



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

BOARD OF DIRECTORS - MINUTES

THURSDAY, SEPTEMBER 17, 2026, 9:30AM GEODIS PARK – GOAL POST CLUB

Attendees

Board Members: Dan Hogan (Chair), Jad Duncan (Vice Chair), Aaron McGee (Treasurer/Secretary), Kim Adkins, Victoria Crawford, Tiffany Degrafinreid, Jon Glassmeyer, Kendell Poole, Russ Pulley, Adam Sansiveri, Victor Wynn

Staff: Monica Fawknorton (President), Valda Barksdale, Brandon Little, Melissa Wells, Josh Thomas (Metro Legal), Sam Keen (Metro Legal)

Visitors: Adolpho Birch (Titans), Kyle Clayton (Preds), Bradley Crafton (Metro Finance), Carol Crawley (BRG/Cumming), Haley Davidson (Titans), Ben DeBoer (Mortenson), Kellen DeCoursey (Titans), Adam English (Sounds), Todd Folks (Terrain Civil), Annabella Gelmetti (Metro Finance), David Gripe (JLL), Ryan Harbour (NSC), Keith Hegger (Preds), Kristen Heggie (Cumming), Abby Helper (Preds), Heather Hill (Cumming), Ryan Johnson (Pillars), David Kells (Preds), Michelle Lane (Metro Finance), Necol Lyons (Metro Finance), Katie McMullen (Sounds), Karzan Mohamad-Ali (Cumming), Eli Molecke (Press), George S. Morgan Jr (Morgan & Morgan Technical Consultant Services), James Morrison (Mortenson), Shannon Myers (Titans), Jeff Oldham (Bass Berry & Sims), Lindsey Paola (NSC), Reggie Polk (TBA), Robert Sampson (Rsampson Consulting), Doug Scopel (Sounds), Steven Seibert (Morgan & Morgan Technical Consultant Services), Max Shafer (NSC), Don Twining (Cumming), Mike Wooley (VSG)

Call to Order

Chair Dan Hogan called the meeting of the Sports Authority to order and thanked the Nashville Soccer Club (NSC) for hosting.

GEODIS Park Host Facility Welcome

Lindsey Paola, Chief Business Officer, reported that a variety of events have been hosted at GEODIS Park over the past several months including several World Cup Watch Parties, concerts and regular season matches. NSC is in first place in Eastern Conference and in Major League Soccer (MLS) with 16 wins, 3 losses and 6 draws. In the MLS they rank first place with 54 points followed by 2nd place Vancouver with 46 points and 3rd place Miami with 45 points. The winner will be guaranteed a spot in the 2027 Concacaf Champion Cup. Should NSC win this Saturday, we will clinch a spot in the 2026 playoffs. Also newsworthy is Brian Schwake, NSC's goalkeeper received his first career call-up to the U.S. Men's National Team earlier today. Ms. Paola encouraged all to attend one of the nine remaining matches for the year and reminded the group that beginning next year NSC will switch to the European calendar to align with the global soccer schedule and international transfer windows.

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

There were no sign-ups for public comment.

Consider approval of August 20, 2026, Board of Directors Meeting Minutes

Chair Hogan asked if there were questions or comments pertaining to the August 20, 2026, meeting minutes. There being none,

Upon a motion made by Director Pulley and seconded by Director Duncan, the Board of Directors unanimously approved the August 20, 2026 Meeting Minutes.

President's Report

President Fawknorton provided a brief overview of the agenda noting that today's focus will be on the First Horizon Park's Condition Assessment.

President Fawknorton shared a photo of Nashville's new home team UPSHOT Professional Women's Basketball League. On Tuesday, September 15 UPSHOT held an unveiling of the team's name *Nashville Vibe* at Vanderbilt University's Memorial Gymnasium. Attendees included some of Metro's middle and high school girls' basketball teams, Mayor O'Connell, Dr. Adrienne Battle (MNPS Director of Schools), Nancy VanReece (CEO UPSHOT), and Cathy Bender (UPSHOT owner/Sports Authority former Chair) who served on the events' legends panels alongside Chamique Holdsclaw (former UT Lady Vols). UPSHOT will begin playing in May 2027.

Continuing, President Fawknorton gave a brief update on Excess Property plans at the current Nissan Stadium, noting that an Interest Survey was sent to an initial group of Metro departments and several responses have been received. Site visits have been conducted by various agencies and Metro Nashville Public Schools have expressed interest in many of the items. A potential public giveaway of fire extinguishers in conjunction with Nashville Fire Department is under consideration as well as possible opportunities to collaborate with the Titans Foundation in providing items to the nonprofit community.

President Fawknorton also encouraged board members who are interested in touring the New Nissan Stadium at 11:00am on Tuesday, September 22 to RSVP at the earliest.

Finance Committee Report: Consider approval of a Resolution requesting a change order to the scope of work related to the East Bank Stadium Project and providing for a portion of the funding therefor

Russ Pulley, Finance Committee Chair reported during the 9:30 meeting this morning, the Committee considered the Resolution requesting a Change Order to the Nissan Stadium Development Agreement's scope of work on the Seigenthaler Pedestrian Bridge Reconstruction Project. Director Pulley reported that adding the bridge project to the Development Agreement Scope of Work through a Change Order allows the Titans to construct and manage the project and will help achieve cost savings and better coordination. The project is critical for access to the new stadium, as well as meeting Metro's obligations for the construction of TPAC and providing a wider and safer path for pedestrians. It will include the demolition and reconstruction of a portion of the existing bridge, will be routed over East Bank Boulevard, and will be an essential component for the city to be Super Bowl ready in 2030. Director Pulley said that he is still somewhat unclear of who will serve as project manager for the reconstruction.

Demolition and construction are scheduled to begin the first quarter of 2028, with the bridge scheduled to open in fall 2029. The Sports Authority's role in the project will be to pay the Titans (a pass-through with no financial liability to the Sports Authority) and enforce the terms of the stadium Development Agreement. The cost of the project is not-to-exceed \$75 million with funding coming from the East Bank Development Authority (EBDA). EBDA's board will consider a resolution related to the project on September 22; Sports Authority's approval is contingent upon EBDA's funding approval. The Finance Committee recommends approval.

Upon a motion made by Finance Committee Chair Pulley and seconded by Director Adkins, the Board of Directors unanimously approved a Resolution requesting a change order to the scope of work related to the East Bank Stadium Project and providing for a portion of the funding therefor

Consider approval of a Resolution approving the naming of certain areas of First Horizon Park pursuant to the terms of the lease agreement between the Sports Authority and MFP Baseball, LLC

President Fawknorton reported that during the September board meeting, Nashville Sounds Assistant GM Doug Scopel announced that the Brauer Lounge at First Horizon Park was renamed Uber Displays Lounge. Section 9 (b) of the Lease Agreement with MFP Baseball requires the Sports Authority's prior approval for the naming of any portion of the premises. The agreement also states that approval shall not be withheld unless the proposed name violates Applicable Law or would reasonably cause embarrassment to the Sports Authority. The Sounds have acknowledged their oversight in not seeking prior approval and. Both parties agree that moving forward appropriate protocols will be followed.

Upon a motion made by Director Pulley and seconded by Director McGee, the Board of Directors approved a Resolution approving the naming of certain areas of First Horizon Park pursuant to the terms of the lease agreement between the Sports Authority and MFP Baseball, LLC. Due to a conflict of interest, Vice Chair Duncan abstained from voting.

First Horizon Park Facility Condition Assessment

On October 23, 2025, reported President Fawknorton, the Sports Authority approved a resolution authorizing funding in an amount not-to-exceed \$35,000 to engage Cumming Management Group, Inc. (Cumming) to provide professional consulting services related to the solicitation of a qualified firm to provide a comprehensive assessment of the current condition of First Horizon Park (FHP). Subsequently, Cumming Group issued a Request for Proposal (RFP), and one qualified firm, Brentwood-based Venue Solutions Group (VSG), responded. VSG is known nationally and is an industry standard for facility condition assessments. The assessment was performed by VSG and its partners in February 2026. A draft report was reviewed by Cumming, Sports Authority staff and the Nashville Sounds. Once all comments and edits were addressed, the document moved from draft to final and is now ready for presentation to the Authority. A copy of the VSG presentation, the Executive Summary and Capital Matrix are included in board binders.

Mike Wooley, VSG partner, reported that VSG benchmarked the current condition of FHP (an 11–12-year-old facility) on February 12 and 19, 2026 during the Sounds offseason. The report contains a 20-year capital expense plan which seeks to help Sports Authority prioritize major repairs, system replacements, and understand the condition of certain. VSG encourages incremental reinvestment (structurally, mechanically, technology, roofing, food services, etc.) throughout a facility's life to extend its usefulness beyond 30 years because it is significantly less expensive than constructing a new venue.

The Project Team & Consultants involved in the assessment were Gensler (Architectural review), Smith Seckman Reid/SSR (Mechanical, electrical, plumbing), Walter P. Moore (structural review), Venue Hospitality Solutions (food service equipment) and VDA (condition & performance). The assessment methodology included a visual inspection of equipment and spaces; staff interviews to capture institutional knowledge and document review of design and maintenance records. Included in the deliverable is an Excel 20-Year Cap Ex resource document that one can adjust as economic conditions and priorities change. This is significant because world economic events dictate that the construction industry's costs are quite volatile. Additionally, Minor League Baseball (MiLB) standards continue to evolve, and this may require investment in the facility to adhere to those standards.

The condition summary is as follows: Service & 100 Level are largely in good condition; the 200 Level Concourse is in mixed condition due to age related wear; Centerfield & Outfield has settlement related concrete cracking and the 300 Level/Suites/Club areas will require the most substantial reinvestments. Architecture & Interiors (\$51.5M reinvestment recommended) elements are generally well maintained with primary building envelope systems performing as intended. There's minor deterioration at fencing & gates, masonry repairs are recommended, public restroom finishes at the 200 and 300 levels are approaching end of their useful life. Mechanical, Electrical, Plumbing & Fire Protection (\$7.1M reinvestment recommended) assessment indicates that 10 original rooftop units have approximately 6 years of remaining life and one of the rooftop compressor units for the video production room is not operational. Additional engineering analysis is recommended given that the control room houses rack equipment for the scoreboard and all the LED boards must be at a temperature much lower than any other space in the facility. Power distribution is well maintained, and the fire alarm and sprinkler systems display no known issues. The Structure (\$6.0M reinvestment recommended) of the venue is performing as intended however the most significant issue is the differential movement in outfield including cracking in slabs and CMU walls. Based upon visual analysis of the outfield, further analysis including core drilling and potentially ground penetrating radar is recommended. The Technology (\$22M reinvestment recommended) assessment indicates a central finding across all audio and video systems that the majority are original and at or beyond their expected useful life. Roof Membranes (\$6.2M reinvestment recommended) deficiencies included damaged or missing sealant, missing fasteners on mechanic units and unwelded target patches. Prompt attention and routine monthly inspections are recommended to maintain integrity and longevity. Vertical Transportation (\$1M reinvestment recommended) evaluation revealed that the elevators show normal wear and are expected to meet venue needs for 10-15 years with proper maintenance. ADA handicap lifts are in fair-to-poor condition due to outdoor exposure; recommend replacement within the next year. Evaluation of Food Service Equipment (\$12.6M reinvestment recommended) indicates that 64% of the equipment is in good condition however it is dated by modern standards and 36% is at or near the end of useful life. 516 individual pieces of equipment were inspected and inventoried. Recommendation includes continued investment in modernizing concessions toward a market-style service model which is the direction that the industry is moving toward.

Some of the Capital Priority Framework includes:

- High/Immediate Priority = address within next 1-2 years
 - Correction of ADA and code related deficiencies including protruding objects and inaccurate exit signage
 - Replacement of worn stair tread striping and damaged handrails
 - Repair of tripping hazards from concrete cracking and localized settlement
- Medium/Near-Term Priority = address within 3-5 years
 - Renovation of field suites & adjacent restrooms
 - Renovation of suite, club and concession spaces on 300 Level
 - Replacement of deteriorated doors, finishes, signage and seating in high-traffic areas
- Low Priority = address in about 6 years or so
 - Comprehensive renovation of team facilities
 - Renovation of public restrooms on the 200 and 300 Levels
 - Long-term resolution of centerfield and outfield settlement issues

20 Year Capital Plan by Discipline is: Field \$791K; Vertical Transportation \$1,005K; Structure & Civil \$6,000K; Roofs \$6,200K; MEP & Fire Protection \$7,060K; Food & Beverage Equipment \$12,600K; Technology \$22,046K and Architecture & Interiors \$51,510K. 20 Year Capital Plan by Time Period is: \$29M

within 1-5 years; \$19M within 6-10 years; \$26M within 11-15 years and \$33M within 16-20 years. Total 20-Year Investment recommendations for 2027-2046 will be approximately \$107.2M.

The Sounds are proactively maintaining the facility to extend the life of the venue. The overall condition summary is that First Horizon Park continues to perform effectively as a modern MiLB and multi-use entertainment venue that is functional, safe and operationally sound. To construct an AAA ballpark *today* with 10K fixed seats, the project would cost approximately more than \$200M. Thus, VSG's opinion is that investing in First Horizon Park is certainly more feasible than having to build a new facility.

Q&A

Q1: Am I understanding that appreciation is being calculated at 3%? *Chair Hogan*

A1 Based on our analysis, 2026 appreciation is trending at 3.3%; for 2027 appreciation is anticipated to trend at 4%. *Mr. Wooley*

Q2: Based on your analysis, what would be the estimated cost for the immediate priority bucket? *Chair Hogan*

A2: Within the next two years it is approximately \$7.5M for items including but not limited to upgrades and/or repairs such as security, in-game video production, outfield settlement, restrooms, field suites and technology. *Mr. Wooley*

Q3: Am I understanding correctly that if we invest \$107M in the ballpark, we are buying 30 plus years? And a new ballpark would cost \$200M? *Director Pulley*

A3: The \$107M investment will deliver 30 years, if you don't invest, the lifespan will not be 30 years. Construction today for a new ballpark starts at \$200M plus, however this figure does not include any external development. *Mr. Wooley*

Q4: Who will be responsible for periodic condition assessment, and should we set a timeline of every six months? *Director McGee*

A4: VSG recommends that the Sports Authority and the Sounds determine a periodic schedule for the two agencies to meet to ensure priorities and expectations are being met. *Mr. Wooley*

A4a: Right now, we're looking at who will be responsible for the various repairs and how the repairs will be funded. Another part of the equation will be to determine a rhythm for routine evaluations of the venue. *President Fawcnotson*

Q5: Regarding the "inaccurate Exit signage", given this may be a safety issue, is this something that can be fixed immediately? *Director Adkins*

A5 The signage is not inside the ballpark, rather it is exterior to the building and may be a Metro responsibility. *Mr. Wooley*

Q6: Please elaborate on the tripping hazards? *Chair Hogan*

A6 It is primarily the differential concrete settling in the outfield where edges and corners will be shaved as an ongoing remedy until a permanent resolution is identified. *Mr. Wooley*

Q7: Is the Excel 20-year CapEx resource tool available to both the Sports Authority (board & staff) and First Horizon Park? *Director McGee*

A7: It was presented to both our clients the Sports Authority and the Cumming Group. *Mr. Wooley*

A7a: We can make it available to our board members. *President Fawcnotson*

Q8: When will the next MLB mandated updates be announced? What were previous costs because of updated mandates? *Chair Hogan*

A8: Our current Professional Development License runs through 2030, and updates will be announced in 2031. Additionally, the contraction of 42 Minor League Baseball (MiLB) teams was not solely because of facilities, rather Major League Baseball (MLB) thought there were too many MiLB teams. As a result, they have reduced the number of MiLB teams from 160 to 120 and are focusing on player wellness and development. *Adam English, General Manager, Sounds*

A8a Also, MLB and the Players Association (MLB & MiBL) are actively negotiating terms including facility expectations; outcomes may be published as early as 2030. The last MLB mandated updates resulted in approximately \$2.5M-3.5M expenditures. *Doug Scopel, Assistant General Manager, Sounds*

Nissan Stadium Monthly Progress Update

Kellen DeCoursey, Titans Project Executive, reported that the new Nissan Stadium construction project is approximately five months from completion. He provided an update on the project emphasizing the intricate ETF roof structure noting that the venue should be completely enclosed by October 12. It is anticipated that by January 7 approximately 20 spaces will be ready for the Titans and Sodexo to move in. Aerial photos highlighted exterior elements (including the plaza), the operational central utility plant and the interior bowl coming to life with 8,000 seats installed as well as LED video boards and the press box. The stadium will be one of the first NFL buildings with padded general seating.

Scaffolding is soon coming to an end and testing of the illuminated naming signage is scheduled to take place this coming weekend.

The project is in its third month with no new recordable safety incidents. The current TRIR (Total Recordable Incident Rate) is 0.6; the goal is 0.5 which is best in class.

Adjourn

The next board meeting is scheduled for October 22 at First Horizon Park. There being no other business, the meeting adjourned.

Respectfully submitted, Valda Barksdale, The Metro Sports Authority
YouTube Link: <https://www.youtube.com/watch?v=3ojSUiqviCQ>