nashville and Davidson County.
  - (6) "Indirect interest" shall have the same meaning as defined in T.C.A. 12-4-101, et seq. and 6-54-107, et seq.

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- (7) "Material" or "materially" means something that a reasonable person would consider important in assessing or determining how to act in a matter.
  - (8) "Reasonable" or "reasonably" when used in relation to conduct by an employee denotes the conduct of a reasonably prudent and competent public servant.
  - (9) "Source" means an individual, entity, or group of individuals or entities reasonably believed by the employee to be affiliated for purposes of contact with the employee. A registered lobbyist shall be a "Source" separately as well as deemed affiliated with each of the lobbyist's clients.
  - (10) "Value" means the nominal face amount of the customary charges paid or assessed for the same product, access, or service by non-employees, exclusive of sales taxes, gratuities paid to others, and (as to charitable fund raising events) the deductible portion of the nominal cost.

(Ord. BL2017-560 § 1, 2017; Amdt. 2 to Ord. BL2007-1382 § 3, 2007; Ord. BL2007-1382 § 3, 2007)

#### **2.222.020 Standards of conduct.**

Employees:

- a. Shall not accept or solicit, for personal financial gain, any benefit that might reasonably tend to influence them to act improperly in the discharge of their official duties;
- b. Shall not accept or solicit bribery;
- c. Shall promptly report to the district attorney or other investigative authority any attempts made to bribe the employee or any other employee;
- d. Shall not accept or solicit any cash of any amount, other than in compliance with election campaign laws and fully reported pursuant to same, irrespective of the intent of the payor, if such payment or solicitation is in any way directly or indirectly related to the employee's position in the metropolitan government;
- e. Shall not accept or solicit anything of value as herein defined, except for the acceptance of food and/or beverages that would not be prohibited pursuant to subsection s. of this section;
- f. Shall not accept or solicit any promise of any benefit, direct or indirect, to himself, family members, or his employer (if the employer is other than the metropolitan government) which the employee believes or should reasonably believe was intended to influence action taken in the employee's official capacity;
- g. Shall not receive or use for personal purposes any property, services or funds of metropolitan government unless authorized by law;

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- h. Shall not use for personal gain, or for the gain of any family member or employer, information pertaining to metropolitan government which is not a matter of common knowledge, or use his or her position to secure information about any person or entity for any purpose other than the performance of official responsibility;
  - i. Shall not use their metropolitan government positions improperly to secure unwarranted privileges or exemptions for themselves, relatives or others, provided, however, that this provision does not preclude employees from acting in a manner consistent with their official duties or from zealously providing public services to anyone who is entitled to them;
  - j. Shall not participate in making or influencing any metropolitan governmental decision or action in which they know that they have any material financial interest distinguishable from that of the public generally or from that of other metropolitan officers or employees generally;
  - k. Shall not give reasonable basis by their conduct for the impression that any person can improperly influence, or unduly enjoy their favor in, the performance of their official duties, or that they are unduly affected by the kinship, rank, position or influence of any person;
  - l. Shall not use or disclose, other than in the performance of their official duties or as may be required by law, confidential information gained in the course of or by reason of their positions;
  - m. Shall not violate the direct or indirect conflict of interest, consulting, lobbying, or any other requirements of state law existing or which may be adopted regulating the conduct of municipal or county officials or employees;
  - n. Shall not provide services for compensation, directly or indirectly, to a person or organization who is requesting an approval, action, or determination from the metropolitan government. This restriction does not apply to members of the metropolitan council or members of metropolitan government boards and commissions if the employment is the member's primary source of income and if the member discloses his or her interest and complies with this Code and state law with regards to conflicts of interest;
  - o. Shall not accept other employment or engage in outside activities which might impair their independent judgment in the performance of their public duty;
  - p. Shall not personally participate in a decision in a matter if the employee is in negotiation concerning or has an arrangement concerning prospective employment with a person or organization which has a financial interest in a matter under consideration by or within the jurisdiction of the metropolitan government. For purposes of this subsection, the term "decision" shall mean a decision, approval, disapproval, recommendation, investigation or rendering of advice, and the term "matter" shall include but not be limited to a matter, proceeding, application, request for ruling or determination, contract or claim which involves the metropolitan government.

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- q. Shall not personally represent or appear in behalf of the private interest of another before the metropolitan council, or any board or department of the metropolitan government; or, if the represented person's interest is adverse to that of the metropolitan government, represent any person:
- (1) In any quasi judicial proceeding involving the metropolitan government; or
  - (2) In any judicial proceeding to which the metropolitan government is a party;
  - (3) Provided, that nothing in this subsection shall preclude:
    - (i) An employee from speaking or appearing without compensation before the council or any board or department on their own behalf;
    - (ii) An employee from representing his or her personal interests consistent with state law and this Code;
    - (iii) An employee from testifying as a witness under subpoena in a judicial or quasi-judicial proceeding;
    - (iv) An employee who is a lobbyist registered pursuant to Chapter 2.196 of the Metropolitan Code from representing or appearing before the metropolitan council, or any board or department of the metropolitan government on behalf of the interests of the person(s) or organizations(s) for which the employee is lobbying.
    - (v) A member of a metropolitan government board or commission who is a licensed attorney from representing or appearing on behalf of the private interest of another, provided the client's interests are not adverse to or pertain to the board or commission the attorney serves on.
    - (vi) A member of the metropolitan council from appearing before any board, commission, agency, or department of the metropolitan government to express the opinions and/or wishes of his/her constituents, provided the member of council is not acting in a representative capacity and does not receive anything of value for appearing before such board, commission, agency, or department.
- r. If disclosure statements are required to be filed by the employee in accordance with this chapter, shall not fail or refuse to file in a timely manner all disclosure statements and reports, which statements and reports shall include all material information reasonably required to be included and shall not omit any material information reasonably necessary to make such reports complete and meaningful;
- s. If related in any way, directly or indirectly, to being an employee:
- (1) Shall not accept meals, beverages, food, promotional items, or hand-produced items of a value in excess of twenty-five dollars received from a single source in any calendar year; and

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- (2) Shall not accept free or discounted admissions, tickets, access to events or travel expenses from any single source of an aggregate value in any calendar year in excess of one hundred dollars, provided that an employee may accept from the sponsoring organization, on behalf of himself and a guest, free or discounted admissions, tickets or access of a face value in excess of one hundred dollars if the event is generally recognized as an annual fund raising benefit sponsored by a non-profit organization.

(Ord. BL2011-31 § 1, 2011; Amdt. 1 to Ord. BL2010-808 § 1, 2011; Ord. BL2010-808 § 1, 2011; Amdts. 1, 4 to Ord. BL2007-1382 § 3, 2007; Ord. BL2007-1382 § 3, 2007)

## **2.222.030 Disclosure.**

- A. In an effort to advance the favorable opinion of the public in the integrity of government, the disclosure requirements contained in this section shall apply to the following employees: (1) the mayor; (2) all employees in the mayor's office, including the members of the mayor's cabinet; (3) the metropolitan council office; (4) the holders of all elected offices authorized or created by the Metropolitan Charter; (5) all directors, executive directors, assistant directors, and associate directors of metropolitan government agencies, boards, and commissions, but not including Nashville Electric Service, the Metropolitan Nashville Airport Authority, the Metropolitan Development and Housing Agency and the Metropolitan Transit Authority.
- B. Annual disclosures:
1. On or before January 31 of each year, each employee included in subsection A. of this section shall file with the metropolitan clerk an annual disclosure statement setting forth the information requested therein as of and for the year ended December 31 of the preceding year.
    - a. Said disclosure may be filed either electronically or in written paper form.
    - b. For disclosure statements filed in paper form, the statement must be personally signed by the employee and attested under penalty of perjury as being true to the best of that employee's information and belief.
    - c. For disclosure statements filed electronically, the disclosure statement must include the printed first and last name of the employee who shall indicate on the form under penalty of perjury that the information contained therein is true to the best of that employee's information and belief.
    - d. In completing the disclosure form, the employee should recognize that the purpose of the disclosure is to alleviate reasonable concerns, justified or not, of the public concerning possible conflicts and influences upon the employee's exercise of his or her official discretion. In situations involving ambiguity as to the application of the requested information to the facts of an employee's situation,

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the disclosure statement should be completed in all material respects,  
reasonably consistent with this intent.

2. Each employee shall amend his or her current disclosure statement within thirty days of the occurrence of any material change to the disclosures.
3. All disclosure statements filed pursuant to this section, and amendments thereto shall be maintained by the metropolitan clerk, readily available to the public.
4. The annual disclosure statement shall require the information set forth in the following form:

ANNUAL DISCLOSURE STATEMENT

NAME: \_\_\_\_\_ POSITION/OFFICE: \_\_\_\_\_

This Annual Disclosure Statement is submitted in compliance with Section 2.222.030 of the Metropolitan Code for the year ended December 31, \_\_\_\_.

Use additional sheets of paper as necessary.

1. List all sources of your income for the preceding calendar year.  
Gifts from family members and relatives by blood or marriage need not be disclosed.

Sources:

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2. To the best of your knowledge, list all sources of income for your spouse for the preceding year.  
Gifts from family members and relatives by blood or marriage need not be disclosed.

Sources:

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3. Do you or your spouse presently have a financial interest of at least 5% (five percent) of any business with operations, offices, or interests in the Metropolitan Nashville area?

\_\_\_\_\_ Yes      \_\_\_\_\_ No

If Yes:

Yourself or Spouse: Business name and address: Percent of the interest, if known:

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4. Do you or your spouse have a direct or indirect financial interest in any real property located in Davidson County, excluding your primary residence? Indirect interests indicate interests of greater than 5% in Real Estate Investment Trusts, other trusts in which you hold a beneficial interest in excess of 5% and other legal entities whose primary business is real estate related.

\_\_\_\_\_ Yes          \_\_\_\_\_ No

If Yes:

Name and address of the real property: \_\_\_\_\_

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5. Do you or your spouse hold any paid or unpaid position with any for-profit entity, non-profit entity, labor group, or educational or other institution which you have not already listed on this form?

\_\_\_\_\_ Yes          \_\_\_\_\_ No

If Yes:

Person: Position: Entity:

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6. Do you or your spouse have a financial interest in, or are you or a family member a party to, any litigation involving the Metropolitan Government?

\_\_\_\_\_ Yes          \_\_\_\_\_ No

If Yes, describe each: \_\_\_\_\_

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7. Do you or your spouse have any\* debts, guarantees, or endorsements of debts aggregating over \$5,000 owed to any one creditor?



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\*Excluding liabilities owed to a family member or relative by blood or marriage, and excluding loans from established financial institutions made in the ordinary course of business on usual and customary terms.

\_\_\_\_\_ Yes          \_\_\_\_\_ No

If Yes, describe each: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Do you or your spouse have any debts in excess of \$5,000 which are secured by a guarantee or collateral of any individual other than a family member or a relative by blood or marriage?

\_\_\_\_\_ Yes          \_\_\_\_\_ No

If Yes, describe each: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Under penalty of perjury, the information contained herein is true to the best of my information and belief.

\_\_\_\_\_  
Signature of Employee

\_\_\_\_\_  
Date

5. The metropolitan clerk is authorized to prescribe a form by which amendments may be submitted, both in written paper form and electronically.
- C. Annual benefits disclosures. In addition to the foregoing, each employee included in subsection A of this section shall file a benefits report, in form and substance as attached below, with the metropolitan clerk on or before January 31 for the year ended December 31 of the preceding year. The benefits disclosure statement shall include anything of value received by the employee during the previous year other than donations in connection with political campaigns made and reported in compliance with Tennessee election laws.
1. Said benefits report may be filed either electronically or in written paper form. The metropolitan clerk, working with the department of information technology services, shall develop a method for electronic filing through the clerk's website.
  2. For benefits reports filed in paper form, the report must be personally signed by the employee and attested under penalty of perjury as being true to the best of that employee's information and belief.

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3. For benefits reports filed electronically, the report must include the printed first and last name of the employee who shall indicate on the form under penalty of perjury that the information contained therein is true to the best of that employee's information and belief.
  4. The annual disclosure statement shall require the information set forth in the following form:

ANNUAL BENEFIT REPORTING STATEMENT

EMPLOYEE NAME: \_\_\_\_\_

For the year ending December 31 \_\_\_\_ (year).

Use additional sheets of paper as necessary.

Instructions:

List Anything of Value you have received, as defined in Chapter 2.222 of the Metropolitan Code of Laws.

Benefit type may be described by reference to the following abbreviations:

M = Meals, food, and beverage items

A = Admissions, tickets to events, or other access (including parking)

T = Travel expense

O = Other (describe)

Source: Date: Benefit Type and Description: Value:

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Under penalty of perjury, the information contained herein is true to the best of my information and belief.

\_\_\_\_\_  
Signature of Employee

\_\_\_\_\_  
Date

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(Amdt. 1 to Ord. BL2020-550 §§ 4, 5, 2021; Ord. BL2020-550 §§ 1—4, 2021; Ord. BL2017-560 § 2, 2017; Ord. BL2012-110, §§ 1, 2, 2012; Amdts. 2, 5 to Ord. BL2007-1382 § 3, 2007; Ord. BL2007-1382 § 3, 2007)

## **2.222.040 Board of ethical conduct.**

### **A. Creation, continuing jurisdiction, organization, and membership:**

1. There is created the board of ethical conduct, sometimes hereinafter referred to as the "board." The board shall consist of seven members, who shall have been residents of the area of the metropolitan government for not less than two years prior to appointment and shall continue such residency as a qualification for membership. No voting member shall be an official or employee of the metropolitan government or any other government. The members of the board shall serve for terms of three years each. The presence of five members shall be required to constitute a quorum for the board to conduct business. The president pro tem of the council shall be an ex officio, non-voting, member of the board.
2. One member each of the board shall be selected by the following organizations:
  - League of Women Voters of Nashville.
  - Nashville Area Central Labor Council.
  - Napier-Looby Bar Association.
  - Nashville Area Chamber of Commerce.
  - Nashville Bar Association.
  - National Association for the Advancement of Colored People Nashville Branch.
  - Tennessee Immigrant & Refugee Rights Coalition.

Upon the selection of the member of the board by the above-named organizations, the organization shall file with the metropolitan clerk evidence of the selection.

3. Any vacancy due to any cause shall be filled for the unexpired term in the same manner as the original appointment. A vacancy shall be deemed to exist upon the occurrence of any one or more of the following conditions:
  - (a) If a member moves their permanent residence out of Davidson County; dies or resigns or for any reason refuses to serve during the period for which they were appointed; or
  - (b) If the member becomes a member of the council, an official, or employee of the metropolitan government or any other government or a candidate for public office; or

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- (c) If a member fails to attend and participate in three consecutive meetings (provided said meetings were not held in the same week) or fails to attend at least two-thirds of all meetings of the board held within a calendar year, provided that said board meets at least three times during the calendar year.
- 4. The board shall elect from its membership a chairperson and vice-chairperson who shall each be selected for one-year terms. The metropolitan clerk or designee shall serve as the custodian of its records and minutes and shall act as the board secretary. The metropolitan attorney shall furnish legal assistance to the board.
  - 5. The board, in addition to such other duties as may be assigned to it by ordinance, shall have the following duties and responsibilities:
    - (a) To establish and make public the procedures and rules governing its internal organization and the conduct of its affairs; and
    - (b) To maintain records of its investigations, inquiries and proceedings; and
    - (c) To render advisory opinions; and
    - (d) To conduct an investigation and make recommendations about any member's conduct as provided below.
    - (e) To conduct an investigation and make recommendations regarding any alleged violation of the lobbyist code as set forth in Chapter 2.196 of this code, using the procedures set forth in Section 2.196.085.
  - 6. The council board of conduct shall replace and supersede the council board of conduct created pursuant to Substitute Ordinance No. BL2005-659, as amended, ("hereinafter the "board of conduct");
  - 7. The board shall have continuing jurisdiction over all matters heretofore referred to the board of conduct.
- B. Advisory opinions:
- 1. Any metropolitan government elected official or member of any metropolitan government board or commission may request, in writing, an advisory opinion of the board regarding any matter relating to conduct or compliance of future activities with the standards set forth herein. The right to request advisory opinions shall be limited to such metropolitan government elected officials or members of boards or commissions. Said written request for an advisory opinion shall be delivered to the metropolitan clerk as secretary of the board, who will promptly deliver the same to the chair of the board.
  - 2. The board may seek from the requesting member clarification of the request, but all such requests and clarifications shall be in writing. The advisory opinion of the committee of the board shall be delivered within forty-five days of the date of receipt

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of the request by the metropolitan clerk, unless that period is extended by the requesting member.

3. When a member has requested and received an advisory opinion and his or her conduct is in compliance with the conduct deemed acceptable in the advisory opinion, that advisory opinion shall thereafter be considered prima facie evidence that the conduct of the member does not violate these standards of conduct. In making the determination of the weight to be given to the advisory opinion the board will take into account the degree to which the request for the advisory opinion and the response accurately described the activity or conduct which subsequently formed the basis of the complaint. No such advisory opinions shall have other force of law.

C. Procedures for evaluations and hearing of complaints regarding conduct:

1. Complaint procedures:

- (a) Any person may submit a complaint alleging that any one or more metropolitan government elected officials or members of a metropolitan government board or commission have violated the standards of conduct or an executive order currently in effect which regulates the ethical standards of conduct for employees of the metropolitan government.
- (b) The complaint must be signed by the complainant and notarized, and must contain the following:
  - i. Complainant's legal name, current mailing address, and a valid telephone number and/or email address;
  - ii. Names of person or persons who committed the alleged violation;
  - iii. Summary of the facts giving rise to the complaint; and,
  - iv. Explanation of why those facts constitute a violation of the standards of conduct or current executive order which regulates the ethical standards of conduct.
- (c) The complaint must be filed with the metropolitan clerk. Upon receipt, the clerk will provide a copy of the complaint to the person or persons named therein, the director of law, and to the members of the council board of conduct.
- (d) Additionally, upon receipt of a complaint, the clerk shall provide the complainant and the named persons with a copy of the complaint procedures and hearing procedures of this Code. As used in these sections, unless otherwise noted, to "provide" is to send by U.S. Mail or to hand-deliver.
- (e) The department of law will evaluate the complaint, applying the law of the standards of conduct or current executive order which regulates the ethical standards of conduct to the facts alleged in the complaint, and shall undertake an investigation as may be deemed necessary, to determine if such complaint

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alleges facts, which if proven true, could be deemed to be a violation of the standards set forth in this chapter. Within fourteen business days from its receipt of the complaint, the department of law will issue a report concluding whether the facts alleged in the complaint, if true, would give rise to a violation of the standards of conduct or current executive order which regulates the ethical standards of conduct, and recommending either that the complaint be dismissed or a hearing be held on the complaint. The department of law shall provide its report to the chair of the board of conduct, and shall file it with the clerk.

- (f) After receiving the department of law's report, the chair of the council board of conduct shall call a meeting of the board, which meeting is open to and noticed to the public. The clerk shall also provide notice of the meeting to the director of law, the complainant, and the persons named in the complaint.
- (g) At the board's meeting, the board shall evaluate the department of law's report, and may accept or reject the department of law's recommendation. The board may decide to dismiss the complaint or call for a hearing on the complaint.
- (h) Whether or not the board holds a hearing on the complaint or dismisses the complaint, it shall issue a decision in writing. Any decision shall require the affirmative vote of at least four members of the board. If a hearing is to be held, the decision will not be issued until after the hearing is held. The decision shall be filed with the clerk, and provided to the complainant and to the person or persons named in the complaint.
- (i) Once a complaint has been received by the members of the board, and until a written decision has been issued by the board, no member of the board shall participate in any communication regarding the allegations or merits of the complaint, outside of the board's public meetings or hearings, except as contemplated by these procedures.

2. Hearing procedures:

- (a) If the board of conduct calls for a hearing on a complaint, the hearing shall be conducted as follows:
  - i. The hearing shall be noticed to and open to the public, in accordance with these procedures.
  - ii. Notice of hearing shall be provided to the complainant and to the members or officials named in the complaint (together, the "parties").
  - iii. The parties may, but are not required to, submit material to the board. If a party does wish to submit such material to the board, the party must file the material with the clerk, and provide a copy of the same to the other parties, at least seven calendar days prior to the hearing. The clerk shall

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provide a copy of the same to the board members and the department of law.

- iv. The parties shall have a full and fair opportunity, but are not required, to present their positions and facts to the board at the hearing. Each party has the right to the assistance of legal counsel. Each party shall be allotted a reasonable amount of time to make its presentation to the board.
- v. All parties may call witnesses to give testimony at the hearing, which testimony shall be given under oath, with the witnesses stating their legal names. All witnesses will be subject to cross-examination. Each party must file with the clerk a list of the witnesses that the party intends to call at the hearing, and provide a copy of the same to the other parties, at least seven calendar days prior to the hearing. At the hearing, no party shall be permitted to call upon any person to give testimony if that person's name was not included on such list; however, the board may permit such an unnamed witness to be called by a party if, in the board's judgment, there was good cause for not timely naming the witness and the other parties would not be unduly prejudiced.
- vi. Board members may ask questions of any party, counsel, or witness at any time during the hearing.
- vii. The board may, in the exercise of its discretion, permit interested persons present at the hearing to offer testimony under oath, even if those persons were not called as witnesses by any party.
- viii. The board may continue a hearing to a later date.
- ix. The director of law or a metropolitan attorney shall be present during the hearing to advise the board.

3. Action of the board:

- (a) If, after a hearing, the board decides that a metropolitan government elected official or member of a board or commission violated the standards of conduct or current executive order which regulates the ethical standards of conduct, then the board shall take one or more of the following actions, as decided by affirmative vote of at least four of its members:
  - i. Issue a written warning to the elected official or member of the board or commission, with a copy sent to the vice mayor or the executive director and chair of the applicable board or commission, as appropriate. Such warning should include the violation that occurred and any remedy the board requests be taken by the elected official or member of the board or commission;

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- ii. Issue a public censure of the elected official or member of the board or commission;
  - iii. Recommend to the council that the elected official or member of the board or commission be censured;
  - iv. Recommend to the violating elected official or member of a board or commission resign his or her respective position;
  - v. Refer the matter to the district attorney general for appropriate action; and/or,
  - vi. Refer the matter to the director of law with a request that appropriate civil action be instituted by the metropolitan government for restitution or other relief.

(Amdt. 1 to Ord. BL2024-477 § 1, 2024; Ord. BL2024-477 § 1, 2024; Ord. BL2024-152 §§ 1, 2, 2024; Ord. BL2022-1528 § 7, 2023; Ord. BL2020-147 § 2, 2020, eff. 1-1-2021; Amdt. 1 to Ord. BL2018-1111 §§ 1—4, 2018; Ord. BL2018-1111 §§ 1—4, 2018; Ord. BL2013-508 § 1, 2013; Amdt. 2 to Ord. BL2007-1382 § 3, 2007; Ord. BL2007-1382 § 3, 2007)

#### **2.222.050 Sanctions.**

Upon receipt of a recommendation from the board that an elected official or member of a board or commission be censured by the council, the chairman of the rules-confirmations-public elections committee shall file a resolution with the metropolitan clerk providing for censure of the member, which resolution shall be adopted by an affirmative vote of twenty-one members. Said resolution may also provide for the removal of the censured member of council from any or all committees of the council and removal as chairman of a committee of the council, and/or provide for referral of the matter to other authority as appropriate.

(Ord. BL2007-1382 § 3, 2007)

#### **2.222.060 Enforcement.**

Complaints regarding violations by employees, other than elected officials or members of boards or commissions, of the standards set forth in this chapter shall be made to the appointing authority. Decisions of the appointing authority regarding violation of the standards of conduct set forth herein by employees within the classified service may be appealed to the Civil Service Commission in accordance with the Civil Service Rules adopted pursuant to section 12.06 and 12.07 of the Metropolitan Charter.

(Ord. BL2007-1382 § 3, 2007)



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

FREDDIE O'CONNELL  
MAYOR

WALLACE W. DIETZ  
DIRECTOR OF LAW

DEPARTMENT OF LAW  
METROPOLITAN COURTHOUSE, SUITE 108  
P.O. BOX 196300  
NASHVILLE, TENNESSEE 37219-6300  
(615) 862-6341 • (615) 862-6352 FAX

TO: MEMBERS, BOARD OF ETHICAL CONDUCT

FROM: WALLACE DIETZ, DIRECTOR OF LAW  
NICKI EKE, SENIOR COUNSEL

A handwritten signature in blue ink, appearing to read "WWD", is written over the "FROM:" line.

RE: DEPARTMENT OF LAW REPORT – ETHICS COMPLAINT OF  
AGAINST JASPER L. HENDRICKS, III

DATE: October 8, 2025

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**I. BACKGROUND AND RECOMMENDATION**

On September 18, 2025, John Spragens, Sandra Moore, Erica Lanier, and Betty White filed an ethics complaint against Jasper L. Hendricks III, the Chair of the Metropolitan Board of Fair Commissioners ("Fair Board").<sup>1</sup> The complaint alleges that Hendricks violated the Standards of Conduct by:

- Accepting free admission and access to a private event as a guest of Bristol Motor Speedway LLC ("Bristol"), a vendor seeking major contract approval from the Fair Board;
- Receiving campaign contributions from Bristol and a political action committee operated by its lobbyist;
- Conspiring with Bristol by requesting and accepting public relations instructions on public statements and media communications concerning redevelopment of the Nashville Fairgrounds Speedway ("Speedway") from Bristol's representative;
- Disclosing to the news media confidential information regarding a proposed deal for redevelopment of the Speedway;
- Colluding with Bristol during an active solicitation concerning redevelopment of the Speedway in violation of the Procurement Code and Procurement Regulations; and
- Secretly negotiating a deal with Bristol concerning redevelopment of the Speedway despite lacking such authority under Fair Board bylaws or resolutions.

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<sup>1</sup> The September 18, 2025, Ethics Complaint is attached as Exhibit A.

For the reasons provided herein, the Department of Law recommends dismissal of claims in the complaint that Hendricks violated the Standards of Conduct by:

- Receiving campaign contributions from Bristol and a political action committee operated by its lobbyist;
- Colluding with Bristol during an active solicitation concerning redevelopment of the Speedway in violation of the Procurement Code and Procurement Regulations; and
- Secretly negotiating a deal with Bristol concerning redevelopment of the Speedway despite lacking such authority under Fair Board bylaws or resolutions.

The Department of Law further recommends that a hearing be held on allegations in the complaint that Hendricks violated the Standards of Conduct by:

- Accepting free admission and access to a private event as a guest of Bristol, a vendor seeking major contract approval from the Fair Board;
- Conspiring with Bristol by requesting and accepting public relations instructions on public statements and media communications concerning redevelopment of the Speedway from Bristol's representative; and
- Disclosing to the news media confidential information regarding a proposed deal for redevelopment of the Speedway.

## **II. DUTY OF THE DEPARTMENT OF LAW**

The Department of Law is required to evaluate the complaint, applying the law of the standards of conduct to the facts alleged in the complaint, and shall undertake an investigation as may be deemed necessary, to determine if such complaint alleges facts, which if proven true, could be deemed to be a violation of the Standards of Conduct set forth in the Metropolitan Code.<sup>2</sup> Thereafter, the Department of Law will issue a report concluding whether the facts alleged in the complaint, if true, would give rise to a violation of the Standards of Conduct, and recommending either that the complaint be dismissed or a hearing be held on the complaint.<sup>3</sup>

## **III. ALLEGATIONS IN THE COMPLAINT**

In summary, the complaint alleges that Hendricks violated the Standards of Conduct by engaging in the following actions:

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<sup>2</sup> Metropolitan Code § 2.222.040(C)(1)(e).

<sup>3</sup> *Id.*

- Accepting free admission and access to the 2023 NASCAR Awards as a result of his official position on the Fair Board, an invitation-only gala, with a value that “is surely over \$100”, as a guest of Bristol, a vendor seeking major contract approval from the Fair Board;
- Receiving campaign contributions of \$1,100 from Bristol and \$1,500 from Holland & Knight PAC, a political action committee operated by Bristol’s registered lobbyist, during Hendrick’s 2023 candidacy for the Metropolitan Council;
- Conspiring with a Bristol lobbyist over text message regarding Hendrick’s response to media inquiries concerning redevelopment of the Speedway; Requesting and accepting public relations instructions from Bristol’s representative on public statements and media communications concerning redevelopment of the Speedway;
- Disclosing to the media confidential information regarding a proposed deal for redevelopment of the Speedway, including releasing a New Deal Term Sheet to Fox 17 WZTV;
- Communicating and colluding with Bristol during an active solicitation concerning redevelopment of the Speedway in violation of the Procurement Code and Procurement Regulations; and
- Concealing information from fellow Fair Board members and secretly negotiating a deal with Bristol concerning redevelopment of the Speedway, despite lacking authority to negotiate such a deal under Fair Board bylaws or resolutions.

#### **IV. ANALYSIS OF ALLEGATIONS IN THE COMPLAINT**

The complaint alleges that Hendricks violated sections 2.222.020(e), (f), (i), (k), (l), and (s) of the Standards of Conduct. These claims in the complaint are addressed below.

**A. Allegations Concerning Violations of Subsections (e), (f), (i) and (s) of Metropolitan Code Section 2.222.020**

Section 2.222.020(f) of the Metropolitan Code states that an employee<sup>4</sup> “[s]hall not accept or solicit any promise of any benefit, direct or indirect, to himself, family members, or his employer (if the employer is other than the metropolitan government) which the employee believes or should reasonably believe was intended to influence action taken in the employee's official capacity”.

Metropolitan Code Section 2.222.020(i) provides that employees “[s]hall not use their metropolitan government positions improperly to secure unwarranted privileges or exemptions for themselves, relatives or others, provided, however, that this provision does not preclude employees from acting in a manner consistent with their official duties or from zealously providing public services to anyone who is entitled to them”.

Sections 2.222.020(e) and (s) of the Metropolitan Code provide:

Employees:

...

e. Shall not accept or solicit anything of value as herein defined, except for the acceptance of food and/or beverages that would not be prohibited pursuant to subsection s. of this section;

...

s. If related in any way, directly or indirectly, to being an employee:

(1) Shall not accept meals, beverages, food, promotional items, or hand-produced items of a value in excess of twenty-five dollars received from a single source in any calendar year; and

(2) Shall not accept free or discounted admissions, tickets, access to events or travel expenses from any single source of an aggregate value in any calendar year in excess of one hundred dollars, provided that an employee may accept from the sponsoring organization, on behalf of himself and a guest, free or discounted admissions, tickets or access of a face value in excess of one hundred dollars if the event is generally recognized as an annual fund raising benefit sponsored by a non-profit organization.

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<sup>4</sup> “ ‘Employee’ means any official, whether elected or appointed, officer, employee or servant, or any member of any board, agency, commission authority or corporation (whether compensated or not), or any officer, employee or servant thereof, of the Metropolitan Government of Nashville and Davidson County.” [Metropolitan Code § 2.222.010(5).]

If related in any way, directly or indirectly, to being an employee, the Standards of Conduct prohibit employees, which include members of boards and commissions, from accepting free or discounted admissions, tickets, or access to events from any single source of an aggregate value in any calendar year in excess of one hundred dollars. [Metropolitan Code § 2.222.020(s).] An employee may accept from the sponsoring organization, on behalf of himself and a guest, free or discounted admissions, tickets or access to events of a face value in excess of one hundred dollars if the event is generally recognized as an annual fund raising benefit sponsored by a non-profit organization. [Metropolitan Code § 2.222.020(s).]

The complaint alleges that Hendricks attended the 2023 NASCAR Awards as a guest of Bristol, a vendor seeking major contract approval from the Fair Board. The complaint alleges that the value of the ticket to this private event “cannot be calculated but is surely over \$100”.<sup>5</sup> The complaint further alleges that Hendricks was given access to this exclusive event as a result of his official position on the Fair Board.

It is the opinion of the Department of Law that the allegations that Hendricks was given free access to the NASCAR Awards valued in excess of \$100, as a result of his official position on the Fair Board, by a vendor seeking major contract approval from the Fair Board, if true, could be deemed to be a violation of the Standards of Conduct.

The complaint alleges that Hendricks’ 2023 Campaign for a seat on the Metropolitan Council received campaign contributions from Bristol and Holland & Knight PAC, a political action committee operated by Bristol’s registered lobbyist.

“Anything of value” is defined in section 2.222.010 of the Standards of Conduct as follows:

For the purposes of this chapter:

- (1) “Anything of value” includes any financial benefit, or other item that is pecuniary or compensatory in value to a person, including, but not limited to, any valuable act, advance, award, contract, compensation, contribution, deposit, emolument, employment, favor, fee, forbearance, fringe benefit, gift, gratuity, honorarium, loan, offer, payment, perquisite, privilege, promise, reward, remuneration, service, subscription, or the promise that any of these items will be conferred in the future.

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<sup>5</sup> See Exhibit A, Complaint of John Spragens *et al.*, page 3.

(2) *For purposes of the foregoing definition, the following do not constitute part of “Anything of Value:”*

...

(d) *Campaign or political contributions that are received and reported in accordance with state law; ....* (Emphasis added.)

As reflected in section 2.222.010(2)(d) of the Metropolitan Code, campaign or political contributions that are received and reported in accordance with state law do not constitute receipt of “anything of value” under the Standards of Conduct. Campaign finances and contributions are governed by the provisions of Title 2, Chapter 10, of the Tennessee Code Annotated.

The complaint does not allege facts which indicate that Hendricks received or solicited campaign funds in violation of state law. The complaint is devoid of facts which indicate that there was a *quid pro quo* with regard to the referenced campaign contributions. *See* Tenn. Code Ann. § 2-19-121 (“It is unlawful for any candidate for nomination or election in any state, county, city or district office, ... to agree to enter into any contract with any person to vote for or support any particular policy or measure, in consideration of the vote or support, moral or financial, of such person.”) *See also*, Tenn. Code Ann. § 2-19-122 (“It is unlawful for any person to demand that any candidate for nomination or office shall promise or agree in advance to support any particular individual, policy or measure, in consideration of the vote or support, financial or moral, of such person, in any election, primary or nominating convention.”)

It is the opinion of the Department of Law that allegations in the complaint that Hendricks received campaign contributions from Bristol and a political action committee operated by Bristol’s lobbyist, if true, would not give rise to a violation of the Standards of Conduct.

**B. Allegations Regarding Violations of Metropolitan Code Section 2.222.020(k)**

Section 2.222.020(k) of the Metropolitan Code states that employees “[s]hall not give reasonable basis by their conduct ... the impression that any person can improperly influence, or unduly enjoy their favor in, the performance of their official duties, or that they are unduly affected by the kinship, rank, position or influence of any person”.

The complaint alleges that Hendricks conspired with a Bristol lobbyist over text message regarding Hendrick’s response to media inquiries concerning redevelopment of

the Speedway. The complaint further alleges that Hendricks requested and accepted public relations instructions from Bristol’s representative regarding public statements and media communications concerning redevelopment of the Speedway.

It is the opinion of the Department of Law that allegations that Hendricks conspired with Bristol by requesting and taking directions from Bristol’s representative on media and public communications regarding redevelopment of the Speedway, if true, could be deemed a violation of the Standards of Conduct.

**C. Allegations Pertaining to Violations of Metro Code Section 2.222.020(l)**

Section 2.222.020(l) of the Metropolitan Code provides that employees “[s]hall not use or disclose, other than in the performance of their official duties or as may be required by law, confidential information gained in the course of or by reason of their positions”.

The complaint alleges that Hendricks disclosed to Fox 17 WZTV, confidential information regarding a proposed deal for redevelopment of the Speedway, including a New Deal Term Sheet. The complaint further alleges that the New Deal Term Sheet had not been communicated to Fair Board members nor discussed in public view.

Section 5-1-130 of Tennessee Code Annotated, which addresses confidentiality of agreements and related documentation for economic and community development programs, provides in relevant part:

- (a) Except as otherwise provided in this section, *any contract or agreement, together with all supporting records and documentation*, that obligates public funds as part of a county's economic and community development program to assist new and existing businesses and industries in locating or expanding in the county *is a public record subject to title 10, chapter 7, part 5, and open for public inspection as of the date such contract or agreement is made available to members of the governing body*. A governing body shall publicly disclose the proposed contract or agreement in a manner that would adequately notify and fairly inform the public of the proposed contract or agreement before voting on the proposal. (Emphasis added.)

As reflected in Tennessee Code Annotated section 5-1-130(a), any agreement, together with all supporting records and documentation, that obligates public funds as part of a county’s economic development program to assist businesses in locating or expanding

in the county, becomes a public record as of the date such contract or agreement is made available to members of the governing body.

It is the opinion of the Department of Law that allegations that Hendricks disclosed to Fox 17 WZTV, confidential information regarding a proposed deal for redevelopment of the Speedway, including a New Deal Term Sheet, which had not been communicated to Fair Board members nor discussed in public view, if true, could be deemed to be a violation of the Standards of Conduct.

#### **D. Allegations Relating to Violations of the Procurement Code and Procurement Regulations**

The complaint alleges that Hendricks communicated and colluded with Bristol during an active solicitation concerning redevelopment of the Speedway in violation of the Procurement Code and Procurement Regulations.

The Procurement Code and Regulations apply to the procurement of supplies, services or construction by the Metropolitan Government. [See Metropolitan Code § 4.04.050.]

Economic development agreements involving the lease of real property are not governed by the Procurement Code or Procurement Regulations. Such agreements involving the lease and redevelopment of real property by third parties are subject to approval of the Metropolitan Council. *See* Metropolitan Code § 2.24.210 (“Any sales or leases of public property shall be subject to the approval of the metropolitan council.”)

Section 11.602(d) of the Metropolitan Charter, which addresses activities on the premises of the Fairgrounds, provides:

All activities being conducted on the premises of the Tennessee State Fairgrounds as of December 31, 2010, including, but not limited to, the Tennessee State Fair, Expo Center Events, Flea Markets, and Auto Racing, shall be continued on the same site. *No demolition of the premises shall be allowed to occur without approval by ordinance receiving 27 votes by the Metropolitan Council or amendment to the Metropolitan Charter.* (Emphasis added.)

As reflected in section 11.602(d) of the Metropolitan Charter, twenty-seven Councilmember votes are required for any demolition of the Fairgrounds premises.



It is the opinion of the Department of Law that allegations in the complaint that Hendricks violated provisions of the Procurement Code and Procurement Regulations by colluding with Bristol on an active solicitation concerning redevelopment of the Speedway, if true, would not give rise to a violation of the Standards of Conduct.

**E. Allegations Concerning Secretly Negotiating with Bristol without Authority**

The complaint alleges that Hendricks concealed information from fellow Fair Board members and secretly negotiated a Speedway redevelopment deal with Bristol despite lacking authority to negotiate such a deal under Fair Board bylaws or resolutions.

The state enabling statute, which requires local governmental entities to adopt ethical standards for all officials and employees of such entities, defines “ethical standards” as follows:

“Ethical standards” includes rules and regulations regarding limits on, and/or reasonable and systematic disclosure of, gifts or other things of value received by officials and employees that impact or appear to impact their discretion, and shall include rules and regulations regarding reasonable and systematic disclosure by officials and employees of their personal interests that impact or appear to impact their discretion. *The term “ethical standards” does not include personnel or employment policies or policies or procedures related to operational aspects of governmental entities; ....*<sup>6</sup> (Emphasis added.)

As reflected in the state enabling statute, “ethical standards” do not include policies or procedures related to operational aspects of governmental entities. [Tenn. Code Ann. § 8-17-102(a)(3).] The Board of Ethical Conduct is not the appropriate forum to address allegations in the complaint that Hendricks failed to follow Fair Board operational and governance policies and procedures by secretly negotiating with Bristol concerning redevelopment of the Speedway. Such Fair Board operational and governance matters are outside the province of the Standards of Conduct and the definition of “ethical standards” set forth in state law.

It is the opinion of the Department of Law that allegations in the complaint that Hendricks secretly negotiated a Speedway redevelopment deal with Bristol despite lacking authority to negotiate such deal under Fair Board bylaws or resolutions, if true, would not give rise to a violation of the Standards of Conduct.

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<sup>6</sup> Tenn. Code Ann. § 8-17-102(a)(3).

## **V. CONCLUSION**

The Department of Law recommends that the Board of Ethical Conduct dismiss claims in the complaint that Hendricks violated the Standards of Conduct by: (i) Receiving campaign contributions from Bristol and a political action committee operated by its lobbyist; (ii) Colluding with Bristol during an active solicitation concerning redevelopment of the Speedway in violation of the Procurement Code and Procurement Regulations; and (iii) Secretly negotiating a deal with Bristol concerning redevelopment of the Speedway despite lacking such authority under Fair Board bylaws or resolutions. It is the opinion of the Department of Law that the aforementioned allegations, if true, would not give rise to a violation of the Standards of Conduct.

The Department of Law further recommends that a hearing be held on allegations in the complaint that Hendricks violated the Standards of Conduct by: (a) Accepting free admission and access to a private event as a guest of Bristol, a vendor seeking major contract approval from the Fair Board; (b) Conspiring with Bristol by requesting and accepting public relations instructions on public statements and media communications concerning redevelopment of the Speedway from Bristol's representative; and (c) Disclosing to the news media confidential information regarding a proposed deal for redevelopment of the Speedway. It is the opinion of the Department of Law that the above-mentioned allegations, if proven, could be deemed to be a violation of the Standards of Conduct.

It is not the duty of the Department of Law to determine that a violation of the Standards of Conduct has indeed occurred. Evaluation of veracity of the facts alleged in the complaint and determination of whether a violation occurred are ultimately the responsibilities of the Board of Ethical Conduct during the hearing process.

# **EXHIBIT A**

## **COMPLAINT OF JOHN SPRAGENS, ET AL.**

## **METRO BOARD OF ETHICAL CONDUCT COMPLAINT**

### **INTRODUCTION**

Jasper L. Hendricks III (“Hendricks”), through his words and actions as a member of the Metropolitan Board of Fair Commissioners (“Fair Board”), has repeatedly violated the Metropolitan Government of Nashville and Davidson County’s Standards of Conduct (“Standards of Conduct,” *see* Chapter 2.222.020 of the Metropolitan Code) as well as ethics-related provisions of the Regulations to the Procurement Code of the Metropolitan Government of Nashville and Davidson County (“Procurement Code Regulations”). Specifically, Hendricks—chairman of the Fair Board—has accepted free admission to a private event hosted by a vendor seeking major contract approval from the Fair Board; negotiated privately with that vendor, endorsing a secretly negotiated “deal” with that vendor and publicly opposing competing proposals from citizen groups; received and accepted political and public relations instructions from that vendor; received political campaign contributions from that vendor; and released private information, for political advantage, relating to a secretly negotiated “deal” with that vendor.

While the Metropolitan Board of Ethical Conduct (the “Board of Ethical Conduct”) does not necessarily have jurisdiction to enforce Procurement Code Regulations violations, Hendricks’ actions described below—many of which would constitute violations of the Procurement Code Regulations if the Fair Board had properly authorized a “procurement” within the meaning of Metropolitan Code Chapter 4.04.050—support a finding by the Board of Ethical Conduct that Hendricks has violated Standards of Conduct 2.222.020(e), (f), (i), (k), (l), and (s).

As a result, Hendricks is subject to sanctions by the Board of Ethical Conduct, including recommendation of Metropolitan Council censure, recommendation of resignation, referral to the Metropolitan Department of Law, and/or referral to the Metropolitan District Attorney, *see* Metropolitan Code Chapters 2.222.040(C)(3)(a) and 2.222.050.

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## STATEMENT OF FACTS

1. On December 2, 2022, Hendricks launched a political campaign (“Campaign”) for a seat on the Metropolitan Council (“Metro Council”) by filing an Appointment of Political Treasurer statement with the Davidson County Election Commission.
2. On January 3, 2023, the Metro Council appointed Hendricks to serve on the five-member Fair Board.
3. On March 14, 2023, the Fair Board, by a 3-2 vote, narrowly approved a sole-source procurement comprised of a lease agreement and development agreement (“Prior Deal”) whereby Bristol Motor Speedway LLC, a subsidiary of North Carolina-based Speedway Motorsports LLC (“Offeror”), sought to redevelop and expand the Nashville Fairgrounds Speedway (“Speedway”) in order to bring NASCAR racing to the facility.
4. Metropolitan Code Chapter 4.04.050 defines “Procurement” as “buying, purchasing, renting, leasing or otherwise acquiring any supplies, services or construction. It also includes all functions that pertain to the obtaining of any supply, service or construction, including description of requirements, selection and solicitation of sources, preparation and award of contract and all phases of contract administration.”
5. Section R4.12.010.01.6 of the Procurement Code defines “Offeror” as a “proposer to a solicitation or sole source request.”
6. Hendricks voted in favor of Offeror’s Prior Deal.
7. On July 6, 2023, Offeror contributed \$1,100 to Hendricks’ Campaign.
8. On July 17, 2023, Holland & Knight PAC, a political action committee operated by Offeror’s registered lobbyist, contributed \$1,500 to Hendricks’ Campaign.
9. On July 20, 2023, at Offeror’s urging due to lack of support on the Metropolitan Sports Authority (“Sports Authority”), the Sports Authority deferred consideration of the issuance of \$100 million in municipal bonds required to effectuate the Prior Deal.
10. On August 3, 2023, Hendricks failed to win election to the Metro Council.
11. On September 12, 2023, four members of the Fair Board, operating with the fifth seat vacant, selected Hendricks to be chair of the board.

12. On November 22, 2023, Fairgrounds Preservation Partners, a nonprofit community organization, proposed an alternative plan for the Nashville Fairgrounds that would have precluded Offeror's Prior Deal to bring NASCAR to the Speedway.
13. On November 23, 2023, Hendricks issued a public statement to media outlets in which he derided the nonprofit community organization as an "illegitimate special interest group" and, without consulting other Fair Board members, recommitted the Fair Board to Offeror's Prior Deal.<sup>1</sup>
14. On November 30, 2023, Hendricks attended the 2023 NASCAR Awards at Nashville's Music City Center, an invitation-only gala honoring NASCAR champions ("Gala"), at which attendees mingled with NASCAR drivers and champions.<sup>2</sup> Members of the public were not able to purchase tickets to the Gala; only invited guests could attend, as detailed on the event website:

#### **THURSDAY, NOVEMBER 30TH**

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##### **NASCAR AWARDS & CELEBRATION**

Location: Music City Center

This will be a private event. Fans are welcome to tune-in for the NASCAR Awards on Sunday, December 3rd at 7 PM ET streaming on Peacock!

15. The value of such a ticket cannot be calculated but is surely over \$100; for comparison, a November 2024 NASCAR awards show ticket was sold to the general public for \$249, and a "Chairman's Experience" ticket to the September 13, 2025 NASCAR race at Bristol Motor Speedway with "VIP Garage Access" retails for \$3,561.55.
16. Upon information and belief, Hendricks attended the Gala for free as the guest of Offeror and was given access to the exclusive event as a result of his official position on the Fair Board.

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<sup>1</sup> Cassandra Stephenson, *The Tennessean*, "New Nashville Fairgrounds proposal envisions a public park, housing and no NASCAR," Nov. 22, 2023, available at <https://bit.ly/4nmkAbR>.

<sup>2</sup> Ex. 1 (Hendricks social media posts).

17. On August 20, 2025, a nonprofit coalition of Nashville’s environmental, faith, labor, neighborhood, and urban planning organizations (“Nonprofit Coalition”) urged the Fair Board to let voters decide the future of the Speedway based on community priorities including cleaning up Brown’s Creek, a significantly impaired waterway that runs adjacent to the Speedway.
18. On the same day, Hendricks and Matthew Kuhn (“Kuhn”), a lobbyist representing Offeror, conspired over text message to formulate a public response to the Nonprofit Coalition. It is apparent from the text messages that Hendricks was taking direction from Offeror and requesting instruction from Offeror on what public statements he should make. Kuhn directed Hendricks, “Don’t share any details. [The news reporter] is fishing for sources.” Kuhn then suggested a specific statement Hendricks should make to the media.<sup>3</sup>
19. On the same day, Hendricks confirmed to The Nashville Banner that “a deal between Metro and Speedway Motorsports Inc. to overhaul the Nashville Fairgrounds Speedway and bring top-tier NASCAR races back to the South Nashville site is nearly ready to announce” and that more information would be released “over the next few days.” “I think people will be pleased,” Hendricks told the Banner. “They were able to address quite a few of the major obstacles based on the major concerns that we had, but there’s still a couple of minor details to work out.”<sup>4</sup> Hendricks was not authorized to negotiate any “deal”—behind closed doors or otherwise—by the Fair Board.
20. On August 23, 2025, Nashville television station Fox 17 WZTV (“WZTV”) published an online news report (“WZTV Report”), authored by WZTV anchor Scott Couch, stating: “FOX 17 News has obtained exclusive details of a proposed new agreement between Nashville Mayor Freddie O’Connell and Speedway Motorsports to revamp the Fairgrounds Speedway and return NASCAR racing to the historic Nashville track.”<sup>5</sup> The WZTV Report cited an “informed source.”

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<sup>3</sup> Ex. 2 (Hendricks text messages with Kuhn).

<sup>4</sup> Stephen Elliott, *Nashville Banner*, “Nashville Fair Board Leader Says Racetrack Deal is Almost Ready,” available at <https://nashvillebanner.com/2025/08/20/nascar-nashville-fairgrounds-speedway-return/>.

<sup>5</sup> Scott Couch, *WZTV*, “Metro Fair Board says close to new deal to return NASCAR to Fairgrounds Speedway,” available at <http://bit.ly/4gmxe8D>.

21. The WZTV Report included a one-page document summarizing terms of a “New Deal” between the Fair Board and Offeror (“New Deal Term Sheet”) and outlining 20 categories — from public financing to NASCAR race scheduling — in which the New Deal substantively differed from the Prior Deal.<sup>6</sup> The New Deal Term Sheet was later removed from WZTV’s website.
22. Upon information and belief, neither the New Deal nor the New Deal Term Sheet had been previously communicated to other Fair Board members nor discussed in public view.
23. Upon information and belief, Hendricks leaked the New Deal Term Sheet to WZTV, a news organization with whom Hendricks has a relationship resulting from his participation in the TV station’s “Nashville in Focus” program, hosted by Scott Couch.
24. By releasing the New Deal Term Sheet, Hendricks effectively acknowledged that Offeror’s Prior Deal was dead and that contractual negotiations had commenced on the New Deal. His public statements to the media confirmed that a “deal” had been reached behind closed doors, and that he had been involved in the negotiations—despite lacking any authority to negotiate a “deal” with a prospective vendor under Fair Board bylaws or resolutions.

## **LEGAL ANALYSIS**

25. Fair Board members are “Employees” within the meaning of the Standards of Conduct.
26. Section 2.222.020 of the Standards of Conduct states, in pertinent part, that Metro Employees:
  - ☐ (e) Shall not accept or solicit anything of value as herein defined, except for the acceptance of food and/or beverages that would not be prohibited pursuant to subsection s. of this section;
  - ☐ (f) Shall not accept or solicit any promise of any benefit, direct or indirect, to himself, family members, or his employer (if the employer is other than the metropolitan government) which the employee believes or should reasonably believe was intended to influence action taken in the employee's official capacity;

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<sup>6</sup> Ex. 3 (Term Sheet published by WZTV).



- ☐ (i) Shall not use their metropolitan government positions improperly to secure unwarranted privileges or exemptions for themselves, relatives or others, provided, however, that this provision does not preclude employees from acting in a manner consistent with their official duties or from zealously providing public services to anyone who is entitled to them;
- ☐ (k) Shall not give reasonable basis by their conduct for the impression that any person can improperly influence, or unduly enjoy their favor in, the performance of their official duties, or that they are unduly affected by the kinship, rank, position or influence of any person;
- ☐ (l) Shall not use or disclose, other than in the performance of their official duties or as may be required by law, confidential information gained in the course of or by reason of their positions;
- ☐ (s) If related in any way, directly or indirectly, to being an employee:
  - (1) Shall not accept meals, beverages, food, promotional items, or hand-produced items of a value in excess of twenty-five dollars received from a single source in any calendar year; and
  - (2) Shall not accept free or discounted admissions, tickets, access to events or travel expenses from any single source of an aggregate value in any calendar year in excess of one hundred dollars, provided that an employee may accept from the sponsoring organization, on behalf of himself and a guest, free or discounted admissions, tickets or access of a face value in excess of one hundred dollars if the event is generally recognized as an annual fund raising benefit sponsored by a non-profit organization.

27. All Metro board members are required to review and sign an “Acknowledgement of Ethical Rules for Members of Boards, Agencies, and Commissions,” which summarizes these rules.<sup>7</sup>

28. Section R4.48.030.01 of the Procurement Code Regulations states, in pertinent part:

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<sup>7</sup> Ex. 4 (Ethics Acknowledgement Form), *available at* [https://www.nashville.gov/sites/default/files/2021-04/ethics\\_form\\_appointees.pdf](https://www.nashville.gov/sites/default/files/2021-04/ethics_form_appointees.pdf)

- “During an active solicitation, communication between offerors and the procuring department/agency regarding the solicitation should be facilitated by the division of purchases.”
- “Members of an evaluation committee shall refrain from discussions with individuals who are not part of the evaluation process for the solicitation until such time as an award is issued by the division of purchases.”
- “Prior to the issuance of the intent to award, members of an evaluation committee ... shall not divulge, publish, reproduce, or reveal by word, conduct, or any other means any proposal or source selection information, except as necessary to perform official duties related to any procurement as assigned by the purchasing agent or designee.”

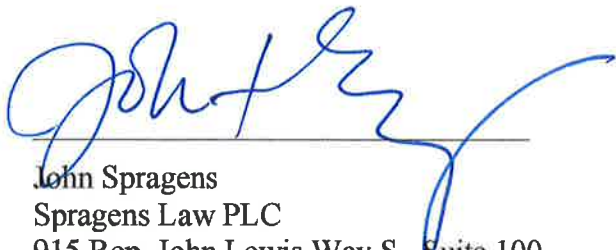
29. Hendricks has violated the Standards of Conduct by accepting free Gala tickets, giving him admission and access to an exclusive, non-public event—a benefit he should have reasonably known was intended to influence actions taken in his official capacity—using his Metropolitan Government position to secure unwarranted privileges for himself, in violation of Standards of Conduct (e), (f), (i), and (s). Given his apparent (and unauthorized) knowledge of confidential discussions between Offeror and Metro, he has violated Standard of Conduct (l) by, upon information and belief, releasing confidential information to the news media. All of the foregoing conduct, including the campaign contributions described above, gives reasonable basis for the impression that Offeror can improperly influence, or unduly enjoy Hendricks’ favor in, the performance of his official duties, in violation of Standard of Conduct (k).

## CONCLUSION

Through his words and actions, Hendricks has: compromised the integrity of his neutral position as chair of the Fair Board; violated Procurement Code Regulations and Standards of Conduct by unethically colluding with Offeror; concealed information from the public and fellow Fair Board members, releasing confidential information only to support Offeror’s proposal; demonstrated bias against policy proposals that compete with Offeror’s proposal; accepted valuable benefits from


Offeror as a result of his official position; and enjoyed an otherwise cozy relationship with Offeror that included cash contributions to a failed political campaign as well as non-cash benefits.

Signed:



John Spragens  
Spragens Law PLC  
915 Rep. John Lewis Way S., Suite 100  
Nashville, TN 37203

Sworn to and subscribed before me this 17 day of September, 2025.

  
Notary Public

My Commission Expires: 9/7/2026



Sandra Moore

Sandra Moore  
916 Benton Ave.  
Nashville, TN 37204

Sworn to and subscribed before me this 17 day of September, 2025.

Linda Lance

Notary Public

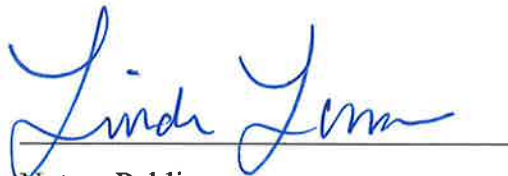
My Commission Expires: 9/7/2026





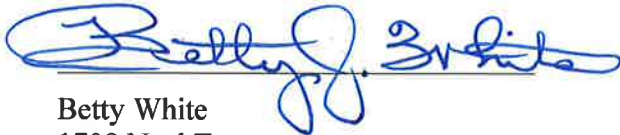
Erica Lanier  
1707 Neal Terrace  
Nashville, TN 37203

Sworn to and subscribed before me this 17 day of September 2025.

  
Notary Public

My Commission Expires: 9/7/2026





Betty White  
1709 Neal Terrace  
Nashville, TN 37203

Sworn to and subscribed before me this 18 day of September, 2025.

  
Notary Public

My Commission Expires: 9/7/2026



## Reed, Shawn (Metro Clerk)

---

**From:** John Spragens <[john@spragenslaw.com](mailto:john@spragenslaw.com)>  
**Sent:** Thursday, September 18, 2025 11:34 AM  
**To:** Reed, Shawn (Metro Clerk)  
**Subject:** Fwd: Ethics Complaint - contact information

2025 SEP 18 AM 11:42  
FILED METROPOLITAN CLERK

You don't often get email from [john@spragenslaw.com](mailto:john@spragenslaw.com). [Learn why this is important](#)

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

----- Forwarded message -----

**From:** John Spragens <[john@spragenslaw.com](mailto:john@spragenslaw.com)>  
**Date:** Thu, Sep 18, 2025 at 10:21 AM  
**Subject:** Ethics Complaint - contact information  
**To:** Kyle, Austin (Metro Clerk) <[Austin.Kyle@nashville.gov](mailto:Austin.Kyle@nashville.gov)>

Austin,

I realized this morning that our ethics complaint didn't include everyone's email address or phone number as required by the rules. Will you please append the below information and my email address to the complaint?

Sandra Moore  
[916 Benton Avenue](#)  
Nashville, TN 37204  
Phone: 615-973-0107  
Email: [mooretolife@bellsouth.net](mailto:mooretolife@bellsouth.net)

Erica Lanier  
[1707 Neal Terrace](#)  
Nashville, TN 37203  
Phone: 615-593-0637  
Email: [lanier4schools@gmail.com](mailto:lanier4schools@gmail.com)

Betty White  
[1709 Neal Terrace](#)  
Nashville, TN 37203  
Phone: 615-593-0637  
Email: [lanier4schools@gmail.com](mailto:lanier4schools@gmail.com)



John Spragens  
[john@spragenslaw.com](mailto:john@spragenslaw.com)

2025 SEP 18 AM 11:42  
FILED METROPOLITAN CLERK

Thank you,  
John

John Spragens  
Spragens Law PLC  
915 Rep. John Lewis Way S., Suite 100  
Nashville, TN 37203  
(615) 983-8900

# **EXHIBIT 1**



## Post



**Jasper Hendricks III** ✓  
@jlhthe3rd

Follow

It was a great time celebrating the 75th!  
[#NASCAR75](#) [#NASCARAwards](#)



**NASCAR** ✓ @NASCAR · 11/30/23

A great night in Nashville!

Don't forget you can watch full coverage of the  
[#NASCARAwards](#) Sunday at 7 p.m. ET on  
[@peacock!](#)





# **EXHIBIT 2**



To: Matthew Kuhn

Wed Aug 20 at 6:27 AM

Wed Aug 20 at 7:15 PM

In a meeting, call you later.

I wouldn't feel the need to say anything.

Is Nate calling you?

Gotcha. We are working with Cavendish on a story for tomorrow. What's he asking?

+ Watson

**axios Nashville** Q 8

**Yes, svb**  
A Quarter of the Drive Home

Coalition urges Nashville vote on fairgrounds future over NASCAR plan



Coalition urges Nashville vote on fairgrounds future over NASCAR plan -  
axios.com

Interesting quote from Councilmember VO

I'm being called by media

Banner



To: Matthew Kuhn



Wed Aug 20 at 1:16 PM

In a meeting, call you later.

I wouldn't feel the need to say anything.

Is Nate calling you?

Gotcha. We are working with Cavendish on a story for tomorrow. What's he asking?

Don't share any details. He is fishing for sources.

You might say: "You are aware of the conversation and are eager to work with the mayors office to find a long term solution for the speedway. The Fairgrounds is at its best when there are a range of uses including housing, soccer and the charter protected uses."

Saturday 6:01 AM



Metro reaches new deal to return NASCAR racing to Fairgrounds Speedway



Coalition urges Nashville vote on Fairgrounds future over NASCAR plan - Axios Nashville  
axios.com

Interesting quote from Councilmember VO

I'm being called by media

Banner

That he heard that a deal will be announced within the next few days and if there is anything I can share I said "I think the people will be pleased with what is being worked out but I need to call you back"

Delivered

# **EXHIBIT 3**



	PRIOR DEAL	NEW DEAL
<b>Total Bond Amount</b>	\$100,000,000	\$30,000,000
<b>Improvements</b>	30,000 seats with new grandstands	Renovation of speedway with maximum 25,000 seats
	Sports Authority Revenue Bonds backed by:	
	-\$17,000,000 from state -\$17,000,000 from NCVC -\$1,000,000 annual rent from Bristol -Redirect of state and local sales taxes -\$600,000 annual payment from NCVC -Facility sponsorship up to \$600,000 -\$5 per ticket user fee -10% of naming rights	-Sports Authority Revenue Bonds backed by rent from Bristol sufficient to make bond payments with offset for redirected state and local sales taxes, and \$5 per ticket user fee and facility sponsorship up to \$600,000 -\$17,000,000 from state -\$22,000,000 from NCVC
<b>Funding sources</b>		
<b>Guaranty</b>	Contract performance guaranty from NC parent corporation	Payment guaranty from Bristol with required proof of assets
<b>Cost overruns</b>	Paid by Bristol	Paid by Bristol, including infrastructure necessary for Speedway development
<b>NASCAR races</b>	At least one every two years	At least one every two years
<b>Contingent rent</b>	Bristol penalty for failure to hold NASCAR races	Bristol penalty for failure to hold NASCAR races
	To be agreed upon in future per unexecuted Declaration	-Other than NASCAR races, schedule must accommodate Nashville SC games and women's professional soccer
<b>Scheduling</b>		-Fairgrounds Executive Director resolves scheduling conflicts
	None	Bristol has right to develop within Speedway footprint, and right to construct a parking garage on Metro property next to FiftyForward with 99-year development air rights for multifamily residential
<b>Development rights</b>		Bristol's responsibility with required annual capital asset management plan (CAMP) like Bridgestone Arena and new Nissan Stadium to be approved by Fair Board
<b>Capital expenses</b>	Bristol's responsibility, with Fair Board right to approve capital projects	
<b>Number of races</b>	Limited to 10 race weekends, and limited to 20 weekday practice days	Limited to 10 race weekends
<b>Curfews</b>	Yes for all racing events except NASCAR races	Yes for all racing events except NASCAR races
<b>Insurance coverage for speedway</b>	Bristol's responsibility	Bristol's responsibility
	Includes maximum sound levels that are lower than current standards and requires mufflers for non-NASCAR races	Includes maximum sound levels that are lower than current standards and requires mufflers for non-NASCAR races
<b>Sound levels</b>		New parking garage that will provide 500 spaces for Fairgrounds events
<b>Parking</b>	None provided	Metro will get property taxes generated by ancillary development with intention that one-half to be allocated annually for Fair Board operations
<b>Property taxes</b>	None	
<b>NCVC uses</b>	Up to 20 days	Up to 20 days
<b>Neighborhood cooperation</b>	Bristol required to participate in Neighborhood Impact Advisory Committee	Bristol required to participate in Neighborhood Impact Advisory Committee
<b>Metro cooperation</b>	None specified	Metro agrees it will not take any actions that unreasonably interfere with operation as a speedway
<b>Capital projects fund</b>	None	\$1.5M for years 1 through 5, and \$2M per year thereafter with a CPI increase

## **Hearing Procedures pursuant to the Board of Ethical Conduct Procedures and Organizational Rules**

- A. Professionalism. Hearings shall be conducted in a professional manner.
- B. Order of Proceedings. Both parties have the right to testify, produce and examine witnesses, cross-examine adverse witnesses, and introduce such other evidence that is relevant and material to the issues determined by the Board. The order of the proceedings shall be as follows:
  - i. Hearing is called to order.
  - ii. Any preliminary motions, stipulations, or agreed orders are entertained.
  - iii. Opening Statements. Both parties may, but are not required to, present opening statements to the Board. If the parties so elect, the complainant shall present his or her opening statement, followed by the respondent.
  - iv. Presentation of Evidence.
    - a. Complainant's Case in Chief. The complainant shall present evidence supporting his or her case against the Respondent. For each witness called, the complainant questions, the respondent cross-examines, the complainant redirects, and the respondent re-crosses.
    - b. Respondent's Case in Chief. The respondent may present evidence supporting his or her case. For each witness called, the respondent questions, the complainant cross-examines, the respondent redirects, and the complainant re-crosses.
    - c. Rebuttal. After the respondent rests, the complainant may present rebuttal evidence in the mode set forth in section iv.a.
  - v. Closing Arguments. After the close of evidence, the parties may present closing arguments. If the parties so elect, the complainant shall present his or her closing argument, followed by the respondent, followed by a rebuttal by the complainant.
- C. Burden of Proof. The complainant shall have the burden of proving the alleged violation by a preponderance of the evidence.
- D. Board Discretion. The Board has discretion to limit the number of witnesses and time permitted for each party to present evidence and argument.
- E. Legal Counsel. The Board may call on its legal counsel for input at any stage of the proceedings. The Board may enter into Executive Session to hear and consider advice from the Board's attorney.

## **Hearing Procedures Pursuant to MCL 2.222.040.C.2-3**

### **2. Hearing procedures:**

- (a) If the board of conduct calls for a hearing on a complaint, the hearing shall be conducted as follows:
- i. The hearing shall be noticed to and open to the public, in accordance with these procedures.
  - ii. Notice of hearing shall be provided to the complainant and to the members or officials named in the complaint (together, the "parties").
  - iii. The parties may, but are not required to, submit material to the board. If a party does wish to submit such material to the board, the party must file the material with the clerk, and provide a copy of the same to the other parties, at least seven calendar days prior to the hearing. The clerk shall provide a copy of the same to the board members and the department of law.
  - iv. The parties shall have a full and fair opportunity, but are not required, to present their positions and facts to the board at the hearing. Each party has the right to the assistance of legal counsel. Each party shall be allotted a reasonable amount of time to make its presentation to the board.
  - v. All parties may call witnesses to give testimony at the hearing, which testimony shall be given under oath, with the witnesses stating their legal names. All witnesses will be subject to cross-examination. Each party must file with the clerk a list of the witnesses that the party intends to call at the hearing, and provide a copy of the same to the other parties, at least seven calendar days prior to the hearing. At the hearing, no party shall be permitted to call upon any person to give testimony if that person's name was not included on such list; however, the board may permit such an unnamed witness to be called by a party if, in the board's judgment, there was good cause for not timely naming the witness and the other parties would not be unduly prejudiced.
  - vi. Board members may ask questions of any party, counsel, or witness at any time during the hearing.
  - vii. The board may, in the exercise of its discretion, permit interested persons present at the hearing to offer testimony under oath, even if those persons were not called as witnesses by any party.
  - viii. The board may continue a hearing to a later date.
  - ix. The director of law or a metropolitan attorney shall be present during the hearing to advise the board.

### **3. Action of the board:**

- (a) If, after a hearing, the board decides that a metropolitan government elected official or member of a board or commission violated the standards of conduct, then the board shall take one or more of the following actions, as decided by affirmative vote of at least four of its members:
- i. Recommend to the council that the elected official or member of the board or commission be censured;
  - ii. Recommend to the violating elected official or member of a board or commission resign his or her respective position;
  - iii. Refer the matter to the district attorney general for appropriate action; and/or,
  - iv. Refer the matter to the director of law with a request that appropriate civil action be instituted by the metropolitan government for restitution or other relief.




# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

FREDDIE O'CONNELL  
MAYOR

WALLACE W. DIETZ  
DIRECTOR OF LAW

DEPARTMENT OF LAW  
METROPOLITAN COURTHOUSE, SUITE 108  
P.O. BOX 196300  
NASHVILLE, TENNESSEE 37219-6300  
(615) 862-6341 • (615) 862-6352 FAX

TO: MEMBERS, BOARD OF ETHICAL CONDUCT

FROM: WALLACE DIETZ, DIRECTOR OF LAW   
NICKI EKE, SENIOR COUNSEL

RE: DEPARTMENT OF LAW REPORT – ETHICS COMPLAINT OF  
RYAN MOSES AGAINST COUNCILMEMBER JOY KIMBROUGH

DATE: SEPTEMBER 9, 2025

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## **I. BACKGROUND AND RECOMMENDATION**

On August 19, 2025, Ryan Moses filed an ethics complaint against Councilmember Joy Kimbrough.<sup>1</sup> The complaint alleges that Councilmember Kimbrough violated the Standards of Conduct concerning a rezoning request by: (i) manipulating the processes for conducting community and private meetings; and (ii) tying the advancement of the rezoning to the payment of substantial funds, such that the Councilmember would control where the funds are directed.

For the reasons provided herein, the Department of Law recommends the dismissal of allegations in the complaint concerning manipulation of the customary public processes for conducting community and private meetings. The Department of Law further recommends that a hearing be held on allegations in the complaint that the Councilmember demanded that Mr. Moses pay substantial funds that would be controlled by the Councilmember, in order to advance the rezoning request.

## **II. DUTY OF THE DEPARTMENT OF LAW**

The Department of Law is required to evaluate the complaint, applying the law of the standards of conduct to the facts alleged in the complaint, and shall undertake an

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<sup>1</sup> The August 19, 2025, complaint of Ryan Moses is attached as Exhibit A.

investigation as may be deemed necessary, to determine if such complaint alleges facts, which if proven true, could be deemed to be a violation of the Standards of Conduct set forth in the Metropolitan Code.<sup>2</sup> Thereafter, the Department of Law will issue a report concluding whether the facts alleged in the complaint, if true, would give rise to a violation of the Standards of Conduct, and recommending either that the complaint be dismissed or a hearing be held on the complaint.<sup>3</sup>

### **III. ALLEGATIONS CONCERNING MANIPULATION OF CUSTOMARY PUBLIC PROCESSES FOR MEETINGS**

The complaint of Ryan Moses (“Complainant”) arises out of Best Brands, Inc.’s (“Best Brand”) pursuit of a rezoning for a Specific Plan. The complaint alleges that the requested rezoning would combine existing industrial property with an agricultural-zoned parcel to expand Best Brand’s corporate headquarters, while limiting industrial use to warehouse and distribution.

The complaint alleges that the Councilmember undermined “Public Trust and Transparency, by manipulating customary public processes (agenda order, refusal to take a customary vote, missing/absent meeting recording, and introducing unrelated family participants into an official decision context).”<sup>4</sup>

In summary, the complaint alleges that the Councilmember manipulated customary public processes for neighborhood and private meetings by:

- Failing to follow her practice of routinely recording neighborhood meetings by not recording a March 27, 2025, meeting or later describing any recording as “accidentally deleted”;
- Manipulating the agenda of a March 27, 2025, neighborhood meeting by changing the Complainant’s presentation to last and prolonging preceding items such that many of Complainant’s supporters were encouraged to leave;

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<sup>2</sup> Metropolitan Code § 2.222.040(C)(1)(e).

<sup>3</sup> *Id.*

<sup>4</sup> *See* Exhibit A, Complaint of Ryan Moses, page 2.

- Refusing to take a vote at the March 27, 2025, community meeting despite her established practice of doing so in similar meetings;
- Bringing her daughter and goddaughter as additional attendees to an April 18, 2025 meeting with the Complainant, who asked questions unrelated to the rezoning; and
- Requiring the Complainant and his colleagues to produce their phones to show that they were not recording meetings.

The Metropolitan Standards of Conduct were enacted in response to state legislation mandating that local governmental entities adopt ethical standards for all officials and employees of such entities.<sup>5</sup> The term “ethical standards” is defined in the state enabling statute as follows:

“Ethical standards” includes rules and regulations regarding limits on, and/or reasonable and systematic disclosure of, gifts or other things of value received by officials and employees that impact or appear to impact their discretion, and shall include rules and regulations regarding reasonable and systematic disclosure by officials and employees of their personal interests that impact or appear to impact their discretion. *The term “ethical standards” does not include personnel or employment policies or policies or procedures related to operational aspects of governmental entities; ....*<sup>6</sup> (Emphasis added.)

The state enabling statute expressly excludes “policies or procedures related to operational aspects of governmental entities” from the definition of ethical standards. The Standards of Conduct and the state law requiring the adoption of ethical standards are intended to protect and secure the processes of local government from corruption.<sup>7</sup> The Standards of Conduct and the state enabling statute are aimed at corruption, disclosure of interests, financial improprieties, improper influence of officials, and acceptance of benefits by officials.

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<sup>5</sup> See Tenn. Code Ann. § 8-17-103.

<sup>6</sup> Tenn. Code Ann. § 8-17-102(a)(3).

<sup>7</sup> See Tenn. Code. Ann. § 8-17-101: “It is the intent of the general assembly that the integrity of the processes of local government be secured and protected from abuse. The general assembly recognizes that holding public office and public employment is a public trust and that citizens of Tennessee are entitled to an ethical, accountable and incorruptible government.”

Allegations in the complaint concerning manipulation of customary public processes for neighborhood and private meetings by changing agenda order, refusing to take votes, not recording meetings, deleting meeting recordings, and involving family participants in meetings, pertain to operational matters that are outside the purview of the Board of Ethical Conduct.

The Standards of Conduct provide that employees shall not violate the direct or indirect conflict of interest, consulting, lobbying, or any other requirements of state law existing or which may be adopted regulating the conduct of county officials or employees.<sup>8</sup> Statutes analyzed by the Department of Law in evaluating allegations in the complaint that the Councilmember required the Complainant and his colleagues to produce their phones to show that they were not recording meetings include laws addressing misconduct of public officials,<sup>9</sup> such as statutes prohibiting official misconduct<sup>10</sup> and official oppression<sup>11</sup>.

The allegations in the complaint regarding phone checks pertain to policies or procedures related to operational aspects of meetings. Further, these allegations do not

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<sup>8</sup> Metropolitan Code § 2.222.020(m).

<sup>9</sup> See Tenn. Code Ann. § 39-16-401 *et seq.*

<sup>10</sup> Tenn. Code Ann. § 39-16-402, which addresses official misconduct, provides in relevant part:

- (a) A public servant commits an offense who, with intent to obtain a benefit or to harm another, intentionally or knowingly:
  - (1) Commits an act relating to the public servant's office or employment that constitutes an unauthorized exercise of official power;
  - (2) Commits an act under color of office or employment that exceeds the public servant's official power;
  - (3) Refrains from performing a duty that is imposed by law or that is clearly inherent in the nature of the public servant's office or employment;
  - (4) Violates a law relating to the public servant's office or employment; or
  - (5) Receives any benefit not otherwise authorized by law.
- (b) For purposes of subdivision (a)(2), a public servant commits an act under color of office or employment who acts or purports to act in an official capacity or takes advantage of the actual or purported capacity.

<sup>11</sup> Tenn. Code Ann. § 39-16-403, which addresses official oppression, states in relevant part:

- (a) A public servant acting under color of office or employment commits an offense who:
  - (1) Intentionally subjects another to mistreatment or to arrest, detention, stop, frisk, halt, search, seizure, dispossession, assessment or lien when the public servant knows the conduct is unlawful; or
  - (2) Intentionally denies or impedes another in the exercise or enjoyment of any right, privilege, power or immunity, when the public servant knows the conduct is unlawful.

rise to the level of official misconduct or oppression as set forth in sections 39-16-402 and 39-16-403 of the Tennessee Code Annotated.

The allegations in the complaint concerning manipulation of customary public processes for neighborhood and private meetings do not involve conduct that fall under the definition of “ethical standards” as intended or set forth in state law and the Standards of Conduct. It is the opinion of the Department of Law that the allegations in the complaint concerning manipulation of customary public processes, if true, would not constitute a violation of the Standards of Conduct.

#### **IV. ALLEGATIONS REGARDING DEMAND FOR PAYMENT AND CONTROL OF SUBSTANTIAL FUNDS**

The complaint alleges that the Councilmember violated the Standards of Conduct by tying the advancement of the Best Brands rezoning request to the payment of funds, as follows:

April 23-24, 2025 - Demand for immediate payment and control of funds: On April 23, I followed up regarding her “other ideas for benefits for the community.” On April 24, Councilwoman Kimbrough called my cell phone and stated that my proposed \$150,000 community benefit plan over five years was insufficient. She insisted that I instead pay \$500,000 immediately and that she would control where the funds went in order for her to move my rezoning forward. When I questioned this, she replied, “Well, that's where I am and what I want.”<sup>12</sup>

Section 2.222.020 of the Metropolitan Code outlines prohibited conduct. The Standards of Conduct specify that employees<sup>13</sup>:

- a. Shall not accept or solicit, for personal financial gain, any benefit that might reasonably tend to influence them to act improperly in the discharge of their official duties;

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<sup>12</sup> See Exhibit A, Complaint of Ryan Moses, page 2.

<sup>13</sup> “ ‘Employee’ means any official, whether elected or appointed, officer, employee or servant, or any member of any board, agency, commission authority or corporation (whether compensated or not), or any officer, employee or servant thereof, of the Metropolitan Government of Nashville and Davidson County.” Metropolitan Code § 2.222.010(5).



- b. Shall not accept or solicit bribery;<sup>14</sup>  
...
- d. Shall not accept or solicit any cash of any amount, other than in compliance with election campaign laws and fully reported pursuant to same, irrespective of the intent of the payor, if such payment or solicitation is in any way directly or indirectly related to the employee's position in the metropolitan government;
- e. Shall not accept or solicit anything of value<sup>15</sup> as herein defined, except for the acceptance of food and/or beverages that would not be prohibited pursuant to subsection s. of this section;<sup>16</sup>

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<sup>14</sup> See Tenn. Code Ann. § 39-16-102, which provides in part:

- (a) A person commits an offense who:
  - (1) Offers, confers, or agrees to confer any pecuniary benefit upon a public servant with the intent to influence the public servant's vote, opinion, judgment, exercise of discretion or other action in the public servant's official capacity; or
  - (2) While a public servant, solicits, accepts or agrees to accept any pecuniary benefit upon an agreement or understanding that the public servant's vote, opinion, judgment, exercise of discretion or other action as a public servant will thereby be influenced.

“‘Pecuniary benefit’ means benefit in the form of money, property, commercial interests or anything else, the primary significance of which is economic gain.” Tenn. Code Ann. § 39-16-101(3).

<sup>15</sup> See Metropolitan Code § 2.222.010(1):

“Anything of value” includes any financial benefit, or other item that is pecuniary or compensatory in value to a person, including, but not limited to, any valuable act, advance, award, contract, compensation, contribution, deposit, emolument, employment, favor, fee, forbearance, fringe benefit, gift, gratuity, honorarium, loan, offer, payment, perquisite, privilege, promise, reward, remuneration, service, subscription, or the promise that any of these items will be conferred in the future.

<sup>16</sup> Metropolitan Code § 2.222.020(s) provides:

Employees: ...

If related in any way, directly or indirectly, to being an employee:

- (1) Shall not accept meals, beverages, food, promotional items, or hand-produced items of a value in excess of twenty-five dollars received from a single source in any calendar year; and
- (2) Shall not accept free or discounted admissions, tickets, access to events or travel expenses from any single source of an aggregate value in any calendar year in excess of one hundred dollars, provided that an employee may accept from the sponsoring organization, on behalf of himself and a guest, free or discounted admissions, tickets or access of a face value in excess of one hundred dollars if the event is generally recognized as an annual fund raising benefit sponsored by a non-profit organization.

- f. Shall not accept or solicit any promise of any benefit, direct or indirect, to himself, family members, or his employer (if the employer is other than the metropolitan government) which the employee believes or should reasonably believe was intended to influence action taken in the employee's official capacity;
- ...
- i. Shall not use their metropolitan government positions improperly to secure unwarranted privileges or exemptions for themselves, relatives or others, provided, however, that this provision does not preclude employees from acting in a manner consistent with their official duties or from zealously providing public services to anyone who is entitled to them; ....<sup>17</sup>

As reflected in section 2.222.020 of the Metropolitan Code, employees, which include elected officials, are prohibited from accepting or soliciting anything of value that is intended to influence action taken in the employee's official capacity. The Standards of Conduct prohibit employees from using their Metropolitan Government positions to improperly secure unwarranted privileges for themselves or others.

The complaint asserts that the Councilmember violated the Standards of Conduct as follows:

- 1) Misuse of Office for Personal Benefit, by seeking control over substantial funds in connection with an official act; and
- 2) Coercion/Quid Pro Quo, by tying advancement of the rezoning to an immediate payment.<sup>18</sup>

The complaint alleges that there is a *quid pro quo* with regard to the demand for payment of substantial funds to be controlled by the Councilmember and advancement of the rezoning request. It is the opinion of the Department of Law that the allegations concerning demand for payment of funds to be controlled by the Councilmember in order to advance the rezoning request, if proven, could be deemed to be a violation of the Standards of Conduct. Therefore, the Department of Law recommends that the Board of Ethical Conduct hold a hearing on allegations that the Councilmember demanded payment of funds in order to advance the rezoning request.

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<sup>17</sup> Metropolitan Code § 2.222.020.

<sup>18</sup> See Exhibit A, Complaint of Ryan Moses, page 2.

The Department of Law notes that it is not its duty to determine that a violation of the Standards of Conduct has indeed occurred. Evaluation of veracity of the facts alleged in the complaint and determination of whether a violation occurred are ultimately the responsibilities of the Board of Ethical Conduct during the hearing process.

## **V. CONCLUSION**

It is the opinion of the Department of Law that the allegations in the complaint regarding manipulation of customary public processes for neighborhood and private meetings, if true, would not give rise to a violation of the Standards of Conduct. Accordingly, the Department of Law recommends that the Board of Ethical Conduct dismiss allegations in the complaint concerning manipulation of customary public processes.

It is the opinion of the Department of Law that the allegations in the complaint regarding demand for payment of funds to be controlled by the Councilmember in order to advance the rezoning request, if proven, could be deemed to be a violation of the Standards of Conduct. Therefore, the Department of Law recommends that the Board of Ethical Conduct hold a hearing on allegations in the complaint that the Councilmember demanded payment of funds, such that the Councilmember would control where the funds are directed, in order to advance the rezoning request.

# **EXHIBIT A – COMPLAINT OF RYAN MOSES**

## **BOARD OF ETHICAL CONDUCT – FORMAL COMPLAINT**

Filed Pursuant to Metropolitan Code of Laws § 2.222.040

### **1. Complainant Information**

Name: Ryan Moses

Mailing Address: 7337 Cockrill Bend Blvd., Nashville, TN 37209

Phone Number: 615-350-8500

Email: ryanmoses@bestbrandsinc.com

### **2. Respondent Information**

Name: Councilwoman Joy Kimbrough

Position: District 1, Metropolitan Council of Nashville & Davidson County

### **3. Summary of Facts Giving Rise to the Complaint**

- Background: Best Brands, Inc. is actively pursuing a rezoning for a Specific Plan, combining existing industrial property with an agricultural-zoned parcel to expand our corporate headquarters while limiting industrial use to warehouse/distribution. Over multiple months, we held numerous community meetings, incorporated concessions requested by District 1 residents, and ultimately secured strong public support.
- Prior to March 27, 2025 – Petitions and shifting prerequisites: At Councilwoman Kimbrough's request, I collected hundreds of signatures showing neighborhood support for the project and had full momentum. Despite this, she repeatedly changed what was required merely to be allowed to hold a community meeting. She finally agreed only after a prominent community figure intervened and requested that she set the meeting.
- Earlier meetings (dates prior to March 27) – Phone checks and recording concerns: In earlier meetings with Councilwoman Kimbrough, she expressed concern about what she was saying and what would be done, and required me and my colleagues to produce our phones to show we were not recording the meeting.
- Neighborhood meeting recordings: Councilwoman Kimbrough's neighborhood meetings are routinely video recorded. However, the March 27, 2025 meeting was not recorded or was later described as 'accidentally deleted.'
- March 27, 2025 – Community Meeting manipulation of agenda and vote: We were scheduled to present first, but the night of the meeting, Councilwoman Kimbrough changed our presentation to last. More than 120 supporters attended. She prolonged preceding items such that many supporters were encouraged to leave, and then she refused to take a vote despite her established practice of doing so in similar meetings. She thereby acted contrary to the clear, expressed support of District 1 residents.
- April 17–18, 2025 – Meeting with Councilwoman Kimbrough and family attendees: After the March meeting, I requested a private meeting to understand her position. On April 17, she informed me she would be bringing two additional attendees to our April 18 meeting. On April 18, she arrived accompanied by her daughter and goddaughter,

who asked numerous questions—most unrelated to the rezoning. I had two witnesses present due to concerns about impropriety. No decision was made.

- April 23–24, 2025 – Demand for immediate payment and control of funds: On April 23, I followed up regarding her 'other ideas for benefits for the community.' On April 24, Councilwoman Kimbrough called my cell phone and stated that my proposed \$150,000 community benefit plan over five years was insufficient. She insisted that I instead pay \$500,000 immediately and that she would control where the funds went in order for her to move my rezoning forward. When I questioned this, she replied, 'Well, that's where I am and what I want.'
- Post-call communications: I requested that she put her demand in writing via email as I knew this was unethical. She initially denied making the request; when I responded that I had reviewed the call and was not mistaken, she attempted to call me back. I ceased further phone communications thereafter.

#### **4. Explanation of Why These Facts Constitute a Violation**

Under Metropolitan Code of Laws § 2.222.020 (Standards of Conduct), a Council member shall not: use their office for personal gain; confer special privileges or benefits on themselves or others; request or accept money or benefits that could reasonably be interpreted as influencing their official actions; or condition governmental action on receiving money or other benefits unrelated to legitimate public purposes.

Councilwoman Kimbrough's conduct constitutes violations of the Standards of Conduct, including: 1) Misuse of Office for Personal Benefit, by seeking control over substantial funds in connection with an official act; 2) Coercion/Quid Pro Quo, by tying advancement of the rezoning to an immediate payment; and 3) Undermining Public Trust and Transparency, by manipulating customary public processes (agenda order, refusal to take a customary vote, missing/absent meeting recording, and introducing unrelated family participants into an official decision context). These actions collectively erode confidence in the integrity of the legislative process and create the appearance of pay-to-play politics.

#### **5. Supporting Documentation (to be attached)**

- Petition signatures gathered at Councilwoman Kimbrough's request demonstrating community support (hundreds of signatures).
- Evidence regarding neighborhood meeting recordings and the absence or deletion of the March 27, 2025 recording.
- Witness statement regarding earlier meetings where phones were demanded to verify no recording.
- Text Messages between Joy Kimbrough and Ryan Moses from April 14<sup>th</sup> - April 18<sup>th</sup>, confirming the presence of the Councilwoman's daughter and goddaughter.
- Witness statement regarding April 24<sup>th</sup> phone call demands immediately after call
- Email correspondence between myself and Councilwoman Kimbrough following the April 24 call, including her denial and my response noting I reviewed the call recording.

Signature: [Signature]

Date: 08/18/25

NOTARY

Subscribed and sworn to before me this 18<sup>th</sup> day of August, 2025.

Notary Public: Tuvache L. Flowers

My Commission Expires: 11-8-2027



## Witness Statement Regarding Earlier Meetings Where Phones Were Demanded

I, Manuel Russ, of 503 Park Hill Dr., hereby state the following based on my own personal knowledge:

1. I attended earlier meetings between Ryan Moses and Councilwoman Joy Kimbrough prior to March 27, 2025, regarding a proposed rezoning project.
2. At these meetings, Councilwoman Kimbrough expressed concern about being recorded and requested that Mr. Moses and any colleagues present produce their phones to demonstrate that no recording of the meeting was taking place.
3. This request was made in person before substantive discussions occurred, and I personally witnessed the inspection of phones to confirm they were not recording.
4. This statement is true and correct to the best of my knowledge, information, and belief.

Signature: Manuel B. Russ

Name: Manuel B. Russ

Date: 8/13/25

### NOTARY

Subscribed and sworn to before me this 13<sup>th</sup> day of August, 2025

Notary Public: [Signature]

My Commission Expires: 11-8-2027





## Witness Statement Regarding April 24th Phone Call Demands

I, Seth Eskind of 1200 Belle Meade Blvd., hereby state the following based on my own personal knowledge:

1. On April 24, 2025, I was present immediately after a phone call between Ryan Moses and Councilwoman Joy Kimbrough.
2. Immediately after the call, Ryan informed me of the substance of the conversation, which included a demand by Councilwoman Kimbrough that Ryan agree to provide an immediate payment of \$500,000 and that she would control where those funds would be directed in exchange for moving forward with his rezoning request.
3. Ryan appeared visibly concerned and stated that this demand was inconsistent with previous discussions and far in excess of the \$150,000 community benefit plan over five years previously discussed.
4. This statement is true and correct to the best of my knowledge, information, and belief.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

NOTARY

Subscribed and sworn to before me this 12<sup>th</sup> day of August, 2025.

Notary Public: \_\_\_\_\_

My Commission Expires: 11-8-2027



## Ryan Moses

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**From:** Ryan M. Moses <[rmmoses@gmail.com](mailto:rmmoses@gmail.com)>  
**Sent:** Friday, April 25, 2025 2:43 PM  
**To:** Kimbrough, Joy S (Council Member)  
**Subject:** Re: Follow up from Phone Call This AM

Joy - I just listened to our conversation a few times and I am not confused about the amount and proposition. This is a complete 180 on the conversation yesterday. Please call me to discuss.

Thanks,

-Ryan

On Fri, Apr 25, 2025 at 12:08 PM Kimbrough, Joy S (Council Member) <[Joy.Kimbrough@nashville.gov](mailto:Joy.Kimbrough@nashville.gov)> wrote:

Good Afternoon Ryan,

You're confused by our conversation. Still, I wanted to let you know that I've considered your and Nick Leonardo's proposal to the community. Also, over the last few weeks I've considered the concerns of community members who are adamant that they do not want Agricultural rezoned to Industrial. I've also considered that Planning unanimously voted down your re-zone proposal. Additionally, last night at our community meeting, a Cato Road resident brought it to my attention that you do not actually own the property that you told the community you own. I have further investigated the claim.

I will not be moving forward with a re-zone for Best Brands Liquor Warehouse. There is simply **no amount** of money that your company can bring to the table that will change this determination. This decision is being made on behalf of the people of District 1. Thanks- Council Member Joy Kimbrough, District 1

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**From:** Ryan M. Moses <[rmmoses@gmail.com](mailto:rmmoses@gmail.com)>  
**Sent:** Thursday, April 24, 2025 5:07 PM  
**To:** Kimbrough, Joy S (Council Member) <[Joy.Kimbrough@nashville.gov](mailto:Joy.Kimbrough@nashville.gov)>  
**Subject:** Follow up from Phone Call This AM

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Joy,

I tried to text you a few times today as well-

I really just need full understanding of your stipulations for the SP to discuss with my family - what organizations are you wanting this \$500,000 community contribution to go towards? You are wanting it

3:28

◀ Contacts



Joy >

Mon, Apr 14 at 9:03 PM

I'll check my calendar and let you know tomorrow.



Tue, Apr 15 at 11:58 AM

Circling back on timing for Friday

Tue, Apr 15 at 2:43 PM

10am

Perfect / my address is 7337 Cockrill Bend Blvd, Nashville TN 37209

See you then

Thu, Apr 17 at 4:44 PM

Hello Ryan. I will have 3 people with me tomorrow. See you tomorrow.

Oh ok - sounds good

Fri, Apr 18 at 11:32 AM

Appreciate you coming by today with your daughter and god daughter.

You're welcome



Text Message • RCS

3:30



Joy

Tue, Apr 22 at 7:48 AM

Joy just following up on your idea on what a good community benefit is to get this project moving forward - Thanks!

Read 4/22/25

Wed, Apr 23 at 8:42 AM

Good morning Joy - sorry I missed you - just following up on your benefit ideas for the community

Wed, Apr 23 at 10:01 AM

I would love to have something agreed upon before your meeting on Thursday

Thu, Apr 24 at 9:42 AM

So I have full context to discuss with my family - what charities are you wanting this \$500,000 community contribution to go towards

Thu, Apr 24 at 3:18 PM

I am trying to sit down with my mom and uncle to go through this but I need clarity to explain to them

Thu, Apr 24 at 5:09 PM



Text Message • RCS





# WE GREATLY APPRECIATE YOUR INTEREST IN SUPPORTING OUR REZONE!

Please fill out the form below to sign up and show your support. **Your information will remain confidential** and will only be used for the purpose of organizing community meetings and keeping you informed about our progress.

NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Amari Whithers	3408 Colon Dr		615-242-7414	Amari Whithers	Yes
Don Buchanan	3239 Leewood Dr		615-305-4117	Don Buchanan	Yes
Katherine E. Blanchard	4205 Drake BR		415- 579-4180	Katherine Blanchard	?
Willie M. Ridley	3300 Cocoma DR		615- 256-2431	Willie M. Ridley	Yes
James Teese	3225 La Grange		615- 305-3205	James Teese	Yes
JOHN CLARK	4174 Bob Whitman		615- 579-6385	John Clark	YES
Em Niece Bryant	1510 Ogden Dr		615-400-6229	Em Niece Bryant	Yes
Joseph Gilbert	2816 Hydes Ferry Rd		615-471-7943	Joseph Gilbert	Yes
Della Hall	1459 Snell Blvd		615-244-6062	Della Hall	
Kameisha Hancock	3278 Hinkle Drive		901-634-0787	Kameisha Hancock	Yes
Johnnie Hancock	3278 Hinkle Drive		615-242-3708	Johnnie Hancock	
JAMES BAKER	3222 Leewood Dr		615-547-6391	James Baker	

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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Dorothy C. McCreedy	1484 Co. Hosp. Rd.	Divadameaready@gmail.net	615-419-0816	<i>[Signature]</i>	Y
NEsther Person	3212 - Holland Ln.	javde2c@yahoo.com	615-244-8788	<i>[Signature]</i>	yes
Lara Pinkerton	3200 Holland Ln	lara.pinkerton9@gmail	615 256 2902	<i>[Signature]</i>	yes
Wendy Campbell	4312 Princess Ln	Trey68@comcast.net	615-207-3457	<i>[Signature]</i>	yes
Constance Chambers	4812 Trumpet Ct.	Constance.Chambers@yahoo.com	615-627-8037	<i>[Signature]</i>	yes
Tommy Pruitt	3231 Briarwick Dr			<i>[Signature]</i>	yes
Joseph Rogan	3235 Briarwick Dr	Joseph.Rogan@gmail	615-815-0402	<i>[Signature]</i>	yes
William Patterson	3243 Briarwick Dr.		615-585-8802	<i>[Signature]</i>	yes
Larry Patterson	3243 Briarwick Dr.		615-569-4347	<i>[Signature]</i>	yes
George Hayes	1478 County Hosp. Rd		615-770-2900	<i>[Signature]</i>	yes
Parthenia S. Manning	3214 Holland Lane		615 256-6539	<i>[Signature]</i>	yes
Deirdra Cox	2722 Hydes Ferry Rd	deedee2722@gmail.com		<i>[Signature]</i>	yes

615.788.9367



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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Ruby Baker	3222 Leeward Dr NASH	Floyd.baker@gmail.com	615-496-8558	Ruby Baker	Y
Mux Lynn Hill	3223 Briarwood Dr	Jane Hill 1175803	615-355-7417	Mux Lynn Hill	Y
Arnell Brown	3221 Briarwood Dr		615-255-1391	Arnell Brown	Y
Pariece Brown	3221 Briarwood Dr	JB112751@gmail.com	615-355-1391	Pariece Brown	Y
Tyrion Orr	3220 Leeward Dr		(615) 300-6947	Tyrion Orr	Y
Tyson Orr	3220 Leeward Dr		(615) 296-6005	Tyson Orr	Y
Rosalind Swinger	3221 Leeward Dr	rohswwinger59@gmail.com		Rosalind Swinger	Y
Orlando Swinger	3221 Leeward Dr			Orlando Swinger	Y
Elizabeth Eyraud	3223 Leeward Dr	(restridge@gmail.com)	615-400-9880	Elizabeth Eyraud	Y
Jeffery Baker	3222 Leeward Dr		615-208-2323	Jeffery Baker	Y

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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING
<del>Tyler Johnson</del>	3711 Clarkville Pike	Niceboy519@a gmail.com	(615) 510-0213	<del>Tyler Johnson</del>	yes
<del>Ashanti Love</del>	3948 Hydesdale Lane	Ashanti100e 7@gmail.com	(629) 2035864	<del>Ashanti Love</del>	yes
Josiah Favors	1819 Elizabeth (R1) ↓	Josiah Favors@gmail.com	615-664-9895 ↓		✓
Caleb Beasley	↓	Josiah Beasley 14 @gmail.com	↓		✓
Moetana, Ahmed	3719 B CLARKVILLE	Moetana20@gmail.com	685-553-1183	AHMED	NO
Reagan Strickland	3016 Sunnyview Dr. 3800	reaganstrickland19@gmail.com	(615) 516 9124		sure
Dave Moss	712 Prescription Way 3800	davie moss 10@gmail.com	645 8700 8192		yes
Jonathan Coley	3280 Woodpoint Dr	JOLEY1897@gmail.com	713 204 0495		yes
Michael Shuler	3931 Clarksville Pike	maycobt@outlook.com	615-876 0000		yes
PATRICIA WINGFIELD	4200 3921 ASHLAND CITY HWY	PAT.WINGFIELD001@gmail.com	615 - 497-3193	Patricia Wingfield	YES
MICHELLE HARRIS	4654 CLARKSVILLE PK	MICHELLE.HARRIS@gmail.com	615-238-4411	Michelle Harris	YES
Toshua White	4041 Cedar Circle	Cvilljw26@gmail.com	615 961 9302	Toshua White	yes







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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Elise Taylor	2105 MAYNARD CDT. NASHVILLE, TN 37218	ELPTAGS@AOL.COM	615-300-5117	<i>Elise Taylor</i>	
Angela Anderson	3312 Panama Dr.	adanderson1454@a	615-506-1427 att.net	<i>Angela Anderson</i>	
Regina Muse	3239 Mexico DR	rmuse1606@gmail.com	615 540-9445	<i>Regina Muse</i>	yes
Mary M. Phillips	3241 Leewood Dr.		615-259-7617	<i>Mary Phillips</i>	yes
Travis Scales	3233 Briarwick Dr	flodder2002@yahoo.com	615-438-2316	<i>Travis Scales</i>	Yes
Gregory Mitchell	3302 Olsen Lane 37218	gregory.mitchell108@comcast.net	615-264-8784	<i>Gregory Mitchell</i>	
CLARA Alexander	3260 Panorama Dr		615-742-0915	<i>Clara Alexander</i>	yes
Leon Grimes	3251 Viking Rd	leon.grimes@aol	615-417-625	<i>Leon Grimes</i>	yes



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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Nadiyah Crockett	552 Phipps Dr	nadiyah.crockett@comcast.net	915 876 7159	Nadiyah Crockett	
Doris Wade	3909 Creekwood		915 260 7064	Doris Wade	
Mary Smith	2732 Hydroferry Road		934 8083	Mary Smith	
Willie Riley	3300 Cocoa Dr	ON ANOTHER SHEET	615-256-2431	Willie M. Riley Jr	
Cora Pinkerton	3200 Holland Ln	" "	615 256 2902	Cora Pinkerton	
JOHN CLARK	4177 BOB WHITE DR	" "	615-579-6385	John Clark	
James Reese	3225 La Grange	ON ANOTHER SHEET	615 305 3205	James Reese	
Lynice Durr	1510 Ogden Dr	" "	615-400-6227	L. Durr	✓
Gay Nell Daniel	3206 La Grange Dr		615-401-2594	Gay Nell Daniel	

# Best Brands Headquarters Petition To Allow To Build

District 1 Resident	Street Address	Telephone	Email Address	I support	Notes
1) Michael E. Lee	3025 Visea Dr. Nash	37218	615-417-5717	Mc Lee <del>Mc Lee</del>	✓
2) Mary Robertsen	1091 Banking Creek Rd	37218	615-477-8816	Support Mc Lee	✓
3) PATRICIA KUTTZ	3008 BLUEBELL CT	37218	615-586-3856	MS KUTTZ @	✓
4) Unknstacyja	4308 W. Hamata		615-716-5299	Hamata Co. Inc	✓
5) Earlest Bondy	7719 W 99th		615-876-8918		✓
6) Carthage Mc Neal	4200 Proleas Hill Dr.		615-876-8918		✓
7) Beverly Bell	4500 - Queens Lane		615-830-4153	lowalkorbell @ comcast.net	✓
8) William Hayslett	4216 - Enchanted ct		615-594-1301	@ comcast.net	✓
9) Sheila Shepherd	404 Golden Hill		615-913-0417	syshp @ bellsouth.net	✓
10) Mary Evans	3345 Brame Ln.		615-513-3947	maryevans812@gmail.com	✓
11) Leshuan Oliver	4532 Queens Lane Nashville, TN	37218	615-491-4882	leshuan@yahoo.com	✓
12) EARLINE JORDAN	3004 BLUEBELL CT	37218	615-336-8688		✓
13) Sally Loeve	3405 Panorama Dr	Nashville	615-786-1557		✓
14) Robert Loeve	4103 Latas Creek Rd		615-251-9896		✓
15) Robert Loeve	4107 EATONS CREEK RD		615-782-1745		✓
16) Theodor Loeve	104 EATON CT		615-661-4492		✓
17) Lindsay Thompson	3453 West Hamilton Ave		615-893-4972		✓
18) John Loeve	4172 Enchanted		615-473-3659		✓



# Best Brands Headquarters Petition To Allow To Build

District 1 Resident	Street Address	Telephone	Email Address	I support	Notes
1) Charles Smith	1459 Dolan Rd	615-244-9131			Yes
2) Ron Hull	4212 Enchanted Court	315-857-3676	granhull@me.com	Yes	
3) William Robinson	172 Queens Lane	(615) 337-2664	Robinsonwtp@aol	✓	
4) Shirley Bowman	4330 Cato Rd	615-244-7344		✓	
5) Susan Armpy	4374 Cato NW	615-244-2442		✓	
6) Jessica Duggan	4307 Cato Rd	615-479-2545	jbro1and@qmail.com	✓	
7) Diana Davis	4350 Cato Rd	615-283-3700	dd@yankee.com	✓	
8) Alf Krenk	4485 Cato Rd	615-218-7625	ALFKRENK@GMAIL.COM	✓	
9) Ray Krenk	4485 Cato Rd	615-418-1516		✓	
10) Wendell Duggan	4865 Cato Rd	615-498-1346		✓	
11) Vera Davidson	4423 Cato Rd	615-668-5323		✓	
12) Peter	4401 Cato Rd	615-485-3985		✓	
13) Thomas West	4104 Cato Rd	615-254-7124		✓	
14) John Holt	4104 Cato Rd	615-254-7123		✓	
15) Penelope	4201 Eastern Creek Rd	615-305-1342		✓	
16) Luther Duv	4201 Eastern Creek Rd	615-268-9893		✓	
17) Vera N. Coleman	4242 Eastern Creek Rd	615-876-7175		✓	
18) Lillie Y. Lee	3025 Vista Dr	615-714-5100		✓	



# Best Brands Headquarters Petition To Allow To Build

District & Resident	Street Address	Telephone	Email Address	I support	Notes
1) [Signature]	4268 Kings Lane	615 973-7370	Joe Bond	✓	
2) Joe Bond	4268 Kings Lane	915-2983	Joe Bond & Smokin 302 Eads Camp	✓	
3) Allen Johnson	4264 Kings Lane	615 974-9175	Albert Cheek	✓	
4) Albert Cheek	4255 Kings Ln	795-7317		✓	
5) [Signature]	4249 Kings Lane	876-4762		✓	
6) [Signature]	4225 Parkways	876-7997		✓	
7) [Signature]	4260 Kings Ln	876-0427	JMERRIMOND@YAHOO.COM	✓	
8) [Signature]	4304 Encanted Circle	254-0027	beamles507@yahoo.com	✓	
9) E.K. Johnson	1705 Windover Dr.	615 479-6147		✓	
10) [Signature]	409 Kings Lane	615 466-5592	broedger@comcast.net	✓	
11) Lizette Wilson	2006 Clintondale Dr.	615 804-1733	Wilson12@comcast.net	✓	
12) [Signature]	4205 Kings Ln	615 812-0981	605 589690 gmcillean	✓	
13) [Signature]	4104 Kings Lane	615 218-2240		✓	
14) Walter Huhay	4214 Entons Creek Rd	615 568-5378	N/A	✓	
15) [Signature]	4400 Caty Rd	615 418-2440		✓	
16) Annie Cowan	4332 Princess Ln.	615-876-9145	anacowan@att.net	✓	
17) Nick Leonards	4595 Dry Fork Rd, historic	45-505332	alexand@hwy	✓	
18) Mary Hamilton	3848 Kunda Dr 37218	615-202-6293	Mary Hamilton 36030 Comcast.net	✓	



# Best Brands Headquarters Petition To Allow To Build

District 1 Resident	Street Address	Telephone	Email Address	I support	Notes
1) <i>Easter-Sharp</i>	715 Rowan Dr	615-876-1359		✓	
2) <i>Kelvin Wilcox</i>	3948 Lloyd Rd. Whites Creek	615-299-1572		✓	
3) <i>Floyd Morrell</i>	4001 Enchanted Way	615-300-4999		✓	
4) <i>TORRENTA KISS</i>	4072 Kings Ln	615-477-8710		✓	
5) <i>Michael Hardy</i>	4208 Kings Ln	615-876-4859		✓	
6) <i>Ricky Collins</i>	4315 Eatons Ck Rd	615-319-8954		✓	
7) <i>Andrea Collins</i>	4315 Eatons Ck Rd	615-663-8966		✓	
8) <i>University Dr</i>	4208 Kings Lane	615-876-0427		✓	
9) <i>Cherie Lantier</i>	108 E. Fairview Dr.	615-482-8829		✓	
10) <i>Matt Smith</i>	108 E Fairview Dr	615-482-8826		✓	
11) <i>BI-D</i>	4020 Dukes Baruch Road	615-423-5379		✓	
12) <i>Ronald Myers</i>	4345 Princess Lane	615-876-1119		✓	
13) <i>Janice Jones</i>	3976 Clarksville Pike	615-473-2496		✓	
14) <i>Chuck W. Miller</i>	4020 Dukes Baruch Road	615-423-7389		✓	
15) <i>Needle Drive</i>	4020 Dukes Baruch Road	615-810-1901		✓	
16) <i>Hannah Marie Davis</i>	4020 Dukes Baruch Road	615-609-7291		✓	
17) <i>Timothy Bond</i>	3409 Brown Ct	615-482-3053		✓	
18) <i>John S. Wilkins</i>	3345 Olsen Lane	615-337-0120		✓	



# Best Brands Headquarters Petition To Allow To Build

District Resident	Street Address	Telephone	Email Address	I support	Notes
1. [Signature]	4268 Kings Lane	615-973-7370	Joe Bond	✓	
2. Joe Bond	4268 Kings Lane	915-2983	Joe Bond	✓	
3. Allen Jackson	4264 Kings Lane	615-973-7370	Allen Jackson	✓	
4. Albert Cheek	4255 Kings Ln	795-7317	Albert Cheek	✓	
5. [Signature]	4249 Kings Lane	876-4972		✓	
6. John Chubb	4225 Princess	876-7370		✓	
7. Joe Russell	4204 - Hallmark - Rd.	916-3731 972-2197		✓	
8. William Fletcher	3917 Kings Ln.	615-306-1879		✓	
9. STEVEN FURY	2553 TORMAN ROAD	615-473-2191	STEVEN FURY	✓	
10.	Onuka				
11. ANNIE KINZER	4253 Hallmark Rd.	615-415-3005		✓	
12. Harold Davis	236 Salinas Avenue	615-585-2370	Harold Davis	✓	
13. GARY WADDE	3909 Kings Ln	615-360-7064	Doris Wadde	✓	
14. [Signature]	7104 Cato Rd	615-2547122			
15. LLOYD FORD	4136 Creekwood N.	615-202188	L. FORD @ Com	CAST.NET	
16. Connie Sanders	4340 Princess Lane	615-876-7140	Sanders Connie	✓	
17. Kathleen Hollins	4224 Princess Lane	615-920-6607	Kathleen Hollins	✓	
18. Lettie Gilles	1668 Lambing Brook Rd	615-477-8185	Lettie Gilles	✓	

TO: Austin Kyle

FROM: Edward M. Yarbrough

RE: Complainant Witness List

Date: October 17, 2025

Mr. Kyle:

Undersigned counsel for the Complainant in the matter of *Moses v. CM Kimbrough* hereby submit the following list of witnesses to be called at the hearing before the Metro Board of Ethical Conduct on October 27, 2025:

1) Ryan Moses (Complainant)

2) Joseph Bond  
4268 Kings Ln.  
Nashville, TN 37218  
(615) 715-2983

3) Aaron Lockhart  
3808 Clarksville Pk.  
Nashville, TN 37218  
(615) 513-4767

Respectfully submitted,

SPENCER FANE LLP

By: /s/ Edward Yarbrough

Edward M. Yarbrough, TBPR# 004097

Charles N. Yarbrough, TBPR# 037836

511 Union St., Ste. 1000

Nashville, TN 37219

(615) 238-6300

(615) 238-6301 (facsimile)

eyarbrough@spencerfane.com

cyarbrough@spencerfane.com

*Attorneys for Complainant*

# EXHIBIT 1

## **BOARD OF ETHICAL CONDUCT – FORMAL COMPLAINT**

Filed Pursuant to Metropolitan Code of Laws § 2.222.040

### **1. Complainant Information**

Name: Ryan Moses

Mailing Address: 7337 Cockrill Bend Blvd., Nashville, TN 37209

Phone Number: 615-350-8500

Email: ryanmoses@bestbrandsinc.com

### **2. Respondent Information**

Name: Councilwoman Joy Kimbrough

Position: District 1, Metropolitan Council of Nashville & Davidson County

### **3. Summary of Facts Giving Rise to the Complaint**

- Background: Best Brands, Inc. is actively pursuing a rezoning for a Specific Plan, combining existing industrial property with an agricultural-zoned parcel to expand our corporate headquarters while limiting industrial use to warehouse/distribution. Over multiple months, we held numerous community meetings, incorporated concessions requested by District 1 residents, and ultimately secured strong public support.
- Prior to March 27, 2025 – Petitions and shifting prerequisites: At Councilwoman Kimbrough's request, I collected hundreds of signatures showing neighborhood support for the project and had full momentum. Despite this, she repeatedly changed what was required merely to be allowed to hold a community meeting. She finally agreed only after a prominent community figure intervened and requested that she set the meeting.
- Earlier meetings (dates prior to March 27) – Phone checks and recording concerns: In earlier meetings with Councilwoman Kimbrough, she expressed concern about what she was saying and what would be done, and required me and my colleagues to produce our phones to show we were not recording the meeting.
- Neighborhood meeting recordings: Councilwoman Kimbrough's neighborhood meetings are routinely video recorded. However, the March 27, 2025 meeting was not recorded or was later described as 'accidentally deleted.'
- March 27, 2025 – Community Meeting manipulation of agenda and vote: We were scheduled to present first, but the night of the meeting, Councilwoman Kimbrough changed our presentation to last. More than 120 supporters attended. She prolonged preceding items such that many supporters were encouraged to leave, and then she refused to take a vote despite her established practice of doing so in similar meetings. She thereby acted contrary to the clear, expressed support of District 1 residents.
- April 17–18, 2025 – Meeting with Councilwoman Kimbrough and family attendees: After the March meeting, I requested a private meeting to understand her position. On April 17, she informed me she would be bringing two additional attendees to our April 18 meeting. On April 18, she arrived accompanied by her daughter and goddaughter,

who asked numerous questions—most unrelated to the rezoning. I had two witnesses present due to concerns about impropriety. No decision was made.

- April 23–24, 2025 – Demand for immediate payment and control of funds: On April 23, I followed up regarding her 'other ideas for benefits for the community.' On April 24, Councilwoman Kimbrough called my cell phone and stated that my proposed \$150,000 community benefit plan over five years was insufficient. She insisted that I instead pay \$500,000 immediately and that she would control where the funds went in order for her to move my rezoning forward. When I questioned this, she replied, 'Well, that's where I am and what I want.'
- Post-call communications: I requested that she put her demand in writing via email as I knew this was unethical. She initially denied making the request; when I responded that I had reviewed the call and was not mistaken, she attempted to call me back. I ceased further phone communications thereafter.

#### **4. Explanation of Why These Facts Constitute a Violation**

Under Metropolitan Code of Laws § 2.222.020 (Standards of Conduct), a Council member shall not: use their office for personal gain; confer special privileges or benefits on themselves or others; request or accept money or benefits that could reasonably be interpreted as influencing their official actions; or condition governmental action on receiving money or other benefits unrelated to legitimate public purposes.

Councilwoman Kimbrough's conduct constitutes violations of the Standards of Conduct, including: 1) Misuse of Office for Personal Benefit, by seeking control over substantial funds in connection with an official act; 2) Coercion/Quid Pro Quo, by tying advancement of the rezoning to an immediate payment; and 3) Undermining Public Trust and Transparency, by manipulating customary public processes (agenda order, refusal to take a customary vote, missing/absent meeting recording, and introducing unrelated family participants into an official decision context). These actions collectively erode confidence in the integrity of the legislative process and create the appearance of pay-to-play politics.

#### **5. Supporting Documentation (to be attached)**

- Petition signatures gathered at Councilwoman Kimbrough's request demonstrating community support (hundreds of signatures).
- Evidence regarding neighborhood meeting recordings and the absence or deletion of the March 27, 2025 recording.
- Witness statement regarding earlier meetings where phones were demanded to verify no recording.
- Text Messages between Joy Kimbrough and Ryan Moses from April 14<sup>th</sup> - April 18<sup>th</sup>, confirming the presence of the Councilwoman's daughter and goddaughter.
- Witness statement regarding April 24<sup>th</sup> phone call demands immediately after call
- Email correspondence between myself and Councilwoman Kimbrough following the April 24 call, including her denial and my response noting I reviewed the call recording.



Signature: [Signature]  
Date: 08/18/25

NOTARY

Subscribed and sworn to before me this 18<sup>th</sup> day of August, 2025.

Notary Public: [Signature]

My Commission Expires: 11-8-2027



# EXHIBIT 2

## Witness Statement Regarding Earlier Meetings Where Phones Were Demanded

I, Manuel Russ, of 503 Park Hill Dr., hereby state the following based on my own personal knowledge:

1. I attended earlier meetings between Ryan Moses and Councilwoman Joy Kimbrough prior to March 27, 2025, regarding a proposed rezoning project.
2. At these meetings, Councilwoman Kimbrough expressed concern about being recorded and requested that Mr. Moses and any colleagues present produce their phones to demonstrate that no recording of the meeting was taking place.
3. This request was made in person before substantive discussions occurred, and I personally witnessed the inspection of phones to confirm they were not recording.
4. This statement is true and correct to the best of my knowledge, information, and belief.

Signature: Manuel B. Russ

Name: Manuel B. Russ

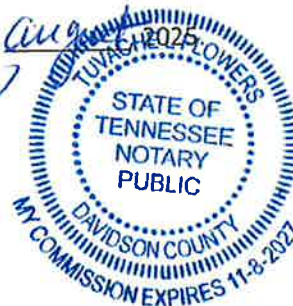
Date: 8/13/25

### NOTARY

Subscribed and sworn to before me this 13<sup>th</sup> day of August, 2025.

Notary Public: Wachob

My Commission Expires: 11-8-2027






# EXHIBIT 3

## Witness Statement Regarding April 24th Phone Call Demands

I, Seth Eskind of 1200 Belle Meade Blvd., hereby state the following based on my own personal knowledge:

1. On April 24, 2025, I was present immediately after a phone call between Ryan Moses and Councilwoman Joy Kimbrough.
2. Immediately after the call, Ryan informed me of the substance of the conversation, which included a demand by Councilwoman Kimbrough that Ryan agree to provide an immediate payment of \$500,000 and that she would control where those funds would be directed in exchange for moving forward with his rezoning request.
3. Ryan appeared visibly concerned and stated that this demand was inconsistent with previous discussions and far in excess of the \$150,000 community benefit plan over five years previously discussed.
4. This statement is true and correct to the best of my knowledge, information, and belief.

Signature:   
Name: Seth Eskind  
Date: 8/13/25

NOTARY

Subscribed and sworn to before me this 9<sup>th</sup> day of August, 2025

Notary Public: 

My Commission Expires: 11-8-2027



# EXHIBIT 4

3:28

◀ Contacts



Joy

Mon, Apr 14 at 9:03 PM



I'll check my calendar and let you know tomorrow.

Tue, Apr 15 at 11:58 AM

Circling back on timing for Friday

Tue, Apr 15 at 2:43 PM

10am

Perfect / my address is 7337 Cockrill Bend Blvd, Nashville TN 37209

See you then

Thu, Apr 17 at 4:44 PM

Hello Ryan. I will have 3 people with me tomorrow. See you tomorrow.

Oh ok - sounds good

Fri, Apr 18 at 11:32 AM

Appreciate you coming by today with your daughter and god daughter.

You're welcome



Message • RCS

3:30



Joy

Tue, Apr 22 at 7:48 AM

Joy just following up on your idea on what a good community benefit is to get this project moving forward - Thanks!

Read 4/22/25

Wed, Apr 23 at 8:42 AM

Good morning Joy - sorry I missed you - just following up on your benefit ideas for the community

Wed, Apr 23 at 10:01 AM

I would love to have something agreed upon before your meeting on Thursday

Thu, Apr 24 at 9:42 AM

So I have full context to discuss with my family - what charities are you wanting this \$500,000 community contribution to go towards

Thu, Apr 24 at 3:18 PM

I am trying to sit down with my mom and uncle to go through this but I need clarity to explain to them

Thu, Apr 24 at 5:09 PM



Send Message • RCS



# EXHIBIT 5

Profile ID	Profile name	Account number	Account name	Bill cycle date	Wireless number	User name	Cost Center	User ID	Email address	Date	In/out number	Rate	Usage type	Origination	Destination	Duration	Airtime charges	Long Distance/Other Charges	Total Call Detail
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-10	08:43	6157534797	Other Wi-Fi	Wifi Cl	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-10	13:56	6157534797	Other Wi-Fi	Nashville, TN	Incoming CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-10	15:22	6157534797	Other Wi-Fi	Wifi Cl	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-11	08:07	6157534797	Other Wi-Fi	Wifi Cl	Nashville TN	15	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-21	09:22	6157534797	Other Wi-Fi	Wifi Cl	Nashville TN	3	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-23	08:08	6157534797	Peak PlanAllow	Nashville, TN	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-24	08:36	6157534797	Other Wi-Fi	Wifi Cl	Nashville TN	3	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-24	15:17	6157534797	Other Wi-Fi	Wifi Cl	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-25	08:50	6157534797	Other Wi-Fi	Wifi Cl	Nashville TN	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-25	10:41	6157534797	Other Wi-Fi	Wifi Cl	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-25	13:22	6157534797	Other Wi-Fi	Wifi Cl	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	04/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-25	13:27	6157534797	Other Wi-Fi	Wifi Cl	Vm Deposit CL	1	0	0	0
683984	BEST BRANDS INC	720794993-00010	BEST BRANDS INC	05/25/2025	615-480-7926	RYAN MOSES CELL	No Cost Center	User ID	JASONESKIND@BESTBRANDSINC.COM	2025-04-26	18:35	6157534797	Off-Peak PlanAllow	Nashville, TN	Incoming CL	1	0	0	0

# EXHIBIT 6





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**Re: Follow up from Phone Call This AM**

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**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Date** Fri 4/25/2025 12:08 PM

**To** Ryan M. Moses <rmmoses@gmail.com>

Good Afternoon Ryan,

You're confused by our conversation. Still, I wanted to let you know that I've considered your and Nick Leonardo's proposal to the community. Also, over the last few weeks I've considered the concerns of community members who are adamant that they do not want Agricultural rezoned to Industrial. I've also considered that Planning unanimously voted down your re-zone proposal. Additionally, last night at our community meeting, a Cato Road resident brought it to my attention that you do not actually own the property that you told the community you own. I have further investigated the claim.

I will not be moving forward with a re-zone for Best Brands Liquor Warehouse. There is simply **no amount** of money that your company can bring to the table that will change this determination. This decision is being made on behalf of the people of District 1. Thanks-  
Council Member Joy Kimbrough, District 1

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**From:** Ryan M. Moses <rmmoses@gmail.com>

**Sent:** Thursday, April 24, 2025 5:07 PM

**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Subject:** Follow up from Phone Call This AM

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Joy,

I tried to text you a few times today as well-

I really just need full understanding of your stipulations for the SP to discuss with my family - what organizations are you wanting this \$500,000 community contribution to go towards? You are wanting it in one lump sum. When is this payment supposed to be paid? Upon successful completion of the rezone?

Thanks,

Ryan

Ryan M. Moses

(615) 480-7926

[RMMoses@gmail.com](mailto:RMMoses@gmail.com)

# EXHIBIT 7

[← Back to all members](#)



**Joy Kimbrough**

District 1

## Contact Information

Email: [joy.kimbrough@nashville.gov](mailto:joy.kimbrough@nashville.gov)

Phone: (615) 432-1301

[View District 1 Information](#) 

## Newsletters

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### Fw: District One News

October 7, 2025

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**From:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Sent:** Monday, October 6, 2025 10:26 PM

**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Subject:** District One News

10/7/25

Good Evening District One,

Please see the following events and updates:

#### Hearing Information:

The ethics hearing, prompted by the liquor warehouse, will be held **Monday, October 27, 2025, at 9am** in the jury assembly room on the ground floor of the Historic Courthouse.

We're chartering a bus! Community members who wish to ride the bus to the hearing please email your name to [joykimbroughdistrict1@gmail.com](mailto:joykimbroughdistrict1@gmail.com) to ensure seating.

The bus will depart the community at 8am on October 27, 2025. You will receive more specific details upon reservation. Please try to make your reservation no later than October 13, 2025. Thanks again for all of your support and encouragement!

#### Thursday, October 16, 2025//Shular Project// Case 2024S-139-001

On Thursday, October 16, 2025, at 5:30pm, there will be a District One Community Meeting regarding the proposed neighborhood development "Shular Clarksville Hwy." near Buena Vista, Dry Fork, Clarksville Hwy. and Lloyd Rd. The *Shular* developers have requested this meeting to update the community regarding the project.

The meeting will be held at the Word of Life Christian Center International located at 4100 Clarksville Pike, Nashville, TN 37218.

#### Thursday, October 23, 2025

On Thursday, October 23, 2025, at 5:30pm, there will be a District One Community Meeting at the Word of Life Christian Center International located at 4100 Clarksville Pike, Nashville, TN 37218, regarding a proposed re-zoning of the northeast quadrant of Ashland City Hwy. and Briley Pkwy. near the Cato Road area. This rezoning is a request to develop several homes/townhomes on 16+ acres.

#### Joelton Christmas Parade

To learn more about the 2nd Annual Joelton Christmas Parade, please click here:

<https://christmasinjoelton.com/etn/christmas-in-joelton/>

#### Metro Water Updates

- a) Metro Water Services will replace the water service line @ 2622 Union Hill Rd. The project is scheduled for October 3, 2025 through October 18, 2025.
- b) There will be a Stormwater System Improvements Project on Swindle Road. Construction will begin on October 16, 2025. The project is scheduled to be completed by January 14, 2026. They will replace deteriorated 42-inch corrugated metal pipes (CMP) with 104 linear feet of a 42-inch reinforced concrete pipe (RCP).

#### Unfortunate District 1 Weekend Incidents (info provided by the Metro Nashville Police Dpt.)

# EXHIBIT 8

Representative Robert Taylor, and Community Activist Ian Rhett. Thanks to our wonderful volunteers and to all who attended!

Note\*\*\* If there is any District 1 related news, information, meetings, events, etc., that you wish to have included in the newsletters, please let me know at least 2 weeks in advance if possible. Thank you!

Please ALWAYS feel free to reach out to me if you have any questions or concerns.

Enjoy the rest of your day!

If you would like to be removed from this email list, please respond "Remove."

If you know someone who would like to be added to the email list, please let me know.

Thank you,  
Joy Kimbrough  
Councilmember, District 1  
Joy.Kimbrough@Nashville.Gov  
(615) 753-4797 (cell phone)

"We Are One"

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## Fw: The Truth

August 28, 2025

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**From:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Sent:** Thursday, August 28, 2025 12:15 PM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Subject:** The Truth

Regarding the very biased and misleading news story that aired yesterday:

Ryan Moses, a Liquor Store CEO, wants to build his over 350,000 sq. ft. liquor warehouse in Bordeaux not far from Cumberland School. This will require agricultural land on Ashland City Pike, **owned by**

**the Church**, to be rezoned to Industrial. The Metro Planning Dpt. has already said “NO” but Moses believes that his family connections and money will allow him to rezone the property anyway.

Moses is using the oldest trick in the book. He has found the loudest, most ignorant people in our community. He has paid them, given them free liquor for their meetings, and promised to help sell their fish and BBQ sauce. In exchange, those “leaders” have tried to convince the Bordeaux community that a liquor warehouse solves their problems.

But these leaders are motivated by greed and self-interest. What they do not know is that they are harming Bordeaux **FOREVER**. They’re turning **agricultural land into an industrial building zone** that the Bordeaux community will be stuck with permanently even when the land changes hands.

I am a lifelong District 1 resident and will NEVER allow an outsider to come to our beloved Bordeaux community and rape our land. That’s a promise.

Moses is a liar. He has made a large investment in getting his way. He has given large amounts of money to “leaders” in the community. He is frustrated because **I am not for sale**. He is frustrated because I will not take his money. He knows that I have never demanded money. Moses has sent me dozens of emails and texts that I do not even respond to. He’s worrisome. Pay close attention to the email I send him where I shut him down by telling him that there is no amount of money that his company can bring to the table that would make me support his liquor store in Bordeaux. Channel 5 intentionally left that out. This entire complaint is not saying I took money, it is essentially complaining that I would not take his money.

Moses is a desperate man from a privileged background who insists upon having his way in Bordeaux. He is a man that has no respect or concern for the well-being of our community, other than how he can use it to make money for his family. He has approached Council-At-Large Member Burkley Allen, to completely bypass the people of District 1, to rezone the Church’s property for his Liquor business. We must stand together!

#### My refusal to give an interview with Channel 5

News Channel Five’s Jennifer Kraus stated that I declined to give a sit-down interview but she intentionally failed to state the reason why or to provide a copy of the declination email sent to her. In a nutshell, the legal analyst for News5 is the same attorney the liquor store hired to represent them for their Bordeaux rezoning. He is on Channel 5's payroll and the Liquor Warehouse's payroll. Channel5, and no other media outlet, was provided a copy of the ethics complaint as soon as it was filed. The work on this fabricated story began before the complaint was filed. The invitation extended from Kraus was simply an attempt to ambush.

I hope to see you tonight at the Annual District 1 Community Meeting, 5:30p.m., Cathedral Of Praise

CM Joy Kimbrough

"We Are One"

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## Fw: District One News

August 13, 2025

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**From:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Sent:** Tuesday, August 12, 2025 11:28 PM

**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Subject:** District One News

8/12/25

Good Evening District One,

Please see the upcoming meetings and events:

### Thursday, August 28, 2025

On Thursday, August 28, 2025, at 5:30pm, there will be a special Annual District One Community Meeting held at the Cathedral Of Praise Church located at 4300 Clarksville Pike, Nashville, Tn 37218. This meeting is for the ENTIRE District One. We will discuss our **Year in Review, Future of District One, and Recommendations for the Capital Improvements Budget (CIB)**. I would like to hear from you. Food will be served! I look forward to seeing everyone, please tell your District 1 neighbors.

### Friday, August 29, 2025

On Friday, August 29, 2025, from 5:30pm – 6:30pm, there will be a special called community meeting regarding ONLY the re-zoning of the vacant land directly across the street from 3274 Kings Lane. The meeting will be held at the Word of Life Christian Center International located at 4100 Clarksville Pike, Nashville, TN 37218.

### Thursday, September 11, 2025

Back by popular demand: BINGO NIGHT!!! On Thursday, September 11, 2025 at 5:30 pm, District One Bingo will be held at 3510 West Hamilton Avenue, Nashville, TN 37218 at the building on the corner



# EXHIBIT 9

# WE GREATLY APPRECIATE YOUR INTEREST IN SUPPORTING OUR REZONE!

Please fill out the form below to sign up and show your support. **Your information will remain confidential** and will only be used for the purpose of organizing community meetings and keeping you informed about our progress.

NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Arnie White	3408 Colton Dr		615-242-7414	Arnie White	YES
Mr. Buchanan	3239 Leewood Dr		615-305-4177	Mr. Buchanan	YES
Katherine E. Blanchard	4205 Drake's BR		615-579-4187	Katherine Blanchard	?
Willie M. Ridley	3300 Cocoa DR		615-256-2431	Willie M. Ridley	YES
James Keese	3225 La Grange		615-305-3205	James Keese	yes
JOHN CLARK	4174 BOB white dr		615-579-6385	John Clark	YES
Ernie Bunt	1510 Oakley Dr		615-400-6229	Ernie Bunt	YES
Joseph Gilbert	2816 Hyles Ferry Rd		615-471-7943	Joseph Gilbert	YES
Della Hall	1459 Snell Blvd		615-244-6662	Della Hall	
Kenneth Hancock	3378 Hinkle Drive		901-234-0787	Kenneth Hancock	YES
Johnnie Hancock	3278 Hinkle Drive		615-242-3708	Johnnie Hancock	
JAMES BAKER	3222 Leewood DR		615-547-6391	James Baker	



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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Dorothy C. Mc Crady	1484 Co. Hosp. Rd	Diva dance ready@gmail.com	615-419-0812	<i>[Signature]</i>	Y
W Esther Person	3212 - Holland Ln	jaude2c@yahoo.com	615-244-8788	<i>[Signature]</i>	yes
Lora Pinkston	3200 Holland Ln	Coral Pinkston 9@gmail.com	615-256-2902	<i>[Signature]</i>	yes
Wilhelmina Campbell III	4312 Princess Ln	TREY68@gmail.com	615-207-3457	<i>[Signature]</i>	YES
Constance Chambers	4812 Trumpet Cr.	Constance.Chambers@yahoo.com	615-627-8037	<i>[Signature]</i>	yes
Tommy Pruitt	3231 Briarwick Dr			<i>[Signature]</i>	yes
Joseph L Rogan	3235 Briarwick Dr	Joseph.L.Rogan@gmail.com	615-815-0402	<i>[Signature]</i>	yes
Colin Brown	3243 Briarwick Dr.		615-585-8562	<i>[Signature]</i>	yes
Larry Patterson	3243 Briarwick Dr.		615-569-4347	<i>[Signature]</i>	yes
George Hagan	1478 County Hosp. Rd		615-770-2900	<i>[Signature]</i>	Yes
Parthenon S. Manning	3214 Holland Lane		615-256-6539	<i>[Signature]</i>	yes
Teivdra Cox	2722 Hydies Ferry Rd	deedee2722@gmail.com		<i>[Signature]</i>	yes

615-782-9367



# WE GREATLY APPRECIATE YOUR INTEREST IN SUPPORTING OUR REZONE!

Please fill out the form below to sign up and show your support. **Your information will remain confidential** and will only be used for the purpose of organizing community meetings and keeping you informed about our progress.

NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Ruby Baker	3222 LEANWOOD DR NASH	Rubybaker@gmail.com	615-496-8558	Ruby Baker	Y
Murlynn Hill	32223 Briarwood Dr	JB11758@gmail.com	615-255-7417	Murlynn Hill	Y
Ardell Brown	3221 Briarwood Dr		615-255-1391	Ardell Brown	Y
Janice Brown	3221 Briarwood Dr	JB11758@gmail.com	615-255-1391	Janice Brown	Y
Tyrell Orr	3220 LEANWOOD DR		(615) 300-6947	Tyrell Orr	Y
Tyson Orr	3220 LEANWOOD DR		(615) 240-6605	Tyson Orr	Y
Rosalind Springer	3221 LEANWOOD DR	rosalindspringer@gmail.com		Rosalind Springer	Y
Dr/Carol Springer	3221 LEANWOOD DR			Dr/Carol Springer	Y
Elizabeth Ewald	3223 LEANWOOD DR	(728) ridge road@gmail.com	615-400-9880	Elizabeth Ewald	Y
Jeffrey Baker	3222 LEANWOOD DR		615-248-2323	Jeffrey Baker	Y

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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTEREST IN COMMUNITY MEETING
<del>Travis Johnson</del>	3711 Clarkville Pike	Niceboy1997@gmail.com	(615) 710-0213	<del>Travis Johnson</del>	yes
<del>Shades</del>	3948 Hydesdale Lane	Ashanti10ve7@gmail.com	(629) 202-5864	<del>Shades</del>	yes
Josiah Favars	1819 Elizabeth (21)	josiah.favars@gmail.com	615-664-9995		✓
Caleb Beasley	↓	josiah.beasley.14@gmail.com	↓	CE	✓
Moetana Ahmed	3719 BCLARVILLE	MoetanaR@gmail.com	585-553-1183	Moetana	NO
<del>Patricia Spinks</del>	<del>3016 Sunnyview Dr.</del>	<del>patricia.spinks@gmail.com</del>	<del>(615) 516-9627</del>	<del>Patricia Spinks</del>	yes
Dave Nass	712 Preservation Way	dave.nass1@gmail.com	645 870-8992	Dave Nass	yes
Jonathan Coley	3280 Woodport Dr	roley1897@gmail.com	713 204 0495	Jonathan Coley	yes
Michael Shuler	3931 Clarksville Rd	maycot@concentric.net	615-876-0004	Michael Shuler	YES
PATRICIA WINGFIELD	4300 ASHLAND CITY HWY	PAT.WINGFIELD@HARRISMAIL.COM	615-497-3193	Patricia Wingfield	YES
MICHELLE HARRIS	4654 ALACKSVILLE PK	MICHELLE.HARRIS@GMAIL.COM	615-235-4411	Michelle Harris	YES
Josiah Favars	4041 Cedar Circle	josiah.favars@gmail.com	615-664-9995	Josiah Favars	yes







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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Elise Taylor	2105 MAYNARD CDT Nashville, TN 37218	ELPTAGS@AOL.COM	615-300-5117	<i>Elise Taylor</i>	
Angela Anderson	3312 Panama Dr	Anderson1501454@a	615-526-1427 att.net	<i>Angela Anderson</i>	
Regina Muse	3239 Mexico Dr	rmuse1606@gmail.com	615 540-9445	<i>Regina Muse</i>	Yes <sup>see above</sup>
Mary M. Phillips	3241 Leewood Dr		615-359-7617	<i>Mary Phillips</i>	Yes
Francesca Scales	3233 Briarwood Dr	francesca2002@yahoo.com	615-438-2316	<i>Francesca Scales</i>	Yes
Gregory Mitchell	3702 Olsen Lane 37218	gregory.mitchell108@comcast.net	615-264-8894	<i>Gregory Mitchell</i>	
Chala Alexander	3210 Panorama Dr		615-742-0915	<i>Chala Alexander</i>	Yes
Leon Grimes	3251 Viking Rd	leon.grimes@aol.com	615-417-625	<i>Leon Grimes</i>	Yes



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NAME	ADDRESS	EMAIL	PHONE #	SIGNATURE	INTERESTED IN COMMUNITY MEETING?
Nadiyah Crackett	552 Phillips Dr	nadiyah.crackett@comcast.net	615 876 7159	Nadiyah Crackett	
Doris Wade	3909 Creekwood		615 260 7067	Doris Wade	
Mary Smith	2132 Hydroferry Road		934 808 3	Mary Smith	
Willie Ridley	3300 Cocoa Dr	ONANCHERSKET	615-256-2431	Willie M. Ridley Jr	
Lera Pinkerton	3200 Holland Ln	" "	615 256 2902	Lera Pinkerton	
JOHN CLARK	7177 Bob White Dr	" "	615-5746385	John Clark	
James Reese	3225 La Grayer	ONANCHERSKET	615 305 3005	James Reese	
Katrice Durt	1510 Ogden Dr West TN 37228	" "	615-440-6229	Katrice Durt	✓
GAY Nell Daniel	3206 La Grange Ln		615-401-2594	Gay Nell Daniel	

# EXHIBIT 10

# Best Brands Headquarters Petition To Allow To Build

District 1 Resident	Street Address	Telephone	Email Address	I support	Notes
1) Michael E. Lee	3025 Vista Dr. Nash	37218	615-472-5717	McLee@exc.net	✓
2) Mary Robertson	1091 Rambling Brook Rd	37218	615-477-816	Robertson@exc.net	✓
3) Patricia Kuitiz	3008 BLUEBELL CT	37218	615-586-3856	MSKUITIZ@HOTMAIL.COM	✓
4) Unkwa Taylor	4308 W. Hamata		615-876-3839		✓
5) Earlene Jordan	731 R. J. Gold		615-876-3839		✓
6) Carthage McDaniel	4500 - Queens Lane		615-876-3839		✓
7) Beverly Bell	4216 - Enchanted Ct		615-876-3839		✓
8) William Haystack	4500 - Queens Lane		615-876-3839		✓
9) Sheila Shepherd	404 Golden Hill		615-876-3839		✓
10) Mary Evans	3345 Brame Ln.		615-513-3947	maryevans812@gmail.com	✓
11) Leshuan Oliver	4532 Queens Lane, Nashville, TN	37218	615-488-4882	leshuan@yahoo.com	✓
12) Earlene Jordan	3004 BLUEBELL CT	37218	615-336-8688		✓
13) Lashia Foster	3405 Panorama Dr	37218	615-578-6557		✓
14) Robert Taylor	4103 Latons Creek Rd		615-235-4882		✓
15) Robert Taylor	4107 Edwards Creek Rd		615-782-1745		✓
16) Theodor Meyer	104 Eaton Ct		615-606-8192		✓
17) Timothy Thompson	3453 West Hamilton Ave		615-893-4372		✓
18) John D. S.	4472 Enchanted		615-473-3639		✓

# Best Brands Headquarters Petition To Allow To Build

District 1 Resident	Street Address	Telephone	Email Address	I support	Notes
1) Charles Smith	1459 Dolan Rd	615-244-7131			Yes
2) Ron Hull	4212 Enchanted Court	315-857-3676	grahncull@me.com	Yes	
3) William Robinson	172 Queens Lane	(615) 332-6644	Robinsonwtp@aol	✓	
4) Shurley Lawrence	4330 Cato Rd	615-244-7894		✓	
5) Susan Humphrey	4374 Cato NW	615-244-6644		✓	
6) Jessica Dwyer	4307 Cato Rd	615-479-2545	jbroland00@gmail.com	✓	
7) Doreen Davis	4320 Cato Rd.	615-283-7088	ddavis@davis.com	✓	
8) Alf Krew	4485 Cato Rd	615-218-7625	ALFKREW@CMAIL.COM	✓	
9) Ron Krew	41485 Cato Rd	615-418-1516		✓	
10) Wendell Davis	4325 Cato Rd	615-496-1346		✓	
11) Vera Davidson	4423 Cato Rd	615-668-5323		✓	
12) Peggy	4401 Cato Rd	615-485-3985		✓	
13) Anthony West	4104 Cato Rd	615-254-7122		✓	
14) John Holt	4104 Cato Rd	615-254-7122		✓	
15) Penelope Davis	4201 Eastern Creek Rd.	615-305-1342		✓	
16) Luther Davis	4201 Eastern Creek Rd	615-268-9893		✓	
17) Vera D. Coleman	4242 Eastern Creek Rd	615-876-7175		✓	
18) Lillie Y. Lee	3025 Vista Dr.	615-714-5100		✓	



# Best Brands Headquarters Petition To Allow To Build

District/Resident	Street Address	Telephone	Email Address	I support	Notes
1) Joe Bond	4268 Kings Lane	615 979-7770	JoeBond@comcast.net	✓	
2) Joe Bond	4268 Kings Lane	915-2983	JoeBond@comcast.net	✓	
3) Allen Jackson	4264 Kings Lane	615 904-9173	AllenJ@comcast.net	✓	
4) Albert Cheek	4255 Kings Ln	775-57317		✓	
5) Joe Bond	4249 Kings Lane	876-4762		✓	
6) John Cheek	4225 Princess	876-7797		✓	
7) John Cheek	4260 Kings Ln	876-0427	JMCHEEK@comcast.net	✓	
8) Paul Smith	4304 Embarked Circle	254-0027	paulsmith@comcast.net	✓	
9) E.K. Johnson	1705 W. Andrew Dr.	615 479-6147		✓	
10) Howard Century	4409 Kings Lane	615 466-5592	howardcentury@comcast.net	✓	
11) Lizette Wilson	2006 Clintondale Dr.	615 804-1733	wilson12@comcast.net	✓	
12) Paul A. Seab	4205 Kings Ln	615 812-0981	seab@comcast.net	✓	
13) Joe Bond	4104 Kings Lane	615-2182245		✓	
14) Walter Wilson	4214 Entons Creek Rd	615-568-5378	N11	✓	
15) Bob Davis	4400 Capt Rd	615 418-2444		✓	
16) Annie Cowan	4332 Princess Ln	615-876-9145	anniecowan@comcast.net	✓	
17) Nick Leonard	4595 Dry Fork Rd. (indicated)	45-505339	aleonard@comcast.net	✓	
18) Mary Hamilton	3848 Lunda Dr	615-202-6293	Mary.hamilton3603@comcast.net	✓	



# Best Brands Headquarters Petition To Allow To Build

District 1 Resident	Street Address	Telephone	Email Address	I support	Notes
1) Easter-Spaulse	715 Rowan Dr	615-876-1359		✓	
2) Kelvin Wilcox	3948 Lloyd Rd. Whites Creek	615-299-1572		✓	
3) Floyd Morrell	4001 Enchanted Way	615-300-4199		✓	
4) Robert Hicks	4072 Kings Ln	615-477-8710		✓	
5) Michael Hardy	4208 Kings Ln	615-876-4859		✓	
6) Ricky Collins	4315 Fabens Ck Rd	615-315-8954		✓	
7) Andrea Collins	4315 Fabens Ck Rd	615-663-8966		✓	
8) Virginia Martin	4260 Kings Lane	615-876-0427		✓	
9) Craig Lane	108 E. Fairview Dr.	615-482-8829		✓	
10) Margaret	108 E Fairview Dr	615-482-8826		✓	
11) VBT	4020 DANCES BLANCH ROAD	615-423-5379		✓	
12) Ronald Miller	4345 Princess Lane	615-876-1119		✓	
13) Janice Jones	3978 Clarksville Pike	615-473-2496		✓	
14) Chuck McChes	4020 DANCES BLANCH ROAD	615-423-7399		✓	
15) Neelle Dyer	4020 DANCES BLANCH ROAD	615-810-1901		✓	
16) Hannah Maria Dyer	4020 DANCES BLANCH ROAD	615-609-7291		✓	
17) Timothy Bond	3409 Brown Ct	615-985-3053		✓	
18) John Sullivan	3345 Olsen Lane	615-337-0120		✓	



# Best Brands Headquarters Petition To Allow To Build

District	Street Address	Telephone	Email Address	I support	Notes
1) Joe Bond	4268 Kings Lane	615-7770	JoeBond@comcast.net	✓	
2) Allen Johnson	4268 Kings Lane	915-7983	JoeBond@comcast.net	✓	
3) Albert Cheek	4264 Kings Lane	615-7983	JoeBond@comcast.net	✓	
4) Joe Bond	4255 Kings Ln	775-7317	JoeBond@comcast.net	✓	
5) John Chubb	4249 Kings Lane	876-4762	JoeBond@comcast.net	✓	
6) Joe Russell	4225 Princesses	876-7227	JoeBond@comcast.net	✓	
7) Willard Fletcher	4204 - Hallmark - Rd.	876-3731	JoeBond@comcast.net	✓	
8) STEVEN FURY	3917 Kings Ln.	972-2157	JoeBond@comcast.net	✓	
9) STEVEN FURY	2553 JORDAN ROAD	615-473-2191	STEVEN.FURY@comcast.net	✓	
10) ANNIE KINZER	4253 Hallmark Rd.	615-415-3005	anniekinzer@comcast.net	✓	
11) Harold Davis	236 Salinas Avenue	615-595-2377	HaroldDavis@comcast.net	✓	
12) Doris Wiles	3909 Kings Ln	615-260-7064	DorisWiles@comcast.net	✓	
13) LLOYD FORD	4136 Creakwood N.	615-254-7122	LLOYD@comcast.net	✓	
14) Connie Sanders	4340 Princess Lane	615-7140-7140	ConnieSanders@comcast.net	✓	
15) Kathleen Hollins	4224 Princess Lane	615-922-6607	KathleenHollins@comcast.net	✓	
16) Lettie Giles	1668 Lambing Brook Rd	615-477-8185	LettieGiles@comcast.net	✓	



# EXHIBIT 11

# SUPPORTING DISTRICT 1 COMMUNITY

## EMPOWERING GROWTH AND COLLABORATION



### LOCAL 150+ Years of Local Roots

A local, family-owned company deeply embedded in Nashville's history and committed to the community. In the last 40 years, Best Brands has donated over \$3,000,000 to the Middle Tennessee community.



### COMMUNICATION Foundation & Funding

Creating a corporate 501(c)(3) named the **District 1 Community Foundation**. Best Brands will fund a minimum of **\$30,000/year** for 5 years.



### EMPLOYMENT 300+ Well-Paying Jobs

Bringing substantial employment opportunities with preference to District 1 residents.

**Minimum starting salary:** \$22/hr with full medical, dental, and vision benefits. *(Eligibility: No criminal record and at least 21 years of age.)*



### INVOLVEMENT Active Community Engagement

Create a community liaison position to actively engage & represent District 1 initiatives.



### SCHOOL SUPPORT Cumberland Elementary & IT Crestwell

Adopting elementary schools to provide support with printing, fundraising, and manpower, fostering a strong community-school relationship.

# COMMUNITY CONTRIBUTIONS

ORGANIZATIONS & PROGRAMS BEST BRANDS, INC CURRENTLY SUPPORTS

Youth Impact Outreach

W.O. Smith Music School

Pencil Foundation

Tennessee Breast Cancer Coalition

Nashville Conflict Resolution Center

Oasis Center

Voices for a Safer Tennessee

Boys and Girls Club of Middle Tennessee

Nashville Food Project

Urban Housing Solutions

Second Harvest

Cystic Fibrosis Foundation

Nashville Rescue Mission

American Cancer Society

American Diabetes Association

Abe's Garden

Alzheimer's Association

Tennessee Kidney Foundation

Team Chad

American Heart Association

Nashville Zoo

Predator's Foundation

Juvenile Diabetes Research Foundation

and many more...



Clarksville

**PROPERTY OUTLINE &  
SURROUNDING LANDMARKS**  
7 Football Fields Proximity To Cato Road

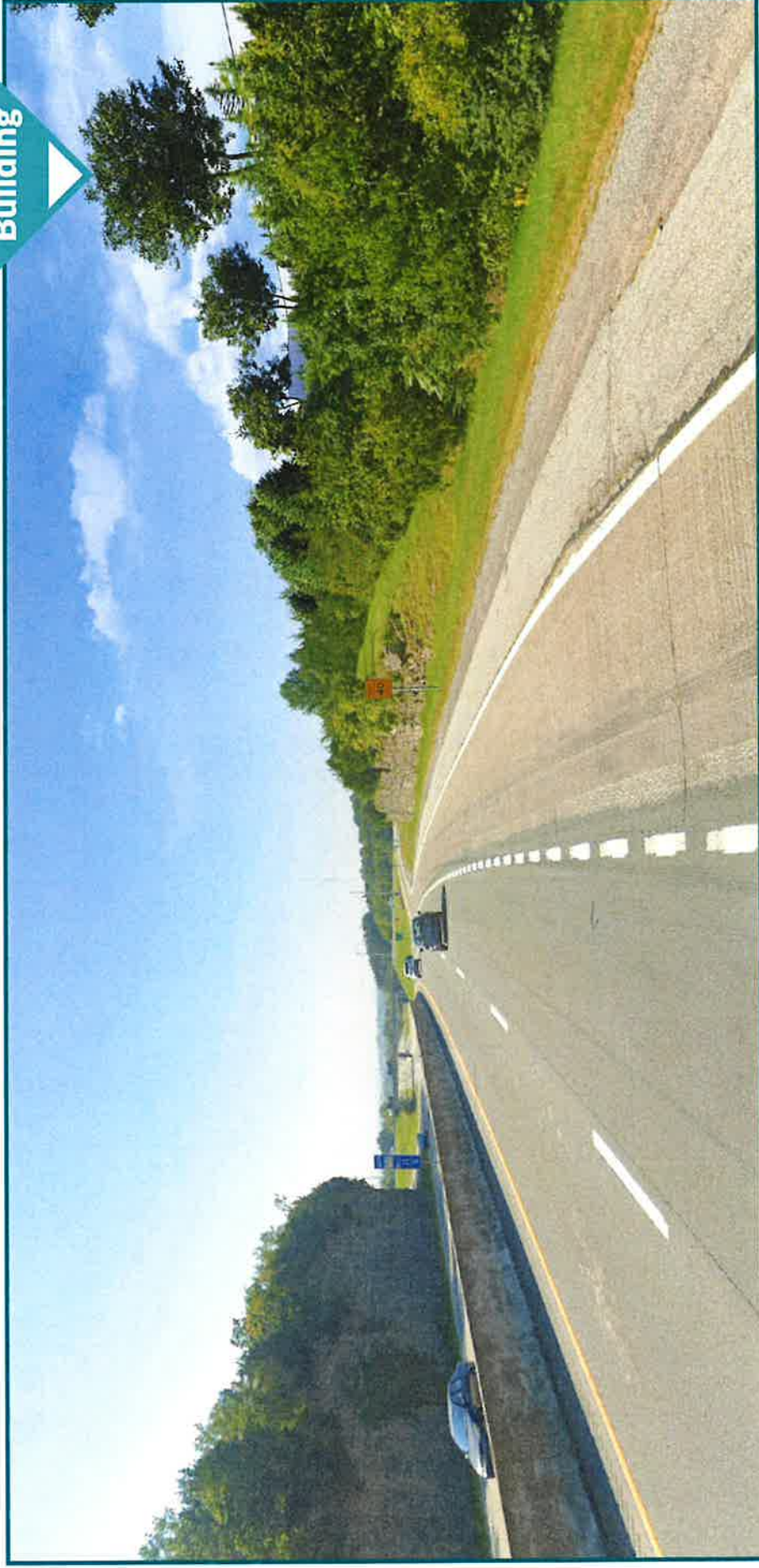
Nashville



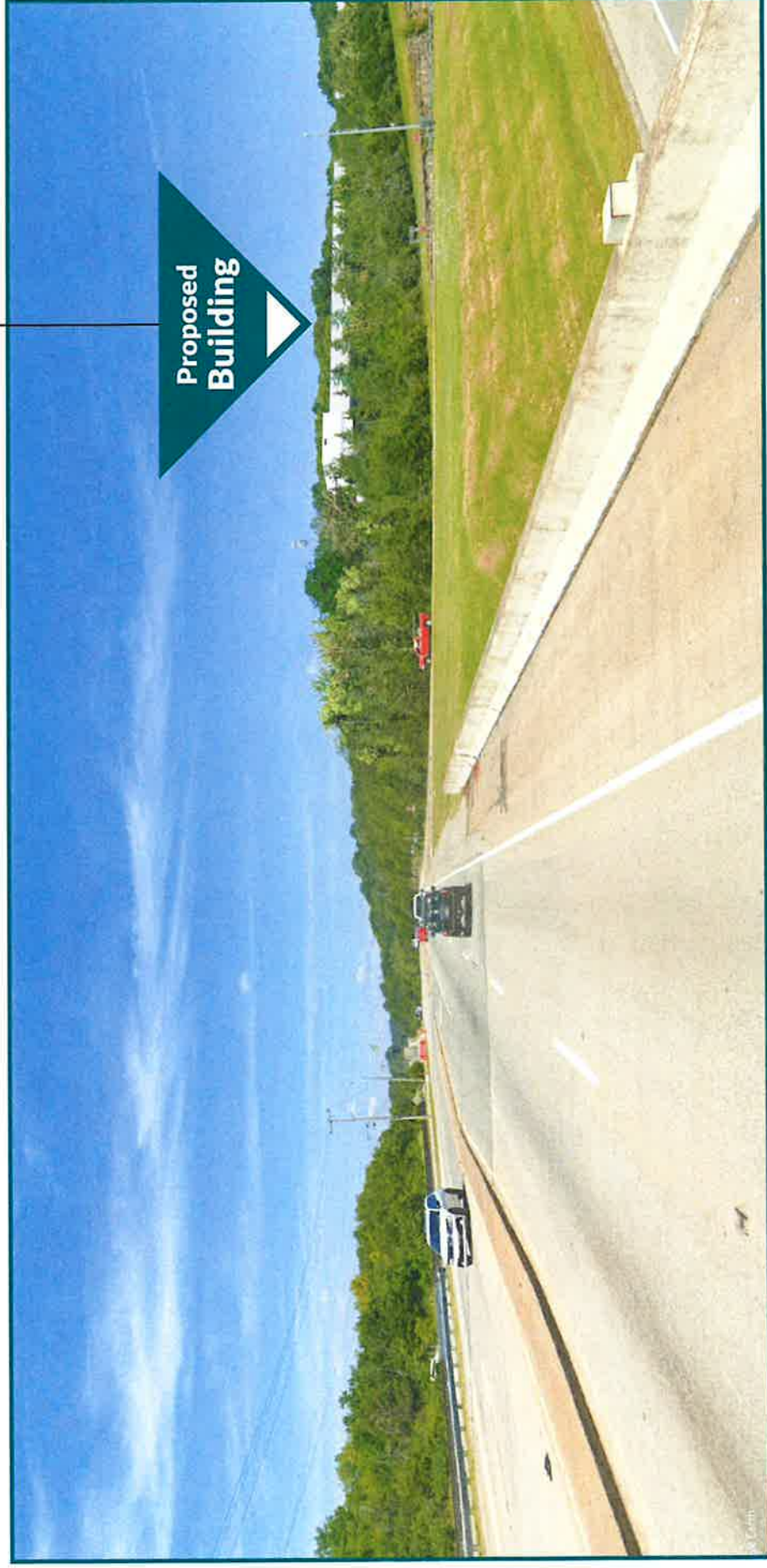


## SOUTHBOUND VIEW OF PROPOSED BUILDING FROM BRILEY PARKWAY

Proposed  
Building

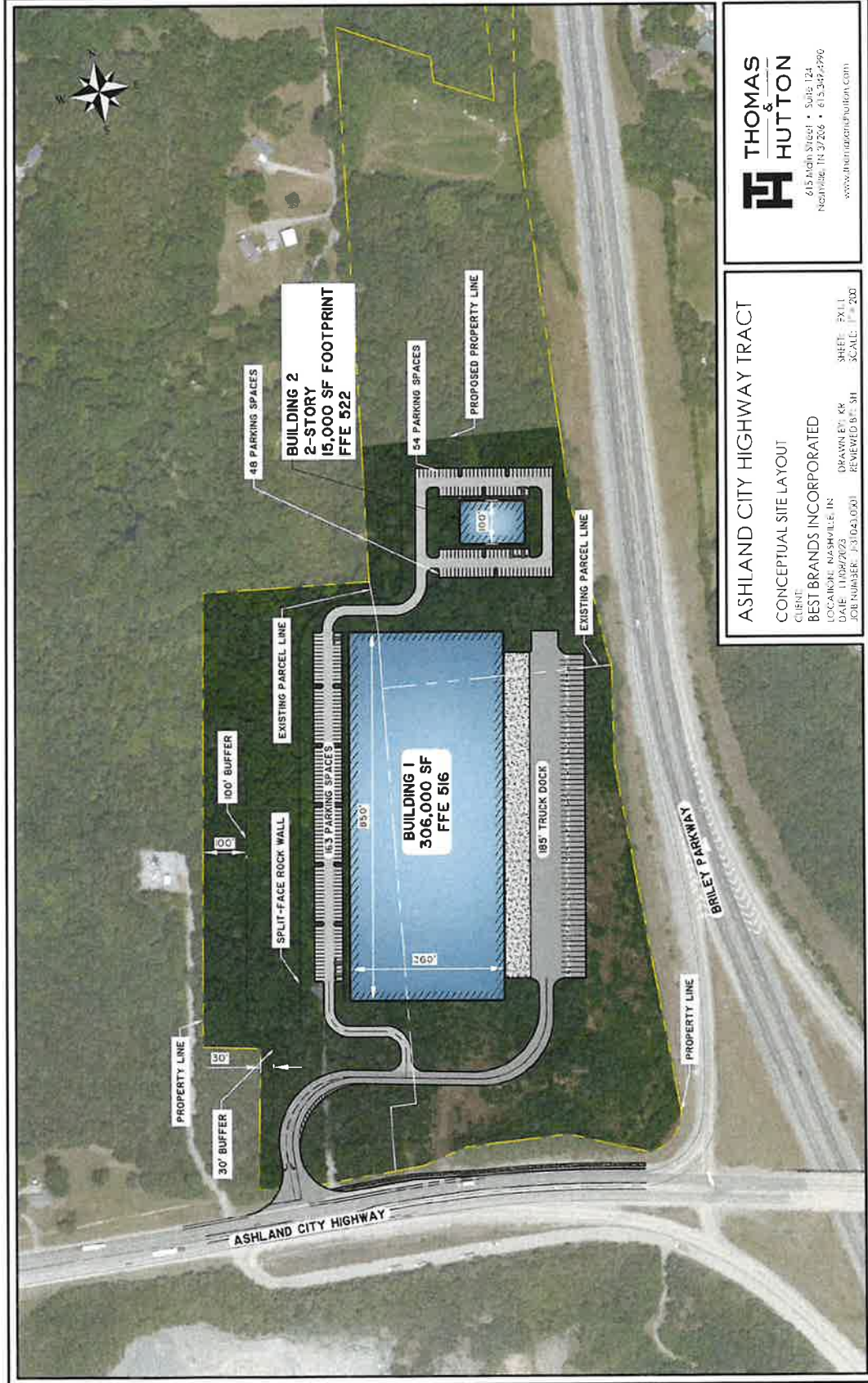


## WESTBOUND VIEW OF PROPOSED BUILDING FROM ASHLAND CITY HIGHWAY





# PROPOSED BUILDING LAYOUT



**THOMAS & HUTTON**  
615 Main Street • Suite 124  
Nashville, TN 37206 • 615.347.4796  
www.thomashutton.com

**ASHLAND CITY HIGHWAY TRACT**  
CONCEPTUAL SITE LAYOUT  
CLIENT: BEST BRANDS INCORPORATED  
LOCATION: NASHVILLE, TN  
DATE: 11/09/2023  
JOB NUMBER: 731043.0001  
DRAWN BY: KM  
REVIEWED BY: SM  
SHEET: 3X1.1  
SCALE: 1" = 200'





# LAND RIGHTS BUILDING LAYOUT



# EXTERIOR RENDERING OF PROPOSED BEST BRANDS, INC. CORPORATE HEADQUARTERS

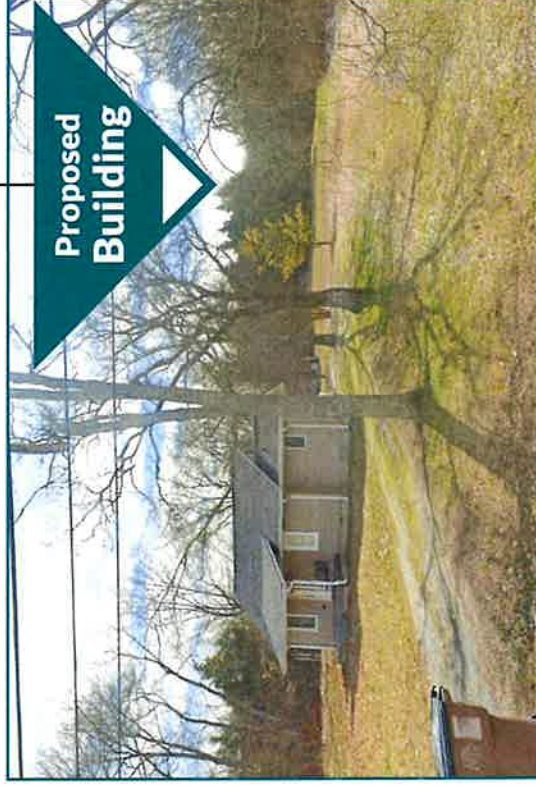




## VIEW OF PROPOSED BUILDING FROM CATO ROAD

Based on the lands natural slope and tree lines, the siteline from Cato Road has virtually no view of the proposed building.

\*See *Siteline Map* below



### Siteline Map



# EXHIBIT 12



# NASHVILLE BANNER

**Metro**

## **Metro Council Tangles Over Zoning Bills**

*Also: Business improvement district expansion continues drawing scrutiny, moves to final vote*

By **Stephen Elliott**

July 2, 2025



Council member David Benton speaks in support of ICE with local state representatives. Credit: Martin Cherry / Nashville Banner

Happy (Fiscal) New Year!

After concluding its work on the annual budget at its most recent meeting, the Metro Council gathered again on Tuesday.

“Nights like this make me wonder why I ran for council,” one member quipped on the sidelines of Tuesday’s meeting, which was bogged down by dozens of zoning public hearings, procedural quandaries and the cardinal sin of councilmanic discourtesy.

## In the zone

An effort to delay or kill a zoning bill in Councilmember David Benton’s district came up short, at least for now. The rezoning would allow for a warehouse on a property described as being ringed by a quarry and other uses deemed unsavory by residents who spoke in a public hearing.

Benton acknowledged the concerns of residents, but said the rezoning would prohibit more invasive uses, such as mineral extraction, on the property.

“I agree with a lot of things you heard,” Benton said. “I’m trying to do something to mitigate and bring us something back.”

Opponents, led by Councilmember Sandra Sepulveda, did not say they were pushing back because of Benton’s participation in a recent press conference at which U.S. Rep. Andy Ogles and others bashed Metro and Mayor Freddie O’Connell and celebrated federal immigration arrests in the city. The council’s Immigrant Caucus, of which Sepulveda is a member, called on Benton to resign.

Instead, Sepulveda said she typically stays out of zoning matters in other councilmembers’ districts, but she was “hearing a lot of negative feedback from the community with some valid concerns.”

Like Sepulveda’s, Councilmember Tasha Ellis’s district neighbors Benton’s. Ellis surmised that the effort to delay or kill the bill was in fact related to Benton’s support of federal immigration efforts.

“This is a good bill and I would hate for things that transpired outside of the bill to kill this,” Ellis said. “Let’s take the politics out of it and look out for the residents.”

A deferral motion ultimately failed, and the bill passed on second reading by a 19-11 vote. The third and final reading will be at the body’s next meeting.

## Asking for forgiveness

A little later in the meeting, another bill solicited further council-on-council zoning debates.

Councilmember Joy Kimbrough is sponsoring a rezoning for a property on Ashland City Highway. It was up for the second of three readings, in addition to a public hearing. The bill would permit the property, which is zoned for agricultural use, to be used for industrial purposes.

As residents who spoke at the public hearing emphasized, the property's owners, Jason Walker and Walker Trucking, were using it for those purposes already, which drew the attention of Metro authorities. The rezoning was unanimously disapproved by the Metro Planning Commission, in part due to concerns about incentivizing more "ask-for-forgiveness-not-permission" rezonings.

"I had no clue it was not the correct zoning," Walker said.

Kimbrough downplayed residents' concerns, praising Walker for being "self-made" and for helping with trash in the district. She accused opponents of padding their petition against the project with out-of-district signatures. Kimbrough also said disapproving the bill would not change anything (though the unpermitted use has since been shut down upon Metro's demand).

"That lot is going to remain a lot," she said. "It's not going to change."

Other councilmembers expressed concerns about the legislation, echoing the fears of residents who spoke during the public hearing.

"If we allow this type of unpermitted use to stand, then it will begin to happen everywhere in our city," said Councilmember Sandy Ewing.

A deferral motion narrowly passed, staving off a vote that could have potentially killed the bill. Kimbrough said she would hold another community meeting before the next council meeting.

Walker has been through a similar process before, after Ashland City residents accused him of illegally operating a quarry on residential land. He later unsuccessfully sued Ashland City officials and residents who spoke at a public meeting.

## A growing partnership

The council continues to dig into a proposal that otherwise might elicit yawns or silence: the expansion of the Central Business Improvement District as part of a merger with the Gulch Business Improvement District. The downtown CBID, approved by local property owners who pay a surcharge, funds extra services downtown, like downtown ambassadors, cleaning and patrols by off-duty Tennessee Highway Patrol officers, all via the Nashville Downtown Partnership. The bill would extend some of those services into the Gulch.

Those extra patrols have drawn extra scrutiny, especially after the officers arrested 10 homeless people downtown last year for an almost never-charged felony camping law.

“I will stand firm and tell you that we work hard to make sure we build connections to make sure we build a rapport with our homeless population,” NDP outreach supervisor Antonio Tomlinson said. “We’re not treating them mean. We’re trying to find ways we can help them.”

He said he has helped hundreds of unhoused people downtown reunite with their families or connect with rehab or other shelter options.

Lindsey Krinks, co-founder of homelessness outreach and advocacy organization Open Table Nashville, criticized the plan, saying it would further “facilitate the takeover of public space.”


“Where are people without homes supposed to go when the shelters are full?” she said. “Maybe the real problem is that we as a city have failed to provide for the needs of our neighbors.”

Downtown Councilmember Jacob Kupin said his “commitment is to continue to address those concerns,” adding that the money raised by the BID is “a huge advantage for our city.”

The NDP’s management of the downtown parking garage adjacent to the main library branch has also contributed to extra scrutiny of the proposed legislation. The garage partially collapsed following a fire last month, resulting in an extended closure of the library. Investigators have not been able to determine the cause of the fire, and Councilmember Quin Evans Segall pressed for more information this week about liability and insurance for the city-owned, NDP-leased garage.

Councilmember Sean Parker raised further questions about a provision requiring the CBID’s annual budget to be approved by the council, which has not occurred in years past. Partnership CEO Tom Turner told the council’s Budget Committee on Monday that the group had sent budgets to the Metro Finance Department and had assumed that submission satisfied their obligations.

The bill passed on its second of three readings, and a public hearing on the legislation is set for the third and final consideration on July 15.





Exhibits 13 through 16 submitted by Ryan Moses are video files.

Links to the video files are available below:

Exhibit 13: [Exhibit 13.mp4](#)

Exhibit 14: [Exhibit 14.mp4](#)

Exhibit 15: [Exhibit 15.mp4](#)

Exhibit 16: [Exhibit 16.mp4](#)

**BEFORE THE BOARD OF ETHICAL CONDUCT  
OF THE  
METROPOLITAN GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY TENNESSEE**

Ryan Moses, )  
 )  
Complainant, )  
 )  
 )  
 )  
vs. )  
 )  
 )  
 )  
Joy Kimbrough, Member of the )  
Metropolitan Council, )  
 )  
Respondent. )

---

**WITNESS LIST**

---

Mr. Mario Hambick

The Honorable Brenda Gilmore

Mr. Harold Davis

Mr. Ian Rhett

Ms. Kimberly Shaw

Mr. George Ewing

The Honorable Robert Taylor

Ms. Lisa Proctor

## **EXHIBIT LIST**

See attached documents

Excerpts from Community Meeting Conducted by CM Kimbrough

Respectfully submitted,

**The Law Office of Gary M. Kellar**

/s/ Gary M. Kellar, Esq.

Gary M. Kellar, Esq., BPR# 016170

Davin G. Kellar 038668

1300 Division Street, Suite 300

Nashville, Tennessee 37207

(615) 988-9850 – Telephone

(615) 988-8112 - Direct

(615) 988-9847 – Facsimile

[gkellar@kellarlawoffice.com](mailto:gkellar@kellarlawoffice.com)

[dkellar@kellarlawoffice.com](mailto:dkellar@kellarlawoffice.com)

## **CERTIFICATE OF SERVICE**

I, the undersigned attorney, do hereby certify that the foregoing document has been delivered to all counsel and parties at interest in this cause by placing a true and correct copy of same in the United States Mail, postage prepaid, in a properly addressed envelope; via United Parcel Service; via facsimile; electronically transmitted, or by hand delivering same to the such counsel and/or parties as follows:

Ryan Moses  
7337 Cockrill Bend Blvd  
Nashville, TN 37209

this 20<sup>th</sup> day of October, 2025.

/s/Gary M. Kellar

Gary M. Kellar



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

## Fwd: Ashland City Highway Warehouse

Joy Kimbrough <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 5:54 PM

----- Forwarded message -----

From: **Allen, Burkley (Council Member)** <Burkley.Allen@nashville.gov>

Date: Monday, July 31, 2023

Subject: Ashland City Highway Warehouse

To: Ruby Baker <rubydbaker@yahoo.com>, "mccloskeymatthew91@gmail.com" <mccloskeymatthew91@gmail.com>, "sfrancescon@srs-llc.org" <sfrancescon@srs-llc.org>, "ashley.pineda@gmail.com" <ashley.pineda@gmail.com>, "smith@smithcurry.com" <smith@smithcurry.com>, Cato Neighbors <catoneighbors@gmail.com>, Becky <becktuck@gmail.com>, "tinasicmic1997@gmail.com" <tinasimic1997@gmail.com>, "georgeofnashville@gmail.com" <georgeofnashville@gmail.com>, Lisa Proctor <lproctor@comcast.net>, "brenda.butka@gmail.com" <brenda.butka@gmail.com>, ian rhett <ianrhett@gmail.com>, "apriceneff@gmail.com" <apriceneff@gmail.com>, "kristin@walkerfeedco.com" <kristin@walkerfeedco.com>, "susansjones@gmail.com" <susansjones@gmail.com>, "JoyforDistrictOne@gmail.com" <JoyforDistrictOne@gmail.com>, "timthompsonfordist1@gmail.com" <timthompsonfordist1@gmail.com>, "rlharris1911@gmail.com" <rlharris1911@gmail.com>, "seanrogersdailey@gmail.com" <seanrogersdailey@gmail.com>

Dear Neighbors,

I appreciate all the time you've taken to attend meetings and provide feedback on the proposed warehouse and land swap with the church. I had been asked to at least get the proposal to the council floor to see if changes could be made to address the concerns of the community. After sending out the proposed substitute Specific Plan incorporating conditions and restrictions discussed at the meetings, it is clear that there are still significant concerns about traffic and disturbance of the rural character that can't be worked out in the time remaining. I've informed the developers that I can't support moving forward, and that I intend to withdraw tomorrow night without the public hearing.

That will let the next council member take it up if there is interest. I appreciate how much you care about your community.

Best regards,

Burkley Allen  
Metro Council At-Large  
615-383-6604

Council Committees - Budget and Finance - Past Chair  
Affordable Housing - Past Chair  
Transportation and Infrastructure  
Women's Caucus Vice-Chair  
Greenways Commission



SUBSTITUTE ORDINANCE NO. BL2023-2102

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from AR2A and RS15 to ~~IR~~ SP zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), all of which is described herein (Proposal No. 2023Z-052PR-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from AR2A and RS15 to ~~IR~~ SP zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), being Property Parcel Nos. 040 and 200 as designated on Map 058 and Property Parcel No. 012.01 as designated on Map 068 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Maps 058 and 068 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses on parcel 06800001201 shall be limited to the warehouse use. The uses on parcels 05800004000 and 05800020000 shall be limited to religious institution and single family uses.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Comply with all conditions and requirements of Metro Reviewing Agencies.
2. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.
5. The storage of chemicals shall be prohibited in any warehouse use within the SP boundary.
6. All traffic from parcel 06800001201 shall be routed to Ashland City Hwy.
7. A Standard Type D-3 Landscape Buffer Yard that is be a minimum of 30 feet wide shall be provided on parcel 06800001201.
8. Where possible, existing trees shall be retained and protected during construction.
9. All recommendations from the Traffic Impact Study for this project by Burch Transportation dated 5/19/23 shall be implemented.



Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, parcels 05800004000 and 05800020000 shall be subject to the standards, regulations and requirements of the RS15 zoning district, and parcel 06800001201 shall be subject to the standards, regulations and requirements of the IR zoning district as of the date of the applicable request or application.

Section 3 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 4 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

---

Burkley Allen  
Member of Council

2023Z-052PR-001

Map 058, Parcel(s) 040, 200

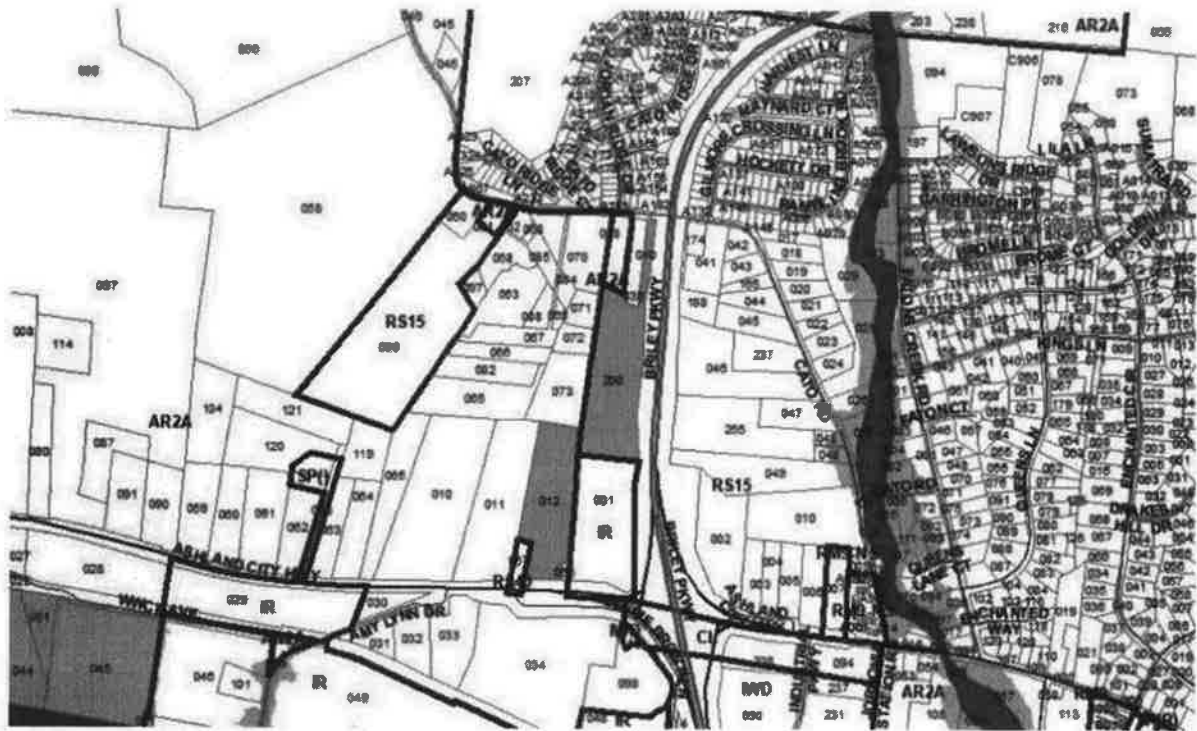
Map 068, Parcel(s) 012.01

Subarea 03, Bordeaux – Whites Creek – Haynes Trinity

District 01 (Hall)

Application fee paid by: Ryan Moses

A request to rezone from AR2A and RS15 to IR SP zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), requested by Thomas & Hutton, applicant, Eskimo Ashland and Church of the Living God, The Pillar and Ground of Truth, Trustees, owners



7:28    •

   91



Ryan Moses



Monday, Nov 13, 2023 • 8:38 AM

Hi Joy- I just wanted to  
confirm we are good for  
a December 6th,  
neighborhood meeting

Monday, Nov 13, 2023 • 12:14 PM

I just spoke with the  
Church. Can we do the  
7th at 6pm?  
Wednesday is Bible  
Study.

Yes



That will work - thank

⊕ RCS mess...





Ryan Moses



Yes

That will work - thank  
you for your help

Please let me know your  
thoughts on  
organizations that will  
be meaningful to the  
community to support  
as well to show Best  
Brands commitment to  
the community we will  
hopefully operate from

Also - do you have  
location pick ↓ for the

7:36

91



R

Ryan Moses



Got ya.

Wednesday, Jan 3, 2024 • 10:57 AM

Happy New Year Joy! Is the plan on January 25th to have the meeting at 6PM like last time- I just had a great phone call with Howard Gentry and he wants to make sure he can attend.

Thursday, Jan 4, 2024 • 5:53 PM





Nick Leonardo >

to have problems with steph  
until after my court date on  
2/6/24

Jan 26, 2024, 8:48 PM

If you pass that re-zoning on  
Ashland city hwy your done.  
There's no support

Bell and gentry never been to  
a meeting

Ever. They are getting paid

Jan 28, 2024, 1:41 PM

Call you in 5

Jan 28, 2024, 4:17 PM

You at least need to come.



iMessage





Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

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## Response to Rezoning Request

---

**Joy Kimbrough** <joykimbrough@gmail.com>

Mon, Jan 29, 2024 at 9:23 PM

To: "Ryan M. Moses" &lt;ryanmoses@bestbrandsinc.com&gt;, Chip Howorth &lt;chip@adapt.land&gt;

Ryan and Chip,

Over the last few days, I have been in deep thought regarding your proposal. You guys have done an outstanding job in presenting your vision. Unfortunately, the bulk of the community, and the Planning Commission, do not approve of your proposal.

I have been unwavering in my commitment to carry out the will of the people of District 1 and therefore will be unable to support legislation for your rezoning request. I wish you the absolute best with all of your future endeavors. Sincerely-  
CM Joy Kimbrough, District 1

—  
Joy S. Kimbrough  
email: joykimbrough@gmail.com



Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

## Congrats on your win last night

---

**Manuel Russ** <russben@gmail.com>

Fri, Aug 4, 2023 at 10:48 AM

To: Joy Kimbrough &lt;joykimbrough@gmail.com&gt;, "Ryan M. Moses" &lt;rmmoses@gmail.com&gt;

I just finished up the appeal on Woods this past week and, to be honest, I still don't know exactly what all was going on just from the transcript, but we'll see how it turns out, hopefully like James Simpson, but I'm not sure we've got any issues that are as good as James'.

Anyway, I wanted to introduce you to my brother in law, Ryan Moses, he's cced on this email, he was working with the prior counsel person on a zoning issue for a property that the family business owns on Ashland City Highway and Briley Parkway. He wanted to reach out to you about it and update you on where things were. Nothing like hitting the ground running. Congrats again,

Ben



Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

**Congrats on your win last night**

---

**Ryan M. Moses** <rmmoses@gmail.com>

Fri, Aug 4, 2023 at 3:46 PM

To: Manuel Russ &lt;russben@gmail.com&gt;

Cc: Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

Joy - echo Ben's congratulations on winning the district last night. We met briefly at the neighborhood meeting regarding our project but would love to sit down with you to discuss further and next steps now that the district has an active council member.

Best,

Ryan

[Quoted text hidden]

Ryan M. Moses

(615) 480-7926

RMMoses@gmail.com



Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

**PCR attorneys**

---

**Manuel Russ** <russben@gmail.com>

Wed, Mar 6, 2024 at 2:40 PM

To: Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

I think Josh Brand and Will Conway would both do a good job for Mr. Woods if and when the time comes. I can get you their contact info if he's interested in moving on from Horowitz.

Good to talk to you yesterday, hopefully the needle moves at some point, I really think that the people who show up to the meetings only show up to complain but that's why they're paying you the big bucks these days, to solve those people's problems.

Let me know if you need Josh or Will's #s,

Ben





Brenda Gilmore >

Thank you  
Brenda

Email:  
[Joy.Kimbrough@Nashville.GoV](mailto:Joy.Kimbrough@Nashville.GoV)  
Phone: [615-753-4797](tel:615-753-4797)

Sep 3, 2024, 12:05 PM

The Eskin Family asked me to reach out to you and see if you would consider approving a warehouse down on Ashland City Highway across from that Pizza Warehouse?  
Thank you  
Brenda

Sep 17, 2024, 9:49 PM

to: Brenda Gilmore /



iMessage





Nick Leonardo &gt;

Oct 1, 2024, 4:36 PM

# DISTRICT 1 COMMUNITY

## LABORATION



### COMMUNICATION *Foundation & Funding*

n  
ty.

Create a corporate 501(c) 3 named the  
Brenda Gilmore District 1 Community Foundation.  
Best Brands at minimum will fund \$30,000/year  
for 5 years.



### INVOLVEMENT

#### *Active Community Engagement*

ig  
on

Demonstrating a commitment to active engagement &  
representation in District 1 through various initiatives  
and operations

## TOOL SUPPORT

*land Elementary & IT Crestwell*

itary schools to provide support with  
ing, and manpower, fostering a strong  
ol relationship.



Do not disseminate because  
this is a turtle client privilege.  
I'm pretty damn good if I say  
so myself 🙄



iMessage



&lt; 96

N

Nick Leonardo &gt;

ty.

Create a corporate social responsibility  
Brenda Gilmore District 1 Community Foundation.  
Best Brands at minimum will fund \$30,000/year  
for 5 years.

**INVOLVEMENT***Active Community Engagement*ig  
on

Demonstrating a commitment to active engagement &  
representation in District 1 through various initiatives  
and operations

**SCHOOL SUPPORT***Arland Elementary & IT Crestwell*

itary schools to provide support with  
ing, and manpower, fostering a strong  
ol relationship.

Best Brands  
INCORPORATED

Do not disseminate because  
this is a turtle client privilege.  
I'm pretty damn good if I say  
so myself 🙄

That would be the single  
largest gift that anyone has  
ever given to district one for a  
rezoning. I'm gonna get this  
shit done



iMessage





Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

**Fw: Thank you**

---

**Kimbrough, Joy S (Council Member)** <Joy.Kimbrough@nashville.gov>  
To: "joykimbrough@gmail.com" <joykimbrough@gmail.com>

Wed, Sep 3, 2025 at 10:48 AM

---

**From:** ian rhett <ianrhett@gmail.com>  
**Sent:** Saturday, April 26, 2025 5:44 PM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Subject:** Thank you

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi,

Thank you for making some hard calls and sharing them with the community. I so appreciate your advocacy for the neighbors. While it's a relief to be free from this years-long issue, my analysis of all the scenarios still leaves room for concern about the possible next use of that IR property.

As I told you on Thursday night, I'd asked Ryan two weeks ago for some verification they had done the landswap with the church without contingency and I sent him a couple of interim follow ups. He replied each time that he was waiting for a statement from Fidelity, the title insurance company.

About two hours after your email announcing your decision, Ryan sent me two transfer of title documents from Fidelity, the tile company. They appear to stipulate that transfer is contingent on payment of funds and a dozen other documentation-type conditions.

I'm not a lawyer, but ChatGPT says it's not exactly proof of ownership, per se, but it is a part of the transfer process. If you want to see them, I'll send 'em. But also - case closed, who cares.

I know that complicated commercial real estate transactions can be cumbersome; I also don't know when he initiated the swap transaction, and so I'm not all the way to calling complete bullshit yet. (see? I'm still an idealist! I promise!)

I'm going to ask him to show us the deed and give us 30 days before (presumably) selling to Waste Management or someone else on the chance that he's telling the truth. I still think that if there's even a 5% chance that we HAVE to choose between Waste Management and Best Brands, we all would want Best Brands for sure.

Thank you, I appreciate you and I'll stop bugging you about this and start bugging you about Nashville's Highland Rim Forest, but not for a couple more weeks.

ian



Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

**Fwd: Joe**

---

**Joseph Bond** <joebond@smokinjoesfoods.com>  
To: Joykimbrough@gmail.com

Thu, May 1, 2025 at 3:09 PM

----- Forwarded message -----

From: **Ryan M. Moses** <ryan@adapt.land>  
Date: Thu, May 1, 2025 at 9:46AM  
Subject: Fwd: Best Brands Update  
To: joebond@smokinjoesfoods.com <joebond@smokinjoesfoods.com>

This is from Ian - He is in support

-Ryan

Begin forwarded message:

**From:** Cato Neighbors <catoneighbors@gmail.com>  
**Subject:** Best Brands Update  
**Date:** April 26, 2025 at 2:38:34 PM CDT  
**To:** undisclosed-recipients::

CM Kimbrough has announced she won't support the rezoning request. Here's what's happened since the March meeting:

In the March meeting, there was some new information in a claim made by Best Brands - they had gone ahead and executed the "land swap", exchanging the AR2A property that enabled ACH left-turn access from the IR property with the church for the northern part of their parcel.

In other words, the landswap appeared no longer contingent on the SP/rezoning approval, and it threatened to "unlock" the use of that IR parcel by enabling a left turn on to ACH.

This new information from the March meeting suggested the threats of selling to Waste Management or similar uses were more credible.

After speaking with neighbors and a land use attorney over that weekend, I met with Ryan on April 2 to do some due diligence and asked for verification we weren't being misled.

The implications (pending verification) were significant: SOME industrial use of that corner property seemed inevitable. As I said in the very first meeting, the Best Brands warehouse would likely be the least problematic of all possible IR uses.

This revelation required reconsidering our position and potential SP requirements. The choice appeared to be: negotiate with Best Brands or accept whatever comes after. This internal conflict was deeply troubling to me.

My change of tone after the March meeting (from absolute rejection to cautious conversation) was noticeable to many, including CM Kimbrough. If Best Brands proved ownership, it would mean we'd likely lost the battle against further industrialization on Ashland City Highway and we were faced with our only opportunity to have input on what happens there.

Yesterday, shortly after CM Kimbrough's email to the community, Ryan sent me a title transfer document showing transfer contingent on documentation and payment - not quite proof of



sale, but a step in the process.

With CM Kimbrough's decision made, we'll learn the truth soon. If the landswap will have or has proceeded, the church can build their convention center via Cato, and we'll eventually discover who buys and uses the IR property. Unfortunately, we'll have limited recourse in either case, as both will have by-right land use.

So we'll wait and see. That's the update on that.

Thanks for reading this far.

Ian for CatoNeighbors

"I only learned 25 letters of the alphabet. I don't know Y"

# ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**20243083ACTN**  
**Revision 1 - 4/16/2025**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Fidelity National Title Insurance Company**

By:

Michael J. Nolan, President

Countersigned By:

Teresa Beardsley  
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**FIDELITY NATIONAL TITLE INSURANCE COMPANY****COMMITMENT NO. 20243083ACTN****REVISION 1 - 4/16/2025**

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Insurance Company 6840 Carothers Parkway, Suite 200 Franklin, TN 37067	Fidelity National Title Insurance Company 6840 Carothers Parkway, Suite 200 Franklin, TN 37067

**Order Number: 20243083ACTN**

**Property Address: Cato Road, Nashville, TN 37218  
Cato Road, Nashville, TN 37218**

**SCHEDULE A**

1. Commitment Date: April 2, 2025 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Owner's Policy 2021

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured:

The Church of the Living God, Pillar and Ground of Truth, Inc., a Tennessee nonprofit corporation

\$700,000.00

Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

EskiMo Ashland, a Tennessee general partnership

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## SCHEDULE A

(continued)

## 5. The Land is described as follows:

Located in the 1st Council District of Davidson County, Tennessee, being a portion of the Ashland Eskimo property, as referenced in Instrument No. 20220311-0028267 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found) along the southerly right-of-way for Cato Road and the westerly right-of-way for Briley Parkway, said rebar being located 1.3 feet in a northerly direction from a concrete monument (found), said rebar being the northeasterly corner of the herein property described, and having a Tennessee State Plane coordinate value of North: 687,599.26 US feet, East: 1,711,170.94 US feet (NAD83, 2011);

Thence, with said Briley Parkway right-of-way, the following three (3) calls:

- 1) South 04° 56' 42" West 513.10 feet;
- 2) South 09° 39' 34" West 301.30 feet;
- 3) South 02° 51' 48" West 734.42 feet, to an iron rebar (set);

Thence, severing Ashland Eskimo, North 84° 56' 08" West 459.72 feet, to the easterly line of the Kathy Lu Wariner, et al property, Instrument No. 20181101-0108098 (RODCT);

Thence, with Wariner, North 07° 14' 03" East 309.26 feet, to the southeasterly corner of the Ronnie Dean Calhoun, et ux property, Instrument No. 20240202-0007634 (RODCT);

Thence, with Calhoun, North 06° 51' 21" East 250.00 feet, to the southeasterly corner of the Trinidad Sanchez III, et ux property, Instrument No. 20190508-0042948 (RODCT);

Thence, with Sanchez, North 07° 16' 56" East 301.98 feet, to an iron pipe (found), said pipe being the southeasterly corner of the Chelsea Douglas & Ronald T. Sawyer property, Instrument No. 20150102-0000100 (RODCT);

Thence, with Douglas & Sawyer, North 06° 36' 44" East 106.39 feet, to the southwesterly corner of the Amy Rutherford property, Instrument No. 20231122-0091157 (RODCT);

Thence, with Rutherford and the Mladen Stupar, et ux property, Instrument No. 20180817-0081675 (RODCT), South 61° 53' 40" East 233.53 feet, to an iron rebar (found) in the southerly line of Stupar; Thence, continuing with Stupar, the following three (3) calls:

- 1) South 02° 44' 23" West 58.00 feet, to an iron rebar (found);
- 2) South 62° 24' 00" East 145.09 feet, to an iron rebar (found);
- 3) North 05° 44' 30" East 787.00 feet, to an iron rebar (found), said rebar being along the southerly right-of-way of Cato Road;

Thence, with Cato Road right-of-way, South 83° 18' 27" East 59.96 feet, to the Point of Beginning, containing in all 9.55 acres, more or less.

Being a portion of the same property conveyed to Eskimo Ashland, a Tennessee general partnership, by the Special Warranty Deed from Jeffrey Mobley, Administrator, C.T.A. of The Estate of Alton Ross, Jr. of record in

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ALTA Commitment for Title Insurance (07/01/2021)



**SCHEDULE A**

(continued)

Instrument No. 20220311-0028266, and the Quitclaim Deed from Jeffrey Mobley, Administrator, C.T.A. of The Estate of Alton Ross, Jr. of record in Instrument No. 20220311-0028267, in the Register's Office for Davidson County, Tennessee.

**END OF SCHEDULE A**

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**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
7. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:
  - a. Deed from EskiMo Ashland, a Tennessee general partnership, to The Church of the Living God, the Pillar and Ground of the Truth, Inc., of Tennessee, describing the property set out in Schedule A.
8. Taxes for the year 2024: Map/Parcel 058-00-0-040.00,  
Davidson County: \$ 154.58; Paid on December 18, 2024.  
  
Taxes for the year 2024: Map/Parcel 058-00-0-200.00,  
Davidson County: \$ 1,393.79; Paid on December 18, 2024.
9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. INTENTIONALLY DELETED
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED
15. We must be furnished with a copy of the Articles of Incorporation and Bylaws for The Church of the Living God, the Pillar and Ground of the Truth, Inc., of Tennessee, all amendments thereto, and proper resolutions authorizing the proposed transaction and appointing signatories authorized to legally bind the corporation. Any conveyance or encumbrance must be made in compliance with the terms of said instruments.

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**SCHEDULE B, PART I - Requirements**  
(continued)

16. We must be furnished with a copy of Certificate of Existence issued by the office of the Secretary of State of the state of incorporation of The Church of the Living God, the Pillar and Ground of the Truth, Inc., of Tennessee.
17. Furnish a copy of the partnership agreement and all amendments thereto and other evidence satisfactory to the Company that Eskimo Ashland, a Tennessee General Partnership, is a valid and subsisting partnership under the laws of the State of Tennessee and that all necessary consents, authorizations, resolutions, notices and partnership actions relating to the sale and the execution of and delivery of the Deed and required under applicable law and partnership agreements have been conducted, given or properly waived; Or in the alternative, furnish satisfactory opinion of local counsel in the State of formation that seller is a duly organized and existing partnership under the laws of the state of formation and that the signatory(ies) has the power and authority to execute all documents necessary to properly bind the partnership.
18. We must be furnished with a standard Company Owner's Affidavit. We reserve the right to make additional requirements and exceptions upon review of said Affidavit.
19. If construction, demolition, or the delivery of materials therefore has occurred on the land within the last 120 days, we require satisfactory compliance with the Tennessee Notice of Completion statute, including the recordation of a proper Notice of Completion, notice to appropriate parties, the running of the applicable claim period, and the satisfactory resolution of any claims submitted in accordance therewith, prior to closing.
20. Release of Negative Pledge Agreement of record in Instrument Number 20220311-0028268, in the Register's Office for Davidson County, Tennessee.

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II - Exceptions**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Any lien or right to a lien for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.
8. INTENTIONALLY DELETED
9. Taxes for the year 2025, a lien not yet due and payable.
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. INTENTIONALLY DELETED
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED

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**SCHEDULE B, PART II - Exceptions**  
(continued)

15. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 8371, Page 332, in the Register's Office for Davidson County, Tennessee.
16. Subject to the flow of any creeks, streams, or branches across subject property.
17. INTENTIONALLY DELETED
18. Lack of direct access to Briley Parkway.
19. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Stephen Vander Horst, TN RLS No. 3041, M2 Group, dated April 2, 2025, and last revised \_\_\_\_\_, 2025:  
  
(a) Utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area

**END OF SCHEDULE B, PART II**

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## COMMITMENT CONDITIONS

## 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I-Requirements; and
    - f. Schedule B, Part II-Exceptions; and
    - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

## 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS**

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**Re: Follow up from Phone Call This AM**

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**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Date** Fri 4/25/2025 12:08 PM

**To** Ryan M. Moses <rmmoses@gmail.com>

Good Afternoon Ryan,

You're confused by our conversation. Still, I wanted to let you know that I've considered your and Nick Leonardo's proposal to the community. Also, over the last few weeks I've considered the concerns of community members who are adamant that they do not want Agricultural rezoned to Industrial. I've also considered that Planning unanimously voted down your re-zone proposal. Additionally, last night at our community meeting, a Cato Road resident brought it to my attention that you do not actually own the property that you told the community you own. I have further investigated the claim.

I will not be moving forward with a re-zone for Best Brands Liquor Warehouse. There is simply **no amount** of money that your company can bring to the table that will change this determination. This decision is being made on behalf of the people of District 1. Thanks-  
Council Member Joy Kimbrough, District 1

---

**From:** Ryan M. Moses <rmmoses@gmail.com>

**Sent:** Thursday, April 24, 2025 5:07 PM

**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Subject:** Follow up from Phone Call This AM

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Joy,

I tried to text you a few times today as well-

I really just need full understanding of your stipulations for the SP to discuss with my family - what organizations are you wanting this \$500,000 community contribution to go towards? You are wanting it in one lump sum. When is this payment supposed to be paid? Upon successful completion of the rezone?

Thanks,

Ryan

Ryan M. Moses

(615) 480-7926

[RMMoses@gmail.com](mailto:RMMoses@gmail.com)





CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fw: Best Brands Liquor warehouse expansion request to rezone AR2A to IR**

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**Kimbrough, Joy S (Council Member)** <Joy.Kimbrough@nashville.gov>  
To: "joykimbroughdistrict1@gmail.com" <joykimbroughdistrict1@gmail.com>

Tue, Aug 26, 2025 at 12:50 PM

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**From:** Lisa Proctor <ljayneproctor@gmail.com>  
**Sent:** Tuesday, April 1, 2025 8:55 AM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Subject:** Best Brands Liquor warehouse expansion request to rezone AR2A to IR

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Dear Council Member Kimbrough,

Thank you for hosting the recent D1 Community meeting. So grateful for your service to our community.

I was surprised to see Best Brands return to request this rezoning. I wish they had moved on to find a more appropriate area that is already zoned IR. Wishful thinking!

Having attended nearly all of their meetings since early 2023, I still stand opposed to the rezoning. As I said then, and still do, they made an unwise business decision by purchasing that defective property for their industrial expansion, and expect the community to solve the ingress and egress problem for them.

They should sell and move on, and any future buyer should not be bailed out either. If anything, the property needs to be rezoned to AR2A to comport with the neighboring properties west along Ashland City Highway, and to also align with the Policy of T2RM.

Nothing has changed in two years with their proposal other than three things, none of which warrant a zone change.

- 1) Best Brands finally presented an artist rendition of the proposed building along with handouts that I assume their "consultant" recommended and prepared, along with filling the room with people that have been lured into thinking this is a good thing for the District.
- 2) a paltry CBA offering of \$30k yr for 5 years, in an attempt to dangle a carrot to those same people,
- 3) a community liaison appointment.

I understand why they felt the need to "market" and lobby this large warehouse to D1, since 7 meetings didn't produce a majority consensus for approval. Organizing community members that are high profile was a smooth move on their part. How many of them live by this site? That being said, I still disagree based on the land use policy as outlined in Nashville Next, and am not impressed with dog and pony shows. The closest neighbors should weigh in again, not a stacked room.

This 350,000 sq ft warehouse is 7.02 acres in size (!), plus the parking lots, which will be a huge environmental impact to the land, and will potentially cause increased flooding downstream in the Bordeaux area. That's a HUGE rooftop to displace water runoff.

The promise of jobs is the same old story they gave us two years ago. When I asked Ryan Moses at that time how many "new" employees he would be hiring, it was a nominal amount. I'm glad that someone else in the audience asked him again last week. Sounds like about 30 new hires, a minimal amount.

The Planning Department outlined reasons for disapproval at the May 25, 2023 meeting. I have attached the minutes for your convenience. Please refer to Item 27 for the details.

I highlight Director Kempf's statement and Lisa Milligan's additional remarks which call for a Community Plan Amendment. Without that, I believe they are continuing to waste yours, Planning's, and the community's time.

One last thought. The fear of what might come next cannot be the reason to approve a project before us. I really am uncomfortable with the threats they made at the meeting of "something worse". The community has the power to make those decisions under your leadership.

Thank you for your time and consideration in reading my opinion.

Sincerely,

10/17/25, 9:07 PM

Gmail - Fw: Best Brands Liquor warehouse expansion request to rezone AR2A to IR

**Lisa Proctor**

**4129 Dry Fork Rd**

**Whites Creek**

(I live 5 miles from this site and travel by there at least twice a month to Bells Bend to get my fresh vegetables from the farm there during growing season)

Chip Howorth, Adapt Development, 7337 Cockrill Bend Boulevard, spoke in favor of the application.

Aaron Lockhart, 3808 Clarksville Pike, spoke in favor of the application.

Ryan Moses, 7337 Cockrill Bend Boulevard, spoke in favor of the application.

Jon Michael, Thompson Burton Law Firm, 1801 West End Avenue, spoke in favor of the application.

Chuck Gleaves, no address given, spoke in favor of the application.

Laura Moore, 132 Abbey Hill Lane, spoke in favor of the application.

Alan Shaw, 3514 Chesapeake Drive, spoke in favor of the application.

Che Flowers, 1813 Belle Arbor Drive, spoke in favor of the application.

Harrison Buc, 4905 Kentucky Avenue, spoke in favor of the application.

Kim Davis, 9064 Old Charlotte Pike, Pegram, spoke in favor of the application.

Yessica Llanos, 3634 Brookway Drive, spoke in favor of the application.

Danielle Mendelson, 1677 54<sup>th</sup> Avenue North, spoke in favor of the application.

Levi Shoad, 5038 Hydes Ferry Pike, spoke in favor of the application.

Troy Williams, 4479 Cato Road, spoke in opposition to the application.

Ian Rhett, 4600 Cato Road, spoke in opposition to the application.

Alfred Krenn, 4485 Cato Road, spoke in opposition to the application.

Travis Todd spoke in rebuttal.

**Vice Chair Farr closed the Public Hearing.**

Mr. Clifton thought the points from both sides were very well made. He said he does not think they can approve this because of what the plans show but felt they should not defer this and take away from the Council a right to vote on it.

Ms. Johnson asked if there is any discussion for going to SP.

Ms. Milligan said they have not seen this plan until today and there was no discussion regarding an SP.

Ms. Johnson said if this is the intent, it could be good for the site, but the request is for the entire zone to IR and has to agree with the staff recommendation for disapproval. She said she would rather see a deferral and ask the applicant to bring the SP to accommodate the community's needs.

Ms. Kempf stated an SP would have been a wiser choice given the environment. She said a plan amendment would be needed and asked what that would do to the timing.

Ms. Milligan explained they would need to go through a process of a determination with the policy team. Considering it would be going from a Rural to a District Industrial, it would be a major amendment, and those are typically eight weeks from the time they are submitted. She said the next filing deadline is June 14<sup>th</sup> and it would put it into late August for a Commission meeting.

Councilmember Withers felt the odds of passage of this legislation, either way, are very low for this term.

**Councilmember Withers moved and Mr. Clifton seconded the motion to disapprove. (6-0)**

**Resolution No. RS2023-200**

**BE IT RESOLVED by The Metropolitan Planning Commission that 2023Z-052PR-001 is disapproved. (6-0)**



nashville.gov



**052523DraftMinutes.pdf**  
887K



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fw: best brands warehouse**

---

**Kimbrough, Joy S (Council Member)** <Joy.Kimbrough@nashville.gov>  
To: "joykimbroughdistrict1@gmail.com" <joykimbroughdistrict1@gmail.com>

Tue, Aug 26, 2025 at 1:09 PM

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**From:** [REDACTED]  
**Sent:** Tuesday, April 1, 2025 10:15 AM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Subject:** best brands warehouse

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Sorry I wasn't able to make the meeting Thursday... I'm shocked that these people are back at this (and now with artificially renewed support). Having an industrial warehouse in a residential area is a TERRIBLE idea (as it was the last time they tried this)--- PLEASE PLEASE PLEASE help us stop this. Your support in stopping the mega church was crucial and so appreciated; I've been on Cato road for 21 years and the constant attempts at abusing the neighborhood can be exhausting to defend but we have a beautiful area and capitulating to people trying to turn a buck by wrecking it with industrial garbage is not an option.

Thanks again,

[REDACTED]  
4517 Cato rd



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

---

**Fw: Best Brand Oppostion**

---

**Kimbrough, Joy S (Council Member)** <Joy.Kimbrough@nashville.gov>  
To: "joykimbroughdistrict1@gmail.com" <joykimbroughdistrict1@gmail.com>

Tue, Aug 26, 2025 at 12:56 PM

---

**From:** [REDACTED]  
**Sent:** Sunday, April 6, 2025 6:02 PM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Subject:** Best Brand Oppostion

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good evening,

I am a resident of Cato Rd. My property line is shared with the property that best brands is wanting to build. I beg of you to oppose them. Please do not let this land go to a warehouse. It's heartbreaking.

Also, please let me know if you have any notes to share from the meeting as I was not able to attend. I have heard that it does not seem like it is going in our favor so I please ask you to hear us.

Thank you for your time.





CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

---

**Fw: Thank you**

---

**Kimbrough, Joy S (Council Member)** <Joy.Kimbrough@nashville.gov>  
To: "joykimbroughdistrict1@gmail.com" <joykimbroughdistrict1@gmail.com>

Tue, Aug 26, 2025 at 1:06 PM

---

**From:** [REDACTED]  
**Sent:** Friday, April 25, 2025 2:57 PM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Subject:** Thank you

You don't often get email from ashley.pineda@gmail.com. Learn why this is important

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

CM Kimbrough,  
Thank you for all of your work, time, and efforts representing D1. We greatly appreciate you navigating the Best Brands request and standing up for us residents, as well as your regular updates and communication.

With gratitude

[REDACTED]



R

Ryan Moses



Joy just following up on  
your idea on what a  
good community  
benefit is to get this  
project moving forward  
- Thanks!

Wednesday, Apr 23 • 8:42 AM

Good morning Joy -  
sorry I missed you - just  
following up on your  
benefit ideas for the  
community

Wednesday



• 10:01 AM



Ryan Moses



Wednesday, Apr 23 • 10:01 AM

I would love to have  
something agreed upon  
before your meeting on  
Thursday

Thursday, Apr 24 • 9:43 AM

So I have full context to  
discuss with my family -  
what charities are you  
wanting this \$500,000  
community contribution  
to go towards

Thursday,

1 • 3:18 PM



7:39    •

   91

←  Ryan Moses



Thursday, Apr 24 • 3:18 PM

I am trying to sit down  
with my mom and uncle  
to go through this but I  
need clarity to explain  
to them

Thursday, Apr 24 • 5:09 PM

I just sent you an email  
too - please answer as  
soon as you can so I  
can decide with my  
family for our  
company's future

⊕ RCS mess...



7:39    •

   91



R

Ryan Moses



Friday, Apr 25 • 1:23 PM

Your email doesn't make sense - it is a complete 180 from our conversation yesterday

Friday, Apr 25 • 2:44 PM

Joy - I just listened to our conversation a few times with my Uncle and I am not confused about the amount and proposition.

Monday, Apr 28 • 12:47 PM

conversation yesterday

Friday, Apr 25 • 2:44 PM

Joy - I just listened to  
our conversation a few  
times with my Uncle  
and I am not confused  
about the amount and  
proposition.

Monday, Apr 28 • 12:47 PM

Just tried to call you

Tuesday, Apr 29 • 9:19 AM

Tried you back again

9:19 AM



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RCS mess...







Outlook

---

**Re: Follow up from Phone Call This AM**

---

**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Date** Fri 4/25/2025 12:08 PM

**To** Ryan M. Moses <rmmoses@gmail.com>

Good Afternoon Ryan,

You're confused by our conversation. Still, I wanted to let you know that I've considered your and Nick Leonardo's proposal to the community. Also, over the last few weeks I've considered the concerns of community members who are adamant that they do not want Agricultural rezoned to Industrial. I've also considered that Planning unanimously voted down your re-zone proposal. Additionally, last night at our community meeting, a Cato Road resident brought it to my attention that you do not actually own the property that you told the community you own. I have further investigated the claim.

I will not be moving forward with a re-zone for Best Brands Liquor Warehouse. There is simply **no amount** of money that your company can bring to the table that will change this determination. This decision is being made on behalf of the people of District 1. Thanks-  
Council Member Joy Kimbrough, District 1

---

**From:** Ryan M. Moses <rmmoses@gmail.com>

**Sent:** Thursday, April 24, 2025 5:07 PM

**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Subject:** Follow up from Phone Call This AM

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Joy,

I tried to text you a few times today as well-

I really just need full understanding of your stipulations for the SP to discuss with my family - what organizations are you wanting this \$500,000 community contribution to go towards? You are wanting it in one lump sum. When is this payment supposed to be paid? Upon successful completion of the rezone?

Thanks,

Ryan

Ryan M. Moses

(615) 480-7926

[RMMoses@gmail.com](mailto:RMMoses@gmail.com)



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

---

**Fwd: Joe**

---

**Joy Kimbrough** <joykimbrough@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Tue, Aug 26, 2025 at 1:28 PM

----- Forwarded message -----

From: **Joseph Bond** <joebond@smokinjoesfoods.com>  
Date: Thu, May 1, 2025 at 3:09 PM  
Subject: Fwd: Joe  
To: <Joykimbrough@gmail.com>

----- Forwarded message -----

From: **Ryan M. Moses** <ryan@adapt.land>  
Date: Thu, May 1, 2025 at 9:46 AM  
Subject: Fwd: Best Brands Update  
To: joebond@smokinjoesfoods.com <joebond@smokinjoesfoods.com>

This is from Ian - He is in support

-Ryan

Begin forwarded message:

**From:** Cato Neighbors <catoneighbors@gmail.com>  
**Subject:** Best Brands Update  
**Date:** April 26, 2025 at 2:38:34 PM CDT  
**To:** undisclosed-recipients;;

CM Kimbrough has announced she won't support the rezoning request. Here's what's happened since the March meeting:

In the March meeting, there was some new information in a claim made by Best Brands - they had gone ahead and executed the "land swap", exchanging the AR2A property that enabled ACH left-turn access from the IR property with the church for the northern part of their parcel.

In other words, the landswap appeared no longer contingent on the SP/rezoning approval, and it threatened to "unlock" the use of that IR parcel by enabling a left turn on to ACH.

This new information from the March meeting suggested the threats of selling to Waste Management or similar uses were more credible.

After speaking with neighbors and a land use attorney over that weekend, I met with Ryan on April 2 to do some due diligence and asked for verification we weren't being misled.

The implications (pending verification) were significant: SOME industrial use of that corner property seemed inevitable. As I said in the very first meeting, the Best Brands warehouse would likely be the least problematic of all possible IR uses.

This revelation required reconsidering our position and potential SP requirements. The choice appeared to be: negotiate with Best Brands or accept whatever comes after. This internal

conflict was deeply troubling to me.

My change of tone after the March meeting (from absolute rejection to cautious conversation) was noticeable to many, including CM Kimbrough. If Best Brands proved ownership, it would mean we'd likely lost the battle against further industrialization on Ashland City Highway and we were faced with our only opportunity to have input on what happens there.

Yesterday, shortly after CM Kimbrough's email to the community, Ryan sent me a title transfer document showing transfer contingent on documentation and payment - not quite proof of sale, but a step in the process.

With CM Kimbrough's decision made, we'll learn the truth soon. If the landswap will have or has proceeded, the church can build their convention center via Cato, and we'll eventually discover who buys and uses the IR property. Unfortunately, we'll have limited recourse in either case, as both will have by-right land use.

So we'll wait and see. That's the update on that.

Thanks for reading this far.

Ian for CatoNeighbors

"I only learned 25 letters of the alphabet. I don't know Y"



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

---

**Fw: Best Brands**

---

**Kimbrough, Joy S (Council Member)** <Joy.Kimbrough@nashville.gov>  
To: "joykimbroughdistrict1@gmail.com" <joykimbroughdistrict1@gmail.com>

Tue, Aug 26, 2025 at 12:42 PM

---

**From:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Sent:** Thursday, May 29, 2025 12:16 PM  
**To:** [REDACTED]  
**Subject:** Re: Best Brands

Please call me at your convenience. No rush at all. Thanks- Joy Kimbrough 615-753-4797

---

**From:** [REDACTED]  
**Sent:** Thursday, May 29, 2025 11:11 AM  
**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>; Cato Neighbors <catoneighbors@gmail.com>  
**Subject:** Best Brands

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

This morning at the Northwest Y there are some people attempting to have District 1 members to sign a petition for Best Brands.... Stating that BB is much better than a DUMP and scaring people into signing.

I attempted to set the record straight that their spiel is false and their method was nothing short of misleading and potentially crooked. Hopefully this can be stopped.

Take Care,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Outlook

---

**Ethical Conduct Complaint**

---

**From** Kyle, Austin (Metro Clerk) <Austin.Kyle@nashville.gov>

**Date** Tue 8/19/2025 1:14 PM

**To** Dietz, Wallace (Legal) <Wally.Dietz@nashville.gov>

**Cc** Eke, Nicki (Legal) <nicki.eke@nashville.gov>; Zeitlin, Hannah (Legal) <Hannah.Zeitlin@nashville.gov>;  
Metro Clerk <MetroClerk@nashville.gov>

 1 attachment (2 MB)

Complaint - Ryan Moses v. CM Kimbrough 8-19-2025.pdf;

Director Dietz and Board of Ethical Conduct Members,

Pursuant to Metro Code Section 2.222.040.C, the attached complaint was filed with the Metropolitan Clerk's office today by Mr. Ryan Moses, alleging violations of the Standards of Conduct by Council Member Joy Kimbrough.

Let me know if you have any questions.

**Austin Kyle**

Metropolitan Clerk

1 Public Square, Suite 205

Nashville TN 37201

Ph: 615-862-6770





Outlook

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**Re: Ethical Conduct Complaint**

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1

**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Date** Fri 8/22/2025 8:16 AM

**To** Kyle, Austin (Metro Clerk) <Austin.Kyle@nashville.gov>; Dietz, Wallace (Legal) <Wally.Dietz@nashville.gov>

**Cc** Eke, Nicki (Legal) <nicki.eke@nashville.gov>; Zeitlin, Hannah (Legal) <Hannah.Zeitlin@nashville.gov>; Metro Clerk <MetroClerk@nashville.gov>

I'm just seeing this complaint from Ryan Moses. Moses believes that he has family connections that make him untouchable. He is a spoiled, entitled, privileged, unhinged, lying, cry baby who has been campaigning to put a liquor store in Bordeaux since before I was elected. Moses is attempting to besmirch my name with the goal of having someone else carry his legislation like he did when he went around the previous district councilperson. He has told a bunch of meritless lies and I have the texts and emails to prove it. He should build his liquor store in his own Belle Meade neighborhood and leave Bordeaux alone. CM Joy Kimbrough, District 1

---

**From:** Kyle, Austin (Metro Clerk) <Austin.Kyle@nashville.gov>

**Sent:** Tuesday, August 19, 2025 1:14 PM

**To:** Dietz, Wallace (Legal) <Wally.Dietz@nashville.gov>

**Cc:** Eke, Nicki (Legal) <nicki.eke@nashville.gov>; Zeitlin, Hannah (Legal) <Hannah.Zeitlin@nashville.gov>; Metro Clerk <MetroClerk@nashville.gov>

**Subject:** Ethical Conduct Complaint

Director Dietz and Board of Ethical Conduct Members,

Pursuant to Metro Code Section 2.222.040.C, the attached complaint was filed with the Metropolitan Clerk's office today by Mr. Ryan Moses, alleging violations of the Standards of Conduct by Council Member Joy Kimbrough.

Let me know if you have any questions.

Austin Kyle

Metropolitan Clerk

1 Public Square, Suite 205

Nashville TN 37201

Ph: 615-862-6770







Outlook

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**Ch. 5**

---

**From** Dietz, Wallace (Legal) <Wally.Dietz@nashville.gov>**Date** Mon 8/25/2025 7:40 PM**To** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

CM Kimbrough

Jennifer Krauss has asked me if you may speak to the media about your complaint. I plan to tell her in the morning that the Metro Code does not prohibit a respondent from speaking to the media. I wanted to tell you in advance.

Regards,

Wally Dietz

Wallace W. Dietz

Director of Law

Metropolitan Government of Nashville  
and Davidson County

108 Historic Metropolitan Courthouse

1 Public Square

P.O. Box 196300

Nashville, TN 37219-6300

Wally.Dietz@Nashville.gov

(615) 880-1522

This message may contain information that is confidential or privileged. If you are not the intended recipient, use of this message is prohibited.



Outlook

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**Declination of Interview Request Regarding Best Brands Liquor Warehouse**

---

**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Date** Tue 8/26/2025 10:00 AM

**To** jennifer.kraus@newschannel5.com <jennifer.kraus@newschannel5.com>

**Cc** Dietz, Wallace (Legal) <Wally.Dietz@nashville.gov>

Ms. Kraus,

After contemplating your request, I have decided not to submit to an ambush that has been orchestrated by NewsChannel 5's legal analyst, Attorney Dominic Leonardo, who is also the attorney and lead advocate for the liquor warehouse. Leonardo is on NewsChannel 5's payroll and the Liquor Warehouse's payroll.

I also recall the bias your station exercised when it refused to report on Attorney Leonardo's Order of Protection (OP) alleging inappropriate touching of a minor child despite the fact that he did not appear on the air during the pendency of his court case. I do not believe that your news station will give a fair and unbiased interview on this fabricated matter, and for that reason I decline your invitation. Thanks- CM Joy Kimbrough, District 1

<https://tennesseestar.com/news/newschannel-5-legal-analyst-nick-leonardo-hit-with-order-of-protection-in-davidson-county/tpappert/2023/12/09/>



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COVENANT SCHOOL SHOOTING

KILMAR ABREGO GARCIA

DONATE



## NewsChannel 5 Legal Analyst Nick Leonardo Hit with Order of Protection in Davidson County

December 9, 2023 Tom Pappert



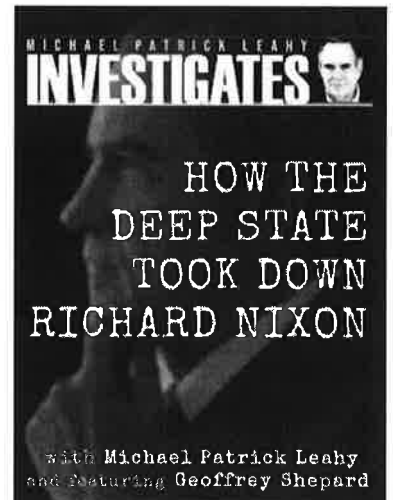
Nick Leonardo, who is a legal analyst for NewsChannel 5, is the subject of an order of protection filed with Davidson County General Sessions Court, a court official confirmed to **The Tennessee Star** on Friday.

The chief clerk for the General Sessions Court told **The Star** that the release of the order of protection filed against Leonardo was pending "clearance from Metro Legal," as there is "a juvenile involved in this case," which he stated meant the clerk's office had "to make sure that this is not going to be placed under seal."

**The Star** was also told Leonardo (pictured above) had not been served with the protection order, but that the matter was turned over to the Davidson County Criminal Court, which will likely have more information by Monday.

Metro Nashville's government website explains that orders of protection can be obtained to order alleged abusers to stay away from those who file them. The orders can also apply to children and family members of the petitioner, as well as pets. Orders of protection can prevent the recipient from owning firearms, interfering with utility or phone bills, and can order the recipient to pay outstanding child support or move out of shared home.

Leonardo, a Nashville lawyer and former Davidson County judge, was identified by NewsChannel 5 as the outlet's legal analyst as recently as Tuesday when he offered comment



for the station's coverage of Audrey Elizabeth Hale, the Covenant School killer, and the leak of her manifesto.

An email sent by **The Star** to the station's general manager, Lyn Plantinga, which sought to ascertain the nature of NewsChannel 5's relationship with Leonardo and to obtain a comment about the order of protection, was not answered by press time.

Likewise, Leonardo did not respond to a press inquiry from **The Star** which asked if he was aware of the order of protection and sought additional details about why it was obtained.

In addition to his legal analysis for local media, Leonardo also represented Tennessee State Representative Justin Jones (D-Nashville) in 2020, when a social media user accused Jones of standing on a car during a riot in Nashville, and a warrant was filed for his arrest.

The charges were dropped, and Leonardo wrote on social media that the warrant for Jones' arrest was dropped because he "did not commit a crime," and seemed to suggest that District Attorney Glenn Funk agreed not to pursue them after a phone call.

Leonardo remained active on X, the platform formerly known as Twitter, as recently as Tuesday, when he liked the campaign announcement video posted by disgraced former Nashville Mayor Megan Barry.

---

Tom Pappert is the lead reporter for **The Tennessee Star**, and also reports for **The Georgia Star News**, **The Virginia Star**, and the **Arizona Sun Times**. Follow Tom on X/Twitter. Email tips to [pappert.tom@proton.me](mailto:pappert.tom@proton.me).

Photo "Nick Leonardo" by Nick Leonardo.

## BREAKING HEADLINES

Trump Says U.S. Will Hit China With 100% Additional Tariff over Rare Earth Restrictions

Trump to Visit Egypt and Israel Early Next Week amid Ceasefire Deal in Middle East

Qatar to Build Air Force Facility on U.S. Base in Idaho

Trump Announces First Phase of Ceasefire in Gaza

IRS Furloughs Nearly Half Its Workforce, Shuttering Most Operations

Cruz to Introduce Bill Protecting Citizens from Government Censorship

Trump's DHS Releases Zero Migrants into U.S. for Fifth Consecutive Month

Justices Appear Skeptical of Conversion Therapy Ban

Email address

CONFIRM

**Sign up here to receive morning updates, plus breaking news, and special offers**



Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

**Current Deed for 4520 Ashland City Hwy.**

---

Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

Fri, Sep 5, 2025 at 2:09 PM

To: "Lampley, Kenneth (Register of Deeds)" &lt;Kenneth.Lampley@nashville.gov&gt;

Good Afternoon Mr. Lampley,

I am trying to ascertain the current owner of 4520 Ashland City Hwy., 37218. Your website shows *Trustees of the Church of the Living God*. Does your office have a more recent deed that has not been uploaded yet? Would you please email a copy of the most recent deed?

I appreciate your help. Thank you- Joy Kimbrough

--  
Joy S. Kimbrough  
email: joykimbrough@gmail.com



Joy Kimbrough &lt;joykimbrough@gmail.com&gt;

---

**Current Deed for 4520 Ashland City Hwy.**

---

**Lampley, Kenneth (Register of Deeds)** <Kenneth.Lampley@nashville.gov>  
To: Joy Kimbrough <joykimbrough@gmail.com>

Fri, Sep 5, 2025 at 2:51 PM

Good Afternoon, I hope you are doing well. I am not seeing a more recent deed. Please let me know if you need anything else.

---

**From:** Joy Kimbrough <joykimbrough@gmail.com>  
**Sent:** Friday, September 5, 2025 2:09 PM  
**To:** Lampley, Kenneth (Register of Deeds) <Kenneth.Lampley@nashville.gov>  
**Subject:** Current Deed for 4520 Ashland City Hwy.

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

[Quoted text hidden]





STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 5699 PAGE 507

Personally appeared before me, H. E. Dyer, a Notary Public in and for said County and State, the within named Jessie Lee Hoard

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 12 day of January, 19 81

My commission expires 6-21-84 Notary Public H. E. Dyer

STATE OF TENNESSEE

COUNTY OF \_\_\_\_\_

Before me, \_\_\_\_\_, a Notary Public of the State and County aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_ with whom I am personally acquainted, and who, upon oath, acknowledged \_\_\_\_\_ to be \_\_\_\_\_ and \_\_\_\_\_ respectively of the \_\_\_\_\_

the within named bargainor, a corporation, and that \_\_\_\_\_ as such \_\_\_\_\_ and \_\_\_\_\_ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said \_\_\_\_\_ as such \_\_\_\_\_ and attesting the same by the said \_\_\_\_\_ as such \_\_\_\_\_

Witness my hand and seal, at office in \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is \$ 15,595.16  
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me

this 12 day of January, 19 81

My commission expires 6-21-84 Notary Public H. E. Dyer

This instrument was prepared by:

Attorney J. F. McClellan,  
Name

2022-Jefferson Street, Nashville, Tennessee  
Address

WARRANTY DEED

FROM

Jessie Lee Hoard

TO

Trustee's of the Church of the  
Living God, the Pillar and  
Ground of the Truth, Inc., of  
Tennessee

G 25109  
G 25105

IDENTIF. REFERENCE

JAN 13 10 47 AM '81

FELIX Z. WILSON II REGIST.  
DAVIDSON COUNTY, TENN.

Pioneer National Life Insurance Company  
Public Square Building  
344 4th Avenue North  
NASHVILLE, TENNESSEE 37219



**OFFICIAL RECEIPT  
FELIX Z. WILSON, II  
REGISTER OF DAVIDSON COUNTY  
NASHVILLE, TENNESSEE**

RECEIVED OF \_\_\_\_\_

FOR \_\_\_\_\_

**BOOK 5699 PAGE 508**

CO - CONVEYANCE  
MO - MORTGAGE  
WD - WARRANTY DEED  
TD - TRUST DEED

CC - CERTIFIED COPY  
REL - RELEASE  
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS  
CO TX - STATE TAX CONVEY  
MO TX - STATE TAX MORT  
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		15595.16-	CO	
		40.56	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CASH	47.06-
		4552A01/13/81	BAL	.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**G 25.1.05**

IDENTIF. REFERENCE

**JAN 13 10 47 AM '81**

FELIX Z. WILSON II REGISTER  
DAVIDSON COUNTY, TENN.

**No. 801657**

**Davidson County, Tennessee  
Assessor of Property****Unofficial Property Record Card****GENERAL PROPERTY INFORMATION**

<b>Map &amp; Parcel:</b> 068 00 0 012.01	<b>Location:</b> 4520 ASHLAND CITY HWY NASHVILLE 37218
<b>Current Owner:</b> CH OF LIVING GOD,PILLAR,GROUND	<b>Land Area:</b> 12.13 ACRES
<b>Mailing Address:</b> P O BOX 830384 TUSKEGEE AL 36083	<b>Most Recent Sale Date:</b> 1/12/1981
<b>Jurisdiction:</b> 4	<b>Most Recent Sale Price:</b> \$0
<b>Neighborhood:</b> 7101	<b>Deed Reference:</b> 00005699-0000506
	<b>Tax District:</b> GSD

**CURRENT PROPERTY APPRAISAL**

<b>Assessment Year:</b> 2025	<b>Assessment Classification:</b> RURAL
<b>Land Value:</b> \$299,900	<b>Assessment Land:</b> \$74,975
<b>Improvement Value:</b> \$0	<b>Assessment Improvement:</b> \$0
<b>Total Appraisal Value:</b> \$299,900	<b>Assessment Total:</b> \$74,975

**LEGAL DESCRIPTION**

N/S ASHLAND CITY HY W OF EATONS CRK RD

**IMPROVEMENT ATTRIBUTES - CARD 1**

<b>Building Type:</b>	<b>Rooms:</b>	<b>Exterior Wall:</b>
<b>Year Built:</b>	<b>Beds:</b>	<b>Frame Type:</b>
<b>Square Footage:</b> 00	<b>Baths:</b>	<b>Story Height:</b>
<b>Number of Living Units:</b>	<b>Half Bath:</b> 0	<b>Foundation Type:</b>
<b>Building Grade:</b> -	<b>Fixtures:</b> 0	<b>Roof Cover:</b> -
<b>Building Condition:</b> Average		

\*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

**Historical Details - Map & Parcel No. 068 00 0 012.01****Location Address:** 4520 ASHLAND CITY HWY NASHVILLE**SALES HISTORY**

<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Deed Book &amp; Page</u>
01/12/1981	\$0	DB	00005699-0000506
01/02/1981	\$22,500	DB	00005696-0000955
06/13/1973	\$0	DB	00004718-0000383

**PREVIOUS APPRAISALS**

<u>Year</u>	<u>Land Use Code</u>	<u>Building</u>	<u>Yard Items</u>	<u>Land Value</u>	<u>Category</u>	<u>Total</u>
2025	R80-RURAL	\$0	\$0	\$299,900	ROLL	\$299,900
2021	R80-RURAL	\$0	\$0	\$157,900	ROLL	\$157,900
2017	R80-RURAL	\$0	\$0	\$92,400	ROLL	\$92,400
2013	R80-RURAL	\$0	\$0	\$97,500	ROLL	\$97,500
2009	R80-RURAL	\$0	\$0	\$100,200	ROLL	\$100,200
2005	R80-RURAL	\$0	\$0	\$79,800	ROLL	\$79,800
2001	R80-RURAL	\$0	\$0	\$47,800	ROLL	\$47,800
2000	R80-RURAL	\$0	\$0	\$43,100	ROLL	\$43,100
1999	R80-RURAL	\$0	\$0	\$43,100	ROLL	\$43,100



Email to District 1 constituents

## The Truth

**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Date** Thu 8/28/2025 12:15 PM  
**To** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>  
**Bcc** joykimbroughdistrict1@gmail.com <joykimbroughdistrict1@gmail.com>

📎 1 attachment (199 KB)

Ryan Moses disapproval letter.pdf;

### Regarding the very biased and misleading news story that aired yesterday:

Ryan Moses, a Liquor Store CEO, wants to build his over 350,000 sq. ft. liquor warehouse in Bordeaux not far from Cumberland School. This will require agricultural land on Ashland City Pike, **owned by the Church**, to be rezoned to Industrial. The Metro Planning Dpt. has already said "NO" but Moses believes that his family connections and money will allow him to rezone the property anyway.

Moses is using the oldest trick in the book. He has found the loudest, most ignorant people in our community. He has paid them, given them free liquor for their meetings, and promised to help sell their fish and BBQ sauce. In exchange, those "leaders" have tried to convince the Bordeaux community that a liquor warehouse solves their problems.

But these leaders are motivated by greed and self-interest. What they do not know is that they are harming Bordeaux **FOREVER**. They're turning **agricultural land into an industrial building zone** that the Bordeaux community will be stuck with permanently even when the land changes hands.

I am a lifelong District 1 resident and will NEVER allow an outsider to come to our beloved Bordeaux community and rape our land. That's a promise.

Moses is a liar. He has made a large investment in getting his way. He has given large amounts of money to "leaders" in the community. He is frustrated because **I am not for sale**. He is frustrated because I will not take his money. He knows that I have never demanded money. Moses has sent me dozens of emails and texts that I do not even respond to. He's worrisome. Pay close attention to the email I send him where I shut him down by telling him that there is no amount of money that his company can bring to the table that would make me support his liquor store in Bordeaux. Channel 5 intentionally left that out. This entire complaint is not saying I took money, it is essentially complaining that I would not take his money.

Moses is a desperate man from a privileged background who insists upon having his way in Bordeaux. He is a man that has no respect or concern for the well-being of our community, other than how he can use it to make money for his family. He has approached Council-At-Large Member Burkley Allen, to completely bypass the people of District 1, to rezone the Church's property for his Liquor business. We must stand together!



My refusal to give an interview with Channel 5

News Channel Five's Jennifer Kraus stated that I declined to give a sit-down interview but she intentionally failed to state the reason why or to provide a copy of the declination email sent to her.

In a nutshell, the legal analyst for News5 is the same attorney the liquor store hired to represent them for their Bordeaux rezoning. He is on Channel 5's payroll and the Liquor Warehouse's payroll. Channel5, and no other media outlet, was provided a copy of the ethics complaint as soon as it was filed. The work on this fabricated story began before the complaint was filed. The invitation extended from Kraus was simply an attempt to ambush.

I hope to see you tonight at the Annual District 1 Community Meeting, 5:30p.m., Cathedral Of Praise

CM Joy Kimbrough  
"We Are One"



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**Re: Follow up from Phone Call This AM**

---

**From** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Date** Fri 4/25/2025 12:08 PM

**To** Ryan M. Moses <rmmoses@gmail.com>

Good Afternoon Ryan,

You're confused by our conversation. Still, I wanted to let you know that I've considered your and Nick Leonardo's proposal to the community. Also, over the last few weeks I've considered the concerns of community members who are adamant that they do not want Agricultural rezoned to Industrial. I've also considered that Planning unanimously voted down your re-zone proposal. Additionally, last night at our community meeting, a Cato Road resident brought it to my attention that you do not actually own the property that you told the community you own. I have further investigated the claim.

I will not be moving forward with a re-zone for Best Brands Liquor Warehouse. There is simply **no amount** of money that your company can bring to the table that will change this determination. This decision is being made on behalf of the people of District 1. Thanks-  
Council Member Joy Kimbrough, District 1

---

**From:** Ryan M. Moses <rmmoses@gmail.com>

**Sent:** Thursday, April 24, 2025 5:07 PM

**To:** Kimbrough, Joy S (Council Member) <Joy.Kimbrough@nashville.gov>

**Subject:** Follow up from Phone Call This AM

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Joy,

I tried to text you a few times today as well-

I really just need full understanding of your stipulations for the SP to discuss with my family - what organizations are you wanting this \$500,000 community contribution to go towards? You are wanting it in one lump sum. When is this payment supposed to be paid? Upon successful completion of the rezone?

Thanks,

Ryan

Ryan M. Moses

(615) 480-7926

[RMMoses@gmail.com](mailto:RMMoses@gmail.com)



Vincent Bondsman >

Thu, Mar 27, 12:46 PM

Hey Joy can you do me a huge favor? Can Best Brands be the first to resent? I have another event I need to attend this evening.

You told me to put them last. I told the lady who wants to rezone her residential property that she could go first.

Will she be controversial?

I certainly hope not. I plan to rezone her property.

Ok.

If you can let us go second



iMessage





Vincent Bondsman >

Hey Joy can you do me a huge favor? Can Best Brands be the first to resent? I have another event I need to attend this evening.

You told me to put them last. I told the lady who wants to rezone her residential property that she could go first.

Will she be controversial?

I certainly hope not. I plan to rezone her property.

Ok.

If you can let us go second that would be great.



iMessage





Joe Bond >

Thu, May 1, 8:05 AM

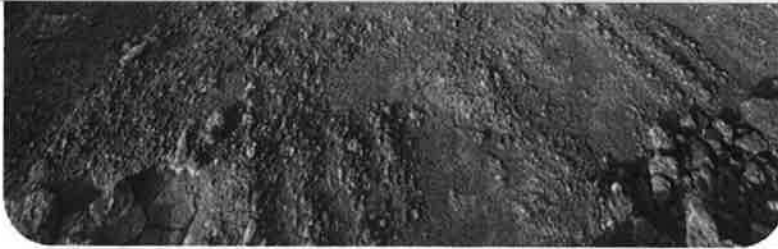


iMessage





Joe Bond >



Good morning Joy Look closely for the green machine they are working on separating steel from the sheet metal in turn of being with us for generations to come and we can't stop them

You ask me last night what are we going to meet with Best Brands about? New Beginning's!!!!!!!!!!

Thu, May 1, 12:22 PM

Can you come meet us at my house at 3pm today?



iMessage





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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

---

**Ryan M. Moses** <ryanmoses@bestbrandsinc.com>

Wed, Oct 11, 2023 at 9:19 AM

To: Joy Kimbrough <joykimbrough@gmail.com>

Cc: Aaron Lockhart <masterlock@icloud.com>, Chip Howorth <chip@adapt.land>, LAW OFFICE OF ROBERT GREENE <chilig53@comcast.net>

Hi Joy,

I wanted to follow up from our last meeting. We have engaged with Ian Rhett. He seems to be going out of his way to not meet with Chip. He originally said his first available meeting was two weeks from when we called, then proceeded to cancel the morning of, and now has proposed a meeting a week from today (2 weeks after he cancelled). Hopefully we will be able to meet with him and discuss.

On a brighter note, Chip and I had a fruitful discussion yesterday with Susan Jones, formerly of Metro Legal. I'm pleased to report that she expressed appreciation for our group's transparent approach and active engagement. We look forward to deepening our collaboration with her and leveraging her network within the community.

Furthermore, we've onboarded Taurus McCain to bolster our outreach efforts in the Jordan's Ridge community. His conversations with Robert Taylor, the former HOA president, have been promising, and we intend to expand our engagement with this community, fostering more supporters for our initiative.

Given our progress and the potential for positive outcomes, would you consider supporting our proposal to re-submit the SP we developed with Burkley last term? We genuinely value your guidance and are eager to understand how we can further align our efforts with your vision.

Warm regards,

Ryan

[Quoted text hidden]



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

**Fwd: OPPOSE BL2023-2102**

Joy Kimbrough &lt;joyfordistrictone@gmail.com&gt;

Sat, Oct 18, 2025 at 5:42 PM

To: joykimbroughdistrict1@gmail.com

----- Forwarded message -----

From: [REDACTED]

Date: Friday, June 30, 2023

Subject: OPPOSE BL2023-2102

To: "burkley.allen@nashville.gov" &lt;burkley.allen@nashville.gov&gt;, "councilmembers@nashville.gov" &lt;councilmembers@nashville.gov&gt;

Cc: "rubybakerfordistrict1@gmail.com" &lt;rubybakerfordistrict1@gmail.com&gt;, "vote@seandailey4council.com" &lt;vote@seandailey4council.com&gt;, "iam@robharrisfornashville.com" &lt;iam@robharrisfornashville.com&gt;, "joyfordistrictone@gmail.com" &lt;joyfordistrictone@gmail.com&gt;, "timthompsonfordist1@gmail.com" &lt;timthompsonfordist1@gmail.com&gt;

"joyfordistrictone@gmail.com" &lt;joyfordistrictone@gmail.com&gt;, "timthompsonfordist1@gmail.com" &lt;timthompsonfordist1@gmail.com&gt;

Good afternoon,

I am writing to ask you to oppose BL203-2102 to convert this land from AR2A to IR. I live in the Jordan Ridge neighborhood which will be directly across from this project. While I support smart building and even mixed used facilities, converting this land for this particular project will do nothing for the neighborhoods surrounding it but increase more noise, traffic, and emissions. Cato Road would be used as the only entrance and exit for one of the buildings which will lead to increased traffic on a narrow, two-lane street where families and children walk (WITH NO SIDEWALKS). It will add increased wear and tear on the overpass which is our only way to get out of our neighborhood, especially with the heavy machinery that will be needed. One of the investors for this project said there was a fair amount of support for the project but I don't know who he's been talking to because none of the people in the neighborhood have expressed support for this. It's already impossible to safely turn on or off of Cato while school is in session. Please do not add this extra traffic to it. OPPOSE this bill.

Thank you,

[REDACTED]

Nashville, 37218



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fwd: Disapprove BL2023-2102**

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Joy Kimbrough <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 5:43 PM

----- Forwarded message -----

From: [REDACTED]  
Date: Friday, June 30, 2023  
Subject: Disapprove BL2023-2102  
To: burkley.allen@nashville.gov  
Cc: rubybakerfordistrict1@gmail.com, vote@seandailey4council.com, iam@robharrisfornashville.com, joyfordistrictone@gmail.com, timthompsonfordist1@gmail.com

Dear Councilman Allen,

I understand that there has been a proposal for a parcel swap which will be on the first reading of the council agenda on July 6th.

This parcel swap will effectively result in the creation of a church/community center with access to Cato road as well as a large warehouse off Ashland City highway.

As someone who lives in the neighborhood where this parcel swap is proposed, I strongly oppose this proposal to metro. I and my neighbors have expressed a strong desire to keep our neighborhood the way that it is and have even been supported by metro through the rural overlay that has prevented development in this part of Nashville for the past several years. Amidst rampant development all over music city, it was a refreshing change to see Metro take a stance to protect District One's original character and legacy, as opposed to selling them for a quick buck.

My house sits on a gravel drive off Cato Road. As someone who aspires to raise a family in this area, I want my kids to grow up with the wooded, secluded feel that exists in district one today. I bought my house in this area with that intention. Seeing developer after developer challenge this is concerning and certainly not welcome. As Ian and other neighbors have no doubt expressed to you at this point, the feeling is shared by most, if not all, residents of this neighborhood.

Most importantly, if this proposal is approved by Metro, it sets an unhealthy precedent for developers in the future -- a precedent that says "you can do whatever you want in District One." There are several other parcels in this area that my neighbors and I have thankfully prevented from being developed in the past few years. If this proposal is approved by metro, it may open the floodgates for other parcels to be rezoned/developed (i.e. people saying, "Hey, this developer got what they wanted, so we want ours") and the quality of this neighborhood which we all hold so dear and have tirelessly fought for will be lost.

And when I say lost, I mean obliterated. For example, Cato Road is a two lane street that runs through District One. There's already a decent amount of traffic with the legacy houses, businesses, school and new builds on Cato Ridge road, not to mention the new build that recently started on the corner of Ashland City Highway and Cato Road. In addition to losing dozens of trees from the build site, I predict traffic/noise/etc will only get worse once those units are occupied. Add a church, a warehouse, dump trucks, concrete mixers, apartments, tall/skinnyies and heaven knows what else into the mix and suddenly just getting in and out of this neighborhood will be an ordeal of Biblical proportions.

In short -- there is far more at stake here than meets the eye. We value this neighborhood the way it is and strongly oppose even the best-intentioned developer who says they're "invested in the community." I sincerely hope you (and any other future council members) will have our back in this matter.

Happy to clarify or answer questions as needed.

God bless,  
[REDACTED]



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fwd:**

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**Joy Kimbrough** <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 5:44 PM

----- Forwarded message -----

From: [REDACTED] &lt;[REDACTED]&gt;

Date: Monday, July 3, 2023

Subject:

To: burkley.allen@nashville.gov, rubybakerfordistrict1@gmail.com, vote@seandailey4council.com, iam@robharrisfornashville.com, joyfordistrictone@gmail.com, timthompsonfordist1@gmail.com

Hi CM Allen and D1 candidates,

My name is Ashley Wendt, and my address is 4604 Cato Rd, Nashville, 37218. I am writing in opposition to Bill #BL2023-2102, which is on the July 6 Council agenda for First Reading. I strongly ask you to oppose this bill for several reasons, including:

- This bill is not in alignment with NashvilleNext's long range plan which calls for rural preservation.
- If this bill is approved, a warehouse will be built in the Highland Rim Forest, which CM Allen acted to conserve.
- Additional loss of tree canopy and understory next to Briley could lead to flooding on Briley and downstream in Bordeaux.
- This project is not following the due process of a Major Plan Amendment.
- If approved, this would set a negative precedent for future industrial expansion in one of the few residential areas in Nashville with a Conservation Overlay in the area and in well-loved neighborhoods. This would make the area significantly less attractive for future higher-end residential development, which incidentally would increase the Average Median Income (AMI) and be attractive to desirable businesses.
- The increased traffic on Cato Rd. would create a notable traffic problem and potential safety concerns.

I ask that you consider the type of neighborhood you want you and your family to live in and extend that sentiment to the residents of D1 and oppose this bill.

Thank you,  
[REDACTED]

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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

---

Ryan M. Moses <ryanmoses@bestbrandsinc.com>

Tue, Aug 22, 2023 at 12:05 PM

To: Joy Kimbrough <joykimbrough@gmail.com>

Cc: Chip Howorth <chip@adapt.land>, Aaron Lockhart <masterlock@icloud.com>

Joy,

I really appreciate the time last week to discuss our project. Per our conversation, I wanted to make sure you have the most recent site layout plan and details below of the proposal and my family's company. We have and will continue to operate in full transparency with you and the community.

I have also CC'd Aaron Lockhart from CLGPGT on this email. Aaron can speak to The Church of the Living God the Pillar and Ground of the Truth (CLGPGT) and their intentions with the community as a resource and partner for District 1

Best Brands is a fourth generation Nashville-based company distributing liquor, wine, and beer. Founded in 1983 by Seth Eskind and Robert Moses, the company has remained under the active leadership of the Eskind and Moses families, serving and growing with the middle Tennessee market over the years. We are proud to currently employ over 265 Tennesseans, many of whom have been part of our journey for years.

As you may recall, the Nashville tornadoes of March 3, 2020, resulted in the complete destruction of Best Brands warehouse. We managed to find alternative arrangements, renting 126,000 square feet of warehouse space in Lavergne, Tennessee, and rebuilding the 20,000 square feet of office space on Cockrill Bend Blvd. Our business has continued to flourish since, and the need for larger premises has become apparent.

It took us years to locate the right piece of land, but we finally were able to purchase 14 acres at the corner of Briley Parkway and Ashland City Highway. The property is currently zoned IR. However, to prevent our trucks from driving through the neighborhood onto Cato Road and circling back to Briley Parkway, we have engaged in a land swap with the Church of The Living God the Pillar and Ground of the Truth, who owns the adjacent parcel. This enables Best Brands to use the land further down Ashland City Highway for our trucks to exit, sparing Cato Road completely from all Best Brands related activities. For this to be feasible, we need the new property's zoning to change with this proposal.

We hired civil engineers, architects, and contractors to help us place the building on the site that would be most efficient and best for the environment and the aesthetics of the finished project. We aim to place our building in a way that is both aesthetically pleasing and minimally invasive to the natural environment, replacing any trees that must be removed, and effectively managing the presence of invasive species.

We propose to build ~291,000 sq. ft. of warehouse. We will construct a ~1.4 acre retention pond for stormwater drainage. We plan to utilize ~120 feet of buffer even though rules only call for 30 feet. Our project has been designed with the utmost respect for our neighbors in the Cato Road Association. We understand and appreciate the need for a harmonious coexistence and will ensure our development is not intrusive. In fact, the topography of the land would screen our facilities from view from most of Cato Road. The peak of the neighboring parcel is 620 ft elevation. The roofline of our building will be ~ 565' elevation.

While we're eager to get started due to our lease in LaVergne soon expiring, we are equally committed to ensuring that this development benefits our beloved city of Nashville. The proposed state-of-the-art

warehouse and office complex will not only provide a home for our growing family of employees but also contribute positively to the local economy through job creation. Our roots in Nashville extend over 140 years, and we're not here for short-term gains. We are committed to being excellent neighbors and active contributors to our community and helping worthy causes in District one with fundraising and with community involvement from our employees.

Please let me know what other information we can provide and I am sure Aaron can elaborate on the church's mission and impact on District 1 now and the future.

Best Regards,

-Ryan

---  
**Ryan M. Moses**  
Chief Operating Officer

**Best Brands Incorporated** | Wine, Spirits & Beer Distributor  
7337 Cockrill Bend Blvd, Nashville, TN 37209  
**office** 615-350-8500, **direct** 615-835-2714



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## 2 attachments



**4520 Ashland City Hwy.pdf**

466K



**31043.0000 -Site Layout Plan-EX1.1 - CONCEPTUAL SITE LAYOUT (3) (1) (1).pdf**

542K





CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fwd: Proposed rezoning Cato Rd**

---

Joy Kimbrough <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 6:02 PM

----- Forwarded message -----

From: [REDACTED]  
Date: Thursday, July 6, 2023  
Subject: Proposed rezoning Cato Rd  
To: burkley.allen@nashville.gov, rubybakerfordistrict1@gmail.com, vote@seandailey4council.com, iam@robharrisfornashville.com, joyfordistrictone@gmail.com, timthompsonfordist1@gmail.com

Dear Metro Councilors,

I understand there is a proposal to change zoning from agricultural to industrial underway, and I do not think this is a good idea. When I bought a small, 4-acre homestead off of OHB, I looked through the NashvilleNEXT plan and agree with that plan's stated priority maintaining the rural/green space.

Firstly, anyone who drives on these roads knows that an industrial or high-density development is not really feasible given the current infrastructure, which does need to be upgraded somewhat for the RURAL homes/activities....not to mention industrial or high-density. I think it's also essential for the future of this area to preserve our rural and agricultural spaces so that we are able to continue to access food for all of the people who live here. With rising global temperatures, it's also important to bear in mind Nashville's ever-diminishing tree canopy...these may seem like quaint concerns, but heat islands and food deserts are no joke for the people who live there.

As someone who lives here and who you represent just as much as a developer/party who bought land under one zoning and now wants to change it -- I ask that you vote in favor of maintaining the rural character and low density of this area. We need to maintain our waterways, wildlife, tree canopy, and farm/crop land here in Davidson Co/metro.

Even homes on 1-acre lots would create (in my opinion) significant disruption to waterways, trees, wildlife, cars-on-road, etc. Having that many people try to access via a rural road is a disaster waiting to happen. I think the same of the massive developments on McCrory lane that have a chokepoint access point to a rural road for ingress/egress.

I've seen a few proposals for 5-acre lots (which I think is better), and I would also be in favor of development that incorporates a smaller, higher-density neighborhood in a small area while maintaining the rural/agricultural nature of most of the property -- THAT is the only exception for which I'd be in favor.

One of the folks you represent,

[REDACTED]  
[REDACTED]

---

<https://wabisabisoul.vision/>

I am a sovereign being.

I am On Purpose.



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fwd: REZONING - JULY 6 MEETING**

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**Joy Kimbrough** <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 6:03 PM

----- Forwarded message -----

From: [REDACTED]

Date: Thursday, July 6, 2023

Subject: REZONING - JULY 6 MEETING

To: burkley.allen@nashville.gov

Cc: iam@robharrisfornashville.com, joyfordistrictone@gmail.com, rubybakerfordistrict1@gmail.com, timthompsonfordist1@gmail.com, vote@seandailey4council.com

I am a resident of Cato Road that will be directly impacted by this rezoning. In a negative way. Please do not approve this rezoning! The residents of this area are against this, please listen to us! We do not want to encourage future industrial expansion in our area. We want to preserve the rural areas!!! Conserve our forests! Listen to the residents! PLEASE!!! Do not rush this decision through just so you do not have to wait for another election.

[REDACTED]  
Resident of Cato Rd.



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fwd: Proposed rezoning of property between ACH and Cato Rd**

---

Joy Kimbrough <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 6:04 PM

----- Forwarded message -----

From: [REDACTED]

Date: Thursday, July 6, 2023

Subject: Proposed rezoning of property between ACH and Cato Rd

To: Cato Neighbors <catoneighbors@gmail.com>, burkley.allen@nashville.gov, "iam@robharrisfornashville.com" <iam@robharrisfornashville.com>, joyfordistrictone@gmail.com, rubybakerfordistrict1@gmail.com, timthompsonfordist1@gmail.com, vote@seandailey4council.com

First of all, I am strongly opposed to the rezoning of more IR properties in our general vicinity. Everyone who lives in the neighborhood that I have talked to or heard from are also strongly opposed to this rezoning/development. Seems no one is in favor of this, though it keeps getting passed along like there is some sort of doubt about the community's resounding disapproval.

It seems like this is all being pushed through before an important election and without any consideration of the people who are supposed to be represented by those who are about to vote on it. I understand looking out for your own interests (to a certain extent) but seems to me y'all should be looking out for the people who's vote you will be asking for in the future. Nashville is notorious for bending to the will of developers, giving little to no thought to the people pushed aside or mowed over by the unhinged development. We aren't under the illusion that things we can keep things like they are forever, we just want there to be some accountability.

Seems to me that this alcohol distributor bought a property that was not useful to them. It isn't up to everyone else to suffer to make up for their mistake. This sets a bad precedent for our neighborhood.

[REDACTED]  
- Cato Rd Resident



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

## Fwd: Please withdraw 2023-2102

Joy Kimbrough <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 5:45 PM

----- Forwarded message -----

From: **Cato Neighbors** <catoneighbors@gmail.com>  
Date: Thursday, July 6, 2023  
Subject: Please withdraw 2023-2102  
To: burkley.allen@nashville.gov  
Cc: rubybakerfordistrict1@gmail.com, vote@seandailey4council.com, iam@robharrisfornashville.com, joyfordistrictone@gmail.com, timthompsonfordist1@gmail.com

Neighbors are overwhelmingly opposed to the IR-Rezoning proposed in 2023-2102 and the process which this legislation has gone through. See the survey results below from a survey we sent out yesterday afternoon with three questions about our corner of D1. The answers to the question relevant to the rezoning are below. The other two questions' responses will be shared with the candidates soon.

This proposal is not only contrary on its face to the VERY CLEARLY OUTLINED preservation goals in NashvilleNext, it expands the Industrial footprint in District One which EVERYONE is against.

As stated in the MPC meeting which DENIED this application, this really needs to go through the Community Plan Amendment process, which it has not.

Not to mention this should be handled by the next Council Member in a proper manner.

A last minute filing of an SP is not the way and the circumvention of due process in favor of industrial development of the Highland Rim Forest - and against community will - really gets my goat.

Because the developers implied in the last meeting that there was significant support from Cato Rd neighbors, we sent out a survey late in the day yesterday and have 14 responses already which are unanimous with respect to access to Cato rd, and overwhelmingly against the rezoning.

What do you want to see happen with the Industrial Rezoning proposed at the corners of Briley, Cato and ACH?
Denied
I would like a new road to Ashland City Hwy or Briley Parkway, but do not believe we need big trucks on our tiny road for a distribution facility.
Prefer current zoning. Cato Road is not surfaced for additional traffic, especially trucks.
keep AR zoning
No. This area should be residential.
Housing or gas station
I would prefer single family homes that stabilize our AMI with what the 2017 Fair Housing report states needs to happen for our district to prosper and thrive like other districts. Or a small business that our community can support because they offer some "our" community wants.
Keep it AR2A

I want it to stay AR2A and even if a church is built, I want a significant proportion of the trees to remain.

I would like to keep all entrances and exits on Ashland City and none on Cato.

I am in favor of the rezoning allowing the Church to have the only access to Cato Road, and giving Best Brands access to the 5 lane Ashland City Hwy.

I don't want to see it happen at all. It destroys the natural landscape, adds traffic to Cato Rd and sets a bad precedent for future development.

Nothing preferably . Or reasonable residential builds instead of industrial

Disapproved or withdrawn. Zoning for all these parcels should all convert to AR2A.

No access should be granted to Cato road.



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**Fwd: BL2023-2102 - 8 more responses**

---

**Joy Kimbrough** <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 6:04 PM

----- Forwarded message -----

From: **Cato Neighbors** <catoneighbors@gmail.com>  
Date: Thursday, July 6, 2023  
Subject: BL2023-2102 - 8 more responses  
To: burkley.allen@nashville.gov

8 more survey responses about the IR rezoning since I emailed you earlier today:

I do not want Industrial Rezoning. No access from Cato Road.
--

Denied
--------

I would like to see any rezoning fail. Our agriculture land is more important than ever!!! We do not need more industrialization.
---

Leave as is current
---------------------

DO NOT APPROVE THIS REZONING
------------------------------

I don't want any zoning changed. Let them do what they can with the zoning they already have.
---

Denied. We need to protect our remaining rural-ish areas.
---

I'd like the bill to be pulled and for the next councilperson to lead community meetings about long term growth for this (and several others) area.
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CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**District 1 Re-Zoning Issue**

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Joy Kimbrough &lt;joyfordistrictone@gmail.com&gt;

Sat, Oct 18, 2025 at 5:51 PM

To: "joykimbroughdistrict1@gmail.com" &lt;joykimbroughdistrict1@gmail.com&gt;

----- Forwarded message -----

From: [REDACTED]  
Date: Thursday, July 13, 2023  
Subject: District 1 Re-Zoning Issue  
To: "burkley.allen@nashville.gov" <burkley.allen@nashville.gov>  
Cc: "rubybakerfordistrict1@gmail.com" <rubybakerfordistrict1@gmail.com>, "vote@seandailey4council.com" <vote@seandailey4council.com>, "iam@robharrisfornashville.com" <iam@robharrisfornashville.com>, "joyfordistrictone@gmail.com" <joyfordistrictone@gmail.com>, "timthompsonfordist1@gmail.com" <timthompsonfordist1@gmail.com>

CM Allen,

Hope this email finds you doing well during this hectic election period, as you must be very busy! Below are a few issues that you may or may not be aware of and hope that you take this in the spirit it is intended.

The deceptions/vague presentations by both the developer and BB spokesman are numerous which may be substantiated via a review of the recorded proceedings:

- The sole owner of the parcels in question is Eskimo Ashland which is owned by 2 wealthy families and BB will simply lease warehouse space. They altered the tract info presented in our mtg to make it appear that Best Brands/Ashland Eskimo would be the owner... If that would have been factual, I'm sure the IRS would have an issue with the leasing arrangement. Yet during the last mtg BB communicated they desire to own, while in actuality, BB would not have any ownership.
- Blue Sky, LLC under partnership of Robert Moses & Seth Eskin is the actual property owner for BB @ 7337 Cockrill Bend (BB physical address). BB company listed address is actually in Belle Meade. You will recall that Ryan Moses stated that BB would like to own the property rather than lease as is current status w/Ajax Turner. BB has not owned property as they have leased from the very beginning even before the tornado destroyed the warehouse.
- They originally communicated that a warehouse less than half the size of what was proposed in the Burch Transportation "study" of a 360,000 sq ft warehouse plus office space of 20,000 sq ft would be constructed. A warehouse of half this study is much larger than their current warehouse capacity and will allow for future expansion.
- The "study" was completed months prior (5/019/23) to the mtgs and would have been commissioned several months prior. You presented to Council that the warehouse would be built according to the Burch Study, yet BB acknowledged during the mtg you attended, they have not finalized a size. I did confirm via BB of their original intent of constructing a 360,000 sq ft warehouse with 20,000 sq ft of office space. Why wasn't their true intent presented upfront and why the need for an exorbitant amount of warehouse space?

- They've known all along that BB only needs a much smaller warehouse and the intent to lease other space as profit for a select few. **No number of SP amendments will be able to control future leasing arrangements and to whom... of which the actual impact is unknown.**
- An SP designation does not negate the fact that it is still Industrial property which will open the door for future IR west of Briley Pkwy.
- The current Eskimo 14-acre tract zoned IR is virtually land locked and is severely limited as to the size and viability of what structure could be built. TDOT will not allow large trucks turning left. To my knowledge it would not be cost effective to pursue a large scale industrial development on this tract... not practical and development costs too high.
- The church rep stated they tried to buy the 14-acre Eskimo tract and were rebuked, which is substantiated via video. With the church purchasing the 14-acre tract it would reduce IR encroachment, reducing traffic, etc...
- You've indicated you would entertain the proposal as a best-case scenario of utilization... It is not as the church would not need to change zoning and not increase the Industrial zoning per Nashville Next and Planning Commission ideals. No amount/number of SP amendments will change the fact that only 2 wealthy families will be enriched at the expense of a diverse middle-class neighborhood.
- BB rep communicated they have no other "fallback" plan to consider, which is disingenuous, as Eskimo Ashland as well as Eskimo Centennial are owned by the Eskinds & Moses... Eskimo Centennial bought 23.5 Acres for \$5.15mm zoned IR at 1301 Donelson Pk and 31.13 acres for \$4.05mm across the street on 2/07/23. These properties would accommodate a warehouse satisfying the needs of BB.
- Both you and the church rep have indicated that you're willing to comply with the desires of the neighborhood/community... the neighborhood/community are overwhelmingly against this endeavor.
- Re-Zoning sets a bad precedent for future industrial expansion, making it all the easier to put even more adverse businesses in District 1. It is my understanding that in the past, Metro Council made a commitment to stop dumping on one of the most diverse middle-class neighborhoods in the County.
- Not at all in alignment with the long-range plan NashvilleNext which calls for rural preservation which you've indicated you support.
- This project is not following the due process of a Major Plan Amendment and is being rushed through before a critical election. Not to mention being threatened with "by right" truck access to Cato Rd if they don't get their way.
- Puts a warehouse in the Highland Rim Forest, which you just acted to conserve.
- Loss of tree canopy and understory next to Briley could lead to flooding on Briley and downstream in Bordeaux... Contributing to Global Warming.
- Current infrastructure is already stressed to the max... One example is current water pressure issues on Cato Rd.

- Makes the area less attractive for future higher-end residential development (which would increase Average Median Income making the area more attractive to desirable businesses) and more likely to have apartment/multi-family development which will make the area more attractive to less desirable businesses. Remember: it's AMI and not "# of rooftops" that brings the kind of businesses and services we want.
- It's not the community's job to solve industrial developers' problems of buying a piece of property they can't use without making major policy changes and absorbing the associated environmental and safety costs. Especially when there are alternatives.

Please don't get me wrong, as I understand the advantages of a business leasing property from those who have controlling interest in said business. What I do not understand is the lack of transparency, deception, and obfuscation during the presentations and the whole process before Council.

My paternal Grandfather came to this country legally in 1920 and did not conduct business in this manner... my Father did not conduct business in this manner, I do not conduct business in this manner and my sons do not as well. All indications are that due to District 1 CM being AWOL, they went CM shopping and found a CM without presenting all the facts to pursue their financial agenda (which I hope is the case rather than the alternative quid pro quo).

This issue in no way supports and encourages the future growth of a diverse middle-class, nor supports a rural gem in a City I've called home for over 69 years. We do not desire to become another sprawling city with uncontrolled growth. This whole issue stinks... What else are they hiding?

Please Respect Bordeaux and consider withdrawing the motion prior to second reading per the valid reasons cited above. The only ones to benefit are two wealthy families not residing in District 1 at the expense of our neighborhood...

Respectfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



CM Joy Kimbrough &lt;joykimbroughdistrict1@gmail.com&gt;

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**District 1 Re-Zoning Issue**

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Joy Kimbrough <joyfordistrictone@gmail.com>  
To: joykimbroughdistrict1@gmail.com

Sat, Oct 18, 2025 at 5:52 PM

----- Forwarded message -----

From: [REDACTED]  
Date: Monday, July 24, 2023  
Subject: District 1 Re-Zoning Issue  
To: "Allen, Burkley (Council Member)" <Burkley.Allen@nashville.gov>  
Cc: "rubybakerfordistrict1@gmail.com" <rubybakerfordistrict1@gmail.com>, "vote@seandailey4council.com" <vote@seandailey4council.com>, "iam@robharrisfornashville.com" <iam@robharrisfornashville.com>, "joyfordistrictone@gmail.com" <joyfordistrictone@gmail.com>, "timthompsonfordist1@gmail.com" <timthompsonfordist1@gmail.com>, Cato Neighbors <catoneighbors@gmail.com>

CM Allen,

I just want to follow up on your reply to my email, as you had additional info to absorb along with needing a week to listen to other ideas. I also hope you reviewed the last two recordings of our mtgs, so you may also note there has never been a presentation of our request for a site plan. In the absence of a site plan, it is incomprehensible to move forward and this is on top of the fact that an almost unanimous neighborhood rejects industrial sprawl west of Briley Pkwy as there is not a solution to expand the "one odd IR parcel".

We also have not had an answer on the infrastructure issues of future IR development facing our District... FYI: This morning there was not enough water pressure for me to even take a shower before going to my office.

Please withdraw as there is not a good solution... ***"I appreciate how much people care about their homes, and if we can't find a good solution, I have no desire to push through".***

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Stephen Francescon, Sr  
**Sent:** Friday, July 14, 2023 10:15 AM

**To:** Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>  
**Subject:** RE: District 1 Re-Zoning Issue

CM Allen,

I certainly appreciate your prompt reply...

Thank you very much for reconsidering, as I most certainly believe this issue should be withdrawn from council especially during an election year. There are simply way too many unknowns as well as other viable alternatives that will preserve the rural integrity of the area which is a great recruitment tool for future business opportunities in the inner city/urban services district. Just imagine a scenic rural residential opportunity that has a 15-minute drive to downtown!

All the Best,

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**From:** Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>  
**Sent:** Thursday, July 13, 2023 9:13 PM  
**To:** Stephen Francescon, Sr <sfrancescon@srs-llc.org>  
**Subject:** Re: District 1 Re-Zoning Issue

Mr. Francescon,

Thanks for your e-mail. Wow, that is a lot of new information to absorb.

I sat on the Planning Commission from 2015 to 2017 as District 1 was wrestling with the last pieces of the Community Plan to get areas designated as T2 rural maintenance. I know what a precious designation that is, and it is good for all of Davidson County for us to preserve your wonderful corner of the county. I was asked to step in and see if there was a potential solution here for the one odd IR parcel that would still respect the wishes of the neighbors. I have operated on the assumption that the developers are operating in good faith, but it doesn't sound like we have reached a consensus point yet.

Procedurally we can offer a substitute at the August 1 meeting that meets everyone's approval if we can get there. The Planning folks informed me that I couldn't make any changes until that meeting. My goal is to continue listening to ideas through next week, and then we'll communicate on whether to have a public hearing on proposed changes or drop it at this point and see if the elected council member decides to take it up again.

I appreciate how much people care about their homes, and if we can't find a good solution, I have no desire to push through.

Burkley

Burkley Allen  
Metro Council At-Large

615-383-6604

Council Committees - Budget and Finance - Past Chair

Affordable Housing - Past Chair

Transportation and Infrastructure

Women's Caucus Vice-Chair

Greenways Commission



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**From:** Stephen Francescon, Sr <sfrancescon@srs-llc.org>  
**Sent:** Thursday, July 13, 2023 12:17  
**To:** Allen, Burkley (Council Member) <Burkley.Allen@nashville.gov>  
**Cc:** rubybakerfordistrict1@gmail.com <rubybakerfordistrict1@gmail.com>; vote@seandailey4council.com <vote@seandailey4council.com>; iam@robharrisfornashville.com <iam@robharrisfornashville.com>; joyfordistrictone@gmail.com <joyfordistrictone@gmail.com>; timthompsonfordist1@gmail.com <timthompsonfordist1@gmail.com>  
**Subject:** District 1 Re-Zoning Issue

**Attention:** This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

[Quoted text hidden]



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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

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Chip Howorth <chip@adapt.land>

Thu, Aug 31, 2023 at 11:49 AM

To: "Ryan M. Moses" <ryanmoses@bestbrandsinc.com>

Cc: Joy Kimbrough <joykimbrough@gmail.com>, Aaron Lockhart <masterlock@icloud.com>

Joy, happy Thursday. In addition to the info below, I have attached the email list that we created over the course of our 3 community meetings. Please let us know if you have any questions about Ryan's email or how the Church plans to incorporate into the community.

Thank you,

[Quoted text hidden]

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Chip Howorth  
Adapt Development  
615.419.4150



**ACH Email List.xlsx**

6K



Joy Kimbrough <joykimbrough@gmail.com>

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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

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**Ryan M. Moses** <ryanmoses@bestbrandsinc.com>

Fri, Sep 15, 2023 at 1:29 PM

To: Chip Howorth <chip@adapt.land>

Cc: Joy Kimbrough <joykimbrough@gmail.com>, Aaron Lockhart <masterlock@icloud.com>

Hi Joy,

I just wanted to follow up after your initial meeting with District 1. When is the best time to sit down and discuss next steps on the Ashland City Highway site?

Best,

-Ryan

[Quoted text hidden]



Joy Kimbrough <joykimbrough@gmail.com>

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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

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Joy Kimbrough <joykimbrough@gmail.com>

Sun, Sep 17, 2023 at 7:54 PM

To: "Ryan M. Moses" <ryanmoses@bestbrandsinc.com>

Cc: Chip Howorth <chip@adapt.land>, Aaron Lockhart <masterlock@icloud.com>

Thank you for the email list, I appreciate it. As of now, I have 9/19/23 open starting at 10 am.

[Quoted text hidden]

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Joy S. Kimbrough

Attorney at Law

email: joykimbrough@gmail.com



Joy Kimbrough <joykimbrough@gmail.com>

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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

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**Ryan M. Moses** <ryanmoses@bestbrandsinc.com>

Mon, Sep 18, 2023 at 7:52 AM

To: Joy Kimbrough <joykimbrough@gmail.com>

Cc: Aaron Lockhart <masterlock@icloud.com>, Chip Howorth <chip@adapt.land>, LAW OFFICE OF ROBERT GREENE <chilig53@comcast.net>

Thanks Joy - the 19th at 10AM works great for us. Should we plan to meet at the same place - Clarksville Highway Memorials again?

Best,

Ryan

[Quoted text hidden]



Joy Kimbrough <joykimbrough@gmail.com>

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## Meeting Follow-Up: Best Brands Inc's Proposal for Land Development and Zoning Modification

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**Joy Kimbrough** <joykimbrough@gmail.com>

Mon, Sep 18, 2023 at 8:44 AM

To: "Ryan M. Moses" <ryanmoses@bestbrandsinc.com>

Cc: Aaron Lockhart <masterlock@icloud.com>, Chip Howorth <chip@adapt.land>, LAW OFFICE OF ROBERT GREENE <chilig53@comcast.net>

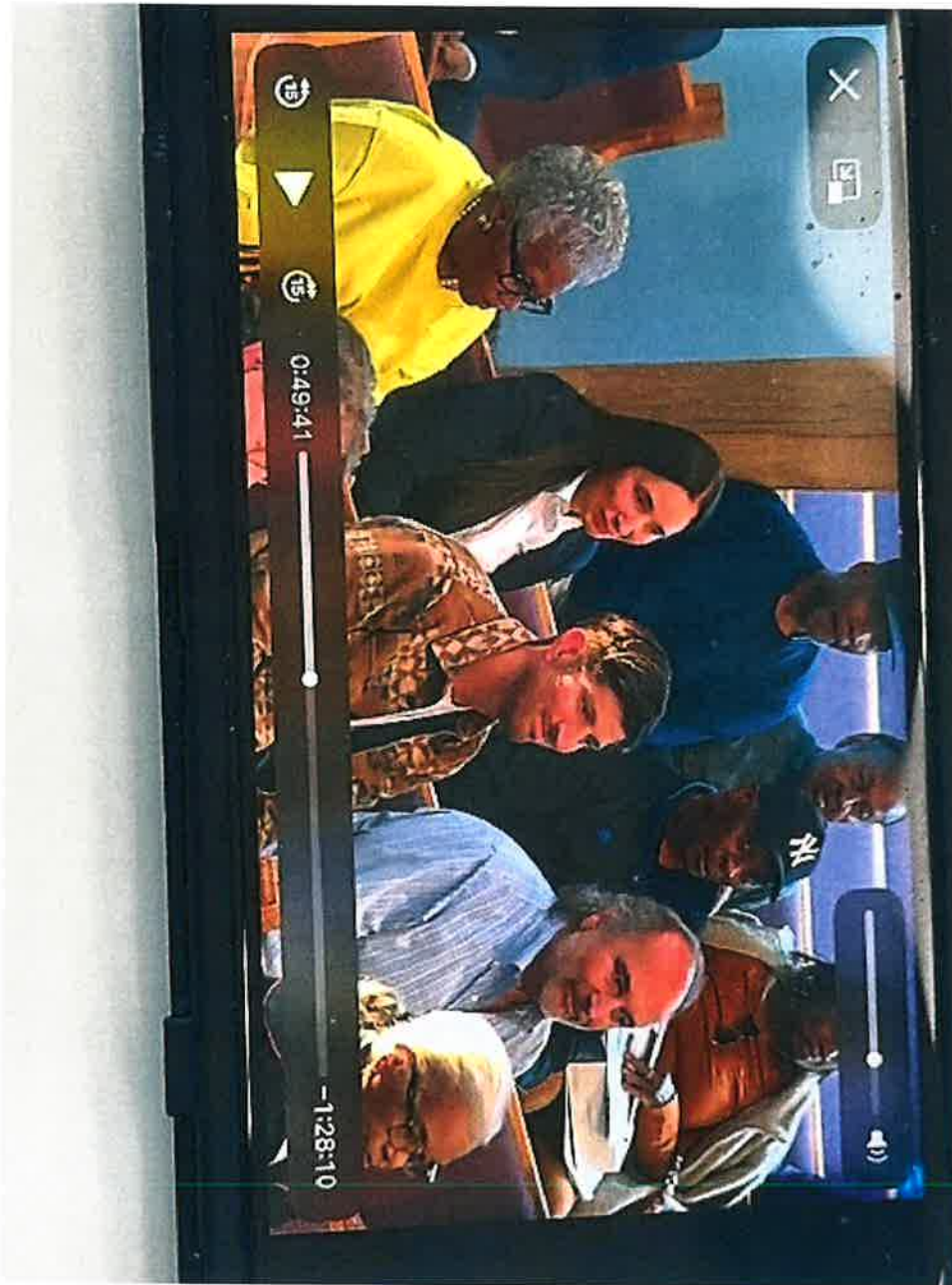
Yes, thanks.

[Quoted text hidden]

## Gary Kellar

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**From:** Gary Kellar <gmkellar@icloud.com>  
**Sent:** Monday, October 20, 2025 2:53 PM  
**To:** Gary Kellar  
**Subject:** Re



Sent from my iPhone