

MINUTES OF THE 115th MEETING OF THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY

The 115th meeting of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) was held on January 5, 2023, at 9:00 a.m. in the Administrative Conference Room of the Administrative Offices at Music City Center, Nashville, Tennessee.

AUTHORITY MEMBERS PRESENT: Norah Buikstra, Robert Davidson, Barrett Hobbs, Tracy Hardin, Vonda McDaniel, Dee Patel, Alfred Degrafinreid II, and Betsy Wills

AUTHORITY MEMBERS NOT PRESENT: Seema Prasad

OTHERS PRESENT: Charles Starks, Heidi Runion, Elisa Putman, Heather Jensen, Donna Gray, Chief John Drake, Kristin Wilson, Tom Turner (via Zoom), Kacy Stern, Alisha Lane, Joe Cain, Lucy Kempf, Michelle Scopel, Richel Albright, Nora Yoo, Mariano Luja, Diana Alarcon, and Sandy Mazza

Chair Norah Buikstra opened the meeting for business at 9:01 a.m.

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

Chair Norah Buikstra read the Music City Center Mission Statement.

ACTION: Betsy Wills made a motion to approve the 114th Meeting Minutes of December 1, 2022. The motion was seconded by Tracy Hardin and approved unanimously by the Authority.

The next regularly scheduled meeting is scheduled for Thursday, February 2, 2023, at 9:00 a.m.

During the CCA December 1, 2022 meeting, Mayor John Cooper and Kristin Wilson suggested a meeting with representatives of Nashville Department of Transportation (NDOT), Metro Development and Housing Authority (MDHA), and the Nashville Downtown Partnership (NDP) to further discuss the opportunities to work with the city. Norah Buikstra recommended the future of the Music City Center also be addressed.

Metro Nashville Police Department's Chief John Drake thanked the Authority for funding that allowed for additional officer overtime within the entertainment district. The Police department has created an Entertainment Central Precinct (Attachment #1). This will allow the Central Precinct to form a dedicated Entertainment District with 35 police officers that will be unique to downtown and the tourists that visit the city. Chair Norah Buikstra asked about cameras and how they are monitored. Chief John Drake stated there will be a dedicated team that can view crime in real time.

Nashville Downtown Partnership (NDP) President & CEO Tom Turner and Kacy Stern discussed and presented information on NDP's request for funds to upgrade the Walk of Fame Park by adding kiosk/tents, lawn games, sculptural screen, bar seating, and a restaurant with outdoor dining as some of the new features. The budget estimate is \$1.8m for 2023, \$976k for 2024 and \$983k for 2025 (Attachment #1). Discussion among the Board centered around who will be the potential users of the park, what is the request of the Music City Center, what does generating revenue look like and what are the current contributions from Metro Parks.

Chair Norah Buikstra asked that all questions following the meeting get sent to Charles Starks so the Board can get follow up information and responses to the presentations.

Joe Cain, Urban Development MDHA Director, Lucy Kempf, Executive Director of Metro Planning and Michelle Scopel, Urban Development Senior Project Manager, MDHA discussed and presented information on MDHA's request for funds to rebuild 2nd Avenue focusing on key themes such as the Riverfront Design, Program, and Activation, Streetscape, Historic Integrity, Creating Connections, Property Opportunities and Programming & Operations. The remaining funds needed to complete the 2nd Avenue project is \$19,206,746 (Attachment #1). Discussion among the Board centered around downtown destruction due to the 2020 Christmas bombing, programming for the Riverfront Park and if a contingency plan is in place if projects exceed funding.

Chair Norah Buikstra suggested a Zoom call be scheduled for a later date to get further details. Charles Starks stated he will reach out to the Board attorney Charles Robert Bone for the permissibility of an informational meeting via Zoom.

Nashville Department of Transportation Director Diana Alarcon discussed and presented information on NDOT's requests for funds for the Lower Broadway project. The project will include Pedestrian Lighting - \$10m, ITS Upgrade CCTV - \$112k, ITS Upgrade Sensors - \$940k, Traffic Signal Timing & Rebuild - \$2m, Decorative Crosswalks - \$250k, Raised Intersections - \$2.5m, Retractable Bollards - \$1.8m and Meridian Barriers - \$696k for a total of \$18.334m (Attachment #1). Discussion among the Board centered around NDOT's direct funding sources, including state (TDOT) and local (Metro) contributions, and the need for and impact of indirect funding from the Authority and whether asking for traffic signals as an example should not be the responsibility of NDOT.

Chair Norah Buikstra reiterated that the next step is to forward all questions to Charles Starks. All questions should be submitted by January 13, 2023.

Charles Starks provided an update on the 10 windows that were recently damaged. The windows have been ordered and Metro Nashville Police Department is still in search of the shooter.

Charles Starks provided an update on the sanitation line. The breakage was found, the sleeve was successfully inserted, the carpet has been repaired, and all areas have reopened.

The Board asked if insurance would cover the damaged windows and sanitation line repairs. Charles Starks stated full costs have not been determined but any cost covered by insurance would be subject to a \$50,000 deductible.

Charles Starks provided an update on Fifth + Broadway Parking Garage; he expects to hear from the senior management team of the garage in mid to late January 2023 and will provide another update at that time.

Charles Starks provided a comparison of monthly hotel stats from November 2019-2022 to show the impact of inflation on hotel revenues, and then referred the board to their packets for additional monthly statistics including hotel data and tax collections (Attachment #1) and there was discussion.

Charles Starks shared with the Board the passing of former board member Willie McDonald's wife Helen Hinson McDonald who passed way earlier in the week.

With no additional business, the Authority unanimously moved to adjourn at 11:02 a.m.

Respectfully submitted,



Charles L. Starks
President & CEO
Convention Center Authority

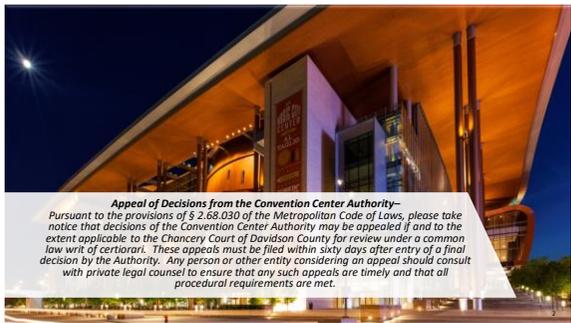
Approved:



Norah Buikstra, Chair
CCA 115th Meeting Minutes
of January 5, 2023



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Cleanliness

2022 YTD Since 7/1

- LITTERVAC / SWEEPER (HRS) 113
- GRAFFITI REMOVED 208
- GRAFFITI (SQ FT) 5,052
- HANDBILLS REMOVED 118
- CARDBOARD RECYCLED (LBS) 1,731
- TRASH REMOVED (LBS) 30,188
- WEED ABATEMENT (BLOCKS) 36
- WEED ABATEMENT (HOT SPOTS) 83

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Safety

2022 YTD Since 7/1

- BUSINESS CONTACTS 195
- HOSPITALITY ASSISTANCE 3,067
- MOTORIST ASSISTANCE 25
- OPEN CONTAINER CALLS 180
- OUTREACH CONTACTS 38
- PANHANDLING CASES 74
- PUBLIC INTOXICATION CALLS 23
- POLICE/QOL TEAM REQUESTS 24
- TRANSIENT CONTACTS 1,061
- TRESPASSING RESPONSE 171

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2002 | 2022 | 2027

25 Years

3 Downtowns

10



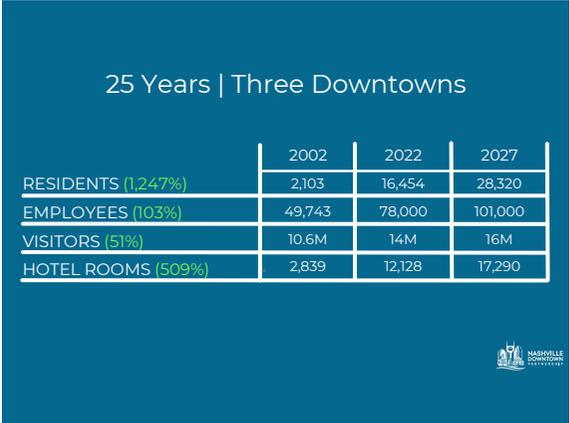
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The Neighborhood

<p>1996</p> <ul style="list-style-type: none"> • Bridgestone Arena <p>2000</p> <ul style="list-style-type: none"> • Nashville Downtown Hilton <p>2001</p> <ul style="list-style-type: none"> • Walk of Fame Park • Country Music Hall of Fame <p>2006</p> <ul style="list-style-type: none"> • Schermerhorn Symphony Center 	<p>2008</p> <ul style="list-style-type: none"> • Encore Condominiums <p>2010</p> <ul style="list-style-type: none"> • Pinnacle at Symphony Place <p>2013</p> <ul style="list-style-type: none"> • Music City Center • Omni Hotel <p>2017</p> <ul style="list-style-type: none"> • Bridgestone Tower
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View: Southwest



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View: West/Northwest



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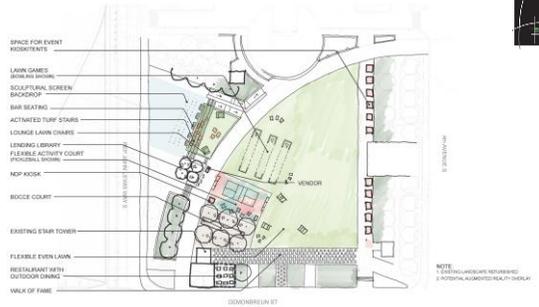
View: Northwest



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Budget Estimate

	2023	2024	2025
ACTIVATIONS	\$180,500	\$189,525	\$199,002
STAFF	\$416,100	\$436,905	\$458,750
HORTICULTURE	\$150,000	\$100,000	\$75,000
ENHANCEMENTS + CAPITAL	\$1,009,000	\$250,000	\$250,000
TOTAL	\$1,755,600	\$976,430	\$982,752

NASHVILLE
COMMUNITY
DEVELOPMENT

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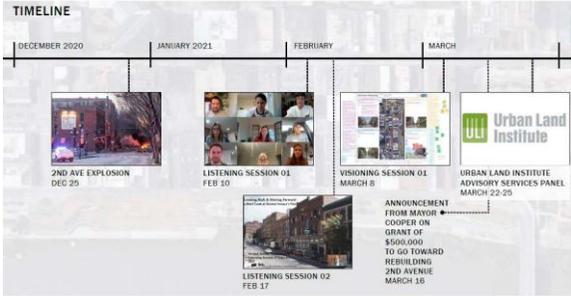
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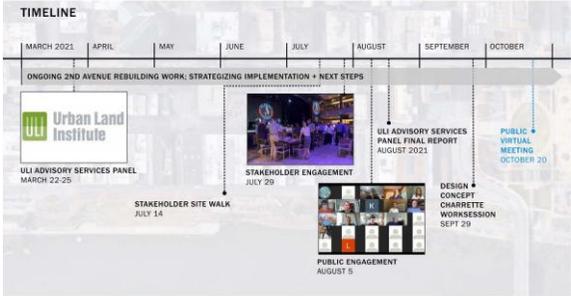
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Urban Land Institute

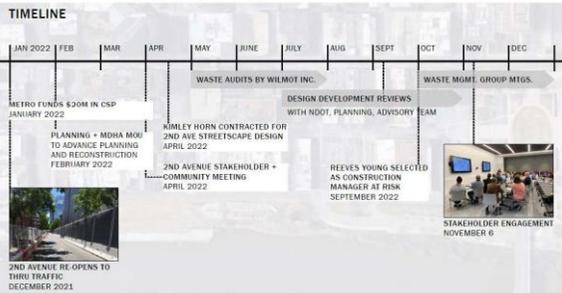
ULI ADVISORY SERVICES PANEL



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KEY THEMES



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Scope of Work

- 2nd Avenue Streetscape
- 1st Avenue and Riverfront
- Activation and Programming



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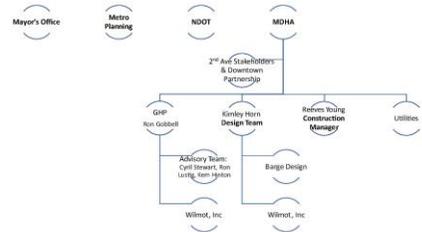
Examples of Current Partnerships

- AT&T
- The District
- Nashville Downtown Partnership
- Business/Property Owners & Merchants
- Metro Nashville
- ULI Nashville
- Convention Center Authority



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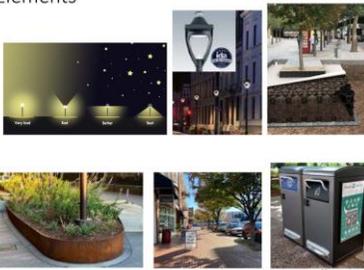
2nd Avenue Project Team



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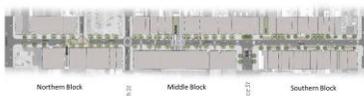
Streetscape Design Elements

- Increase pedestrian space
- Maintain existing major utilities
- Maintain a clear, unobstructed pedestrian pathway
- Dark Sky approved streetlights
- Urban tree species and updated tree wells
- Landscape beds
- Waste Management improvements
- Materials to be maintainable AND provide character



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2nd Avenue – 2022 Progress Update

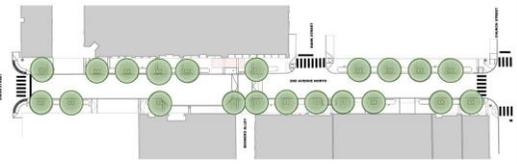


- Implementation**
 - \$20M in Metro FY22 CSP
 - MOU with Planning & MDHA to implement
 - Design Team Contracted
 - ~12 Stakeholder Meetings
- Design & Construction**
 - Developing the Streetscape Design
 - Construction Manager Selected
 - Preconstruction Services
 - Utility Coordination
- Waste Management**
 - Wilmot, Inc Conducted Waste Study
 - Waste Management Recommendations Provided
 - Operations Plan in Progress



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Northern Block – Church St to Union St

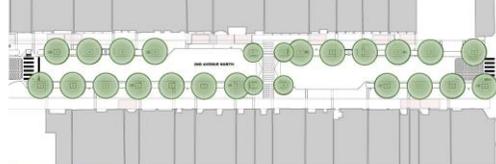


- Unobstructed Pedestrian Pathway
- Variety of Tree Species
- Landscape beds
- Mid-block Crossing at Banker's Alley
- Maintaining Historic Character
- First Phase of Construction



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Southern Block – Broadway to Commerce



- Outdoor Dining Zone
- Variety of Tree Species
- Landscape beds
- Mid-block Crossing
- Unobstructed Pedestrian Pathway
- Shared Loading Zones
- Maintaining Historic Character
- Manageable Materials



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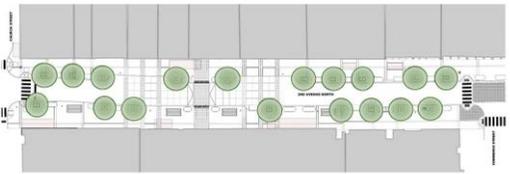
2nd Ave Streetscape Preliminary Design



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PLANNING
DEPARTMENT

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Middle Block – Commerce St to Church St



Food and Retail Kiosks
Activation in front of AT&T
Phil Ponder Art
Shared Loading/Valet Zones
Unobstructed Pedestrian Pathway

Outdoor Dining Zone
Variety of Tree Species
Landscape beds
Mid-block Crossing

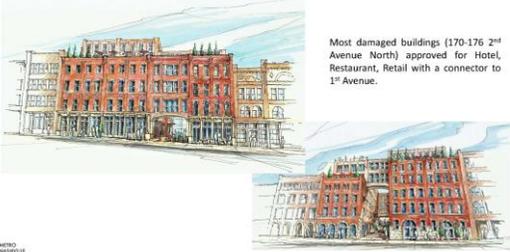
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2nd Ave Streetscape Preliminary Design



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2nd Ave Streetscape Preliminary Design



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Activating Middle Block - Kiosks



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Images for inspiration only

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2nd Avenue Activation and Connection to 1st Ave



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1st Avenue Concept with Connection to 2nd Ave



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2nd Avenue Redevelopment Perspective



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Budget Request

Committed Funds by Metro

Mayor's Grant for Initial Response - 2020
\$500,000

2nd Ave Due Diligence, Design, Construction
\$20,000,000

Metro Stormwater Separation - 2023-2024
\$2,080,754

Metro funded to date amount for 2nd Ave
\$22,580,754

Funds Requested to Complete 2nd Ave

2nd Avenue remaining construction
\$15,919,246

Waste Management Infrastructure for 2nd Ave
\$1,437,500

1st Avenue & Riverfront – Early Concept and Planning
\$1,000,000

1st Avenue Programming & Activation
\$850,000

Remaining Funds to complete 2nd Ave – 2023-2024
\$19,206,746

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DEPARTMENT

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Tentative Funding Schedule

- January MDHA Board Committee to review funding commitments
- January Convention Center Authority (CCA) Board review
- Mid-January Design Team submit construction documents for North Block
- February Construction Manager assessment, permitting, bid documents
- February CCA Board Formal Request for Approval
- February MDHA Board Request for Approval to Proceed with Construction Contract for North Block *with committed funding*
- March Proposed construction commencement of North Block (dependent upon funding commitment approvals)
- Spring Design Team to finish final designs for Middle and South Blocks
- Late-Spring GMP with Construction Manager for Middle and South Blocks

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Lower Broadway Phasing

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STIM	\$112,000	\$940,000	\$2,036,000	\$250,000	\$2.5M	\$1.8M	\$600,000
PEDESTRIAN IMPROVEMENT	ITS UPGRADE	ITS UPGRADE	TRAFFIC SIGNAL TIMING & REBUILD	DECLINATIVE	RAISED	RETRACTABLE	RETRACTABLE
→ Improve lighting from 1st Ave thru Rep. John Lewis Way	→ Deployed at 26 locations from 1st Ave to 8th Ave & from RWB to Union St	→ Blue/EMD C/V/L/DAR devices proposed throughout 47 downtown signals	→ Rebuild all signals from 1st Ave thru Rep. John Lewis Way	→ Deployed from 1st Ave to Rep. John Lewis Way	→ Deployed from 1st Ave to Rep. John Lewis Way	→ Deployed from 1st Ave thru Rep. John Lewis Way	→ Deployed from 1st Ave thru Rep. John Lewis Way
→ Estimate includes AC power and sidewalk replacement	→ Used for signal event traffic management	→ Better analyze and adjust to real time transportation conditions across all modes	→ \$400,000 per intersection to rebuild	→ Price depends on whether changed asphalt or thermoplastics is used	→ \$500,000 per intersection	→ Does not include stormwater mitigation, if needed	→ \$2.3M needed to be required to place retractable bollards at all approaches
→ Existing conduit not suitable	→ \$7,000 per intersection (x35)	→ \$20,000 per device (x47)		→ \$500,000 per intersection			→ Utilized as a primary security system for entry points, roadways, and perimeter

Lower Broadway Improvement Estimates

NDOT

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Recent Activities

WELCOME & INTRODUCTIONS

- Finalized vision, goals, and desired outcomes
- Concluded best practices
- Developed and launched Phase 2 outreach activities
- Published final State of Downtown Mobility Report
- Began evaluating Transit Priority Corridors and identifying connected rolling network



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ENGAGEMENT & NEXT STEPS

Engagement to Date

- 3,500 surveys
- 10(+) pop-ups
- 5 festivals/events
- 4 focus groups
- 12 stakeholder meetings
- 4 listening sessions
- Briefings on request



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ENGAGEMENT & NEXT STEPS

Immediate Next Steps

- Gather public input on work to date and solutions
- Continue developing and testing possible strategies
- Identify early-action recommendations
- Consider policies and legislative needs
- Establish and evaluate scenarios



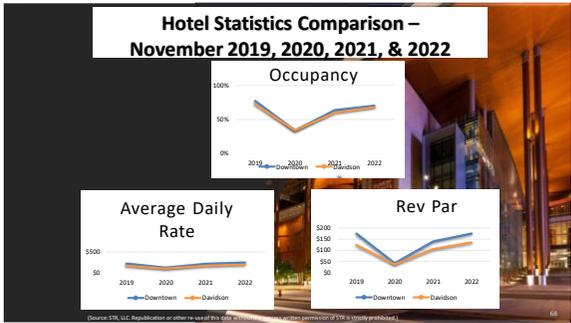
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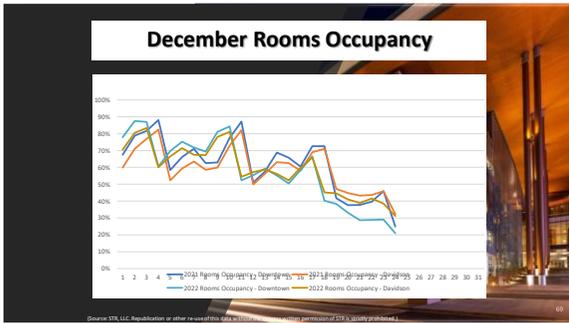
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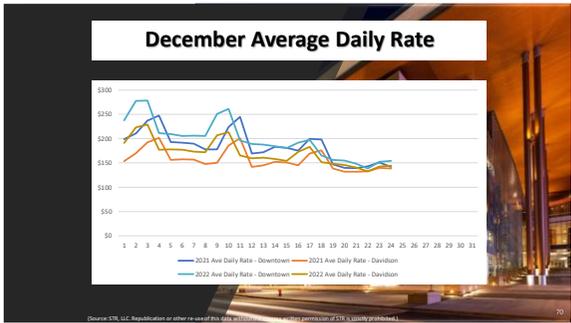
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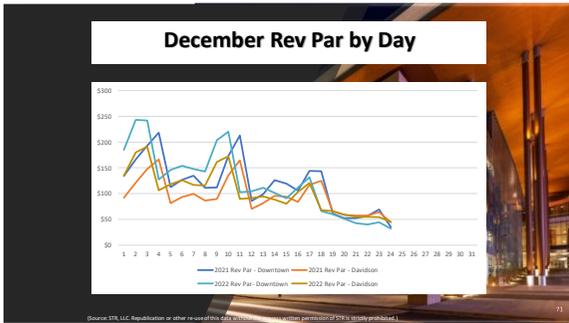
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MCC/Tourism Tax Collection

Collections Thru October 2022
(includes TD2)

	2/5 of 5% Occupancy Tax	Net 1% Occupancy Tax	\$2 Room Tax	Contractor Vehicle	Rental Vehicle	Campus Tax	Total	Variance to FY 21-22
July	\$3,626,674	\$1,646,197	\$1,749,714	\$292,192	\$230,244	\$1,819,048	\$9,457,937	19.62%
August	\$3,348,972	\$1,539,886	\$1,627,891	\$289,222	\$226,297	\$1,736,424	\$8,768,691	37.86%
September	\$3,893,990	\$1,795,233	\$1,792,268	\$335,280	\$215,854	\$1,893,206	\$9,901,771	27.93%
October	\$4,289,241	\$1,986,027	\$1,831,860	\$358,762	\$265,909	\$2,083,653	\$10,793,636	0%
November							\$0	0%
December							\$0	0%
January							\$0	0%
February							\$0	0%
March							\$0	0%
April							\$0	0%
May							\$0	0%
June							\$0	0%
YTD Total	\$15,453,917	\$6,961,803	\$7,001,831	\$1,245,336	\$939,295	\$7,632,031	\$28,241,631	37.72%

All numbers subject to change by CCA Authority

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MCC/Tourism Tax Collection

MCC Portion of October 2022 Tourism Tax Collections

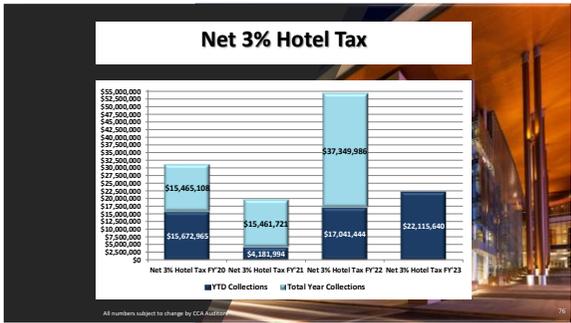
	FY 2021	FY 2022	FY 2023	Variance
2/5 of 5% Occupancy Tax	\$798,051	\$1,613,569	\$4,289,241	25.53%
Net 1% Occupancy Tax	\$364,550	\$1,470,668	\$1,986,527	35.08%
\$2 Room Tax	\$684,305	\$1,476,852	\$1,831,940	22.39%
Contracted Vehicle	\$80,334	\$263,252	\$336,752	27.82%
Rental Vehicle	\$84,798	\$222,802	\$265,902	19.61%
Campus Sales Tax	\$233,025	\$1,709,694	\$2,083,653	17.74%
TD2 Sales Tax Increment	\$0	\$0	\$0	N/A
Total Tax Collections	\$2,248,863	\$6,386,337	\$16,793,036	28.70%

MCC Portion of Year-to-Date Tourism Tax Collections

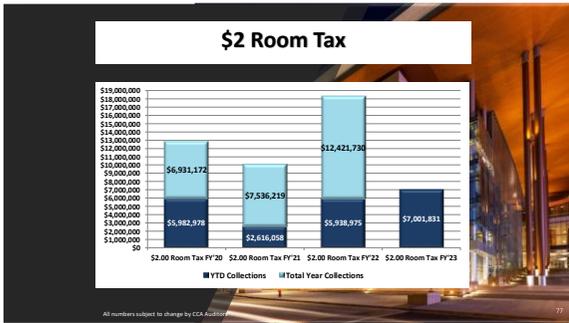
	FY 2021	FY 2022	FY 2023	Variance
2/5 of 5% Occupancy Tax	\$2,855,960	\$11,664,093	\$13,353,807	29.9%
Net 1% Occupancy Tax	\$1,326,234	\$5,376,451	\$6,961,803	29.49%
\$2 Room Tax	\$2,616,058	\$5,938,975	\$7,001,831	17.90%
Contracted Vehicle	\$255,099	\$877,972	\$1,293,336	42.75%
Rental Vehicle	\$346,863	\$887,345	\$938,298	5.74%
Campus Sales Tax	\$535,710	\$5,796,381	\$7,632,031	33.00%
TD2 Sales Tax Increment	\$36,416,230	\$0	\$0	N/A
Total YTD Tax Collections	\$44,351,954	\$30,482,067	\$39,443,136	207.86%

All numbers subject to change by CCA Authority

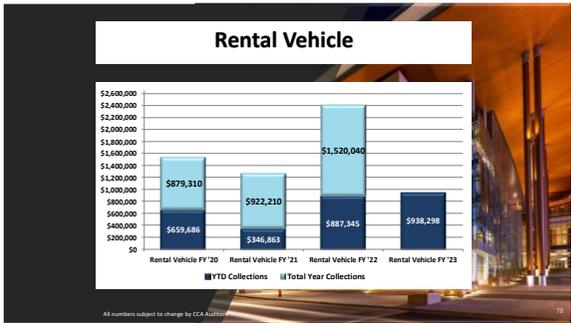
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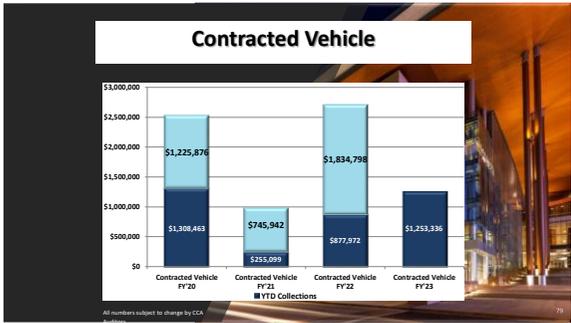
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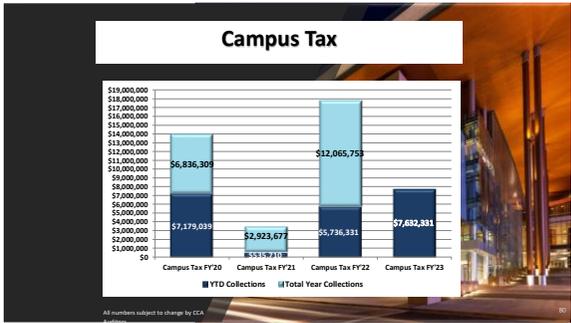
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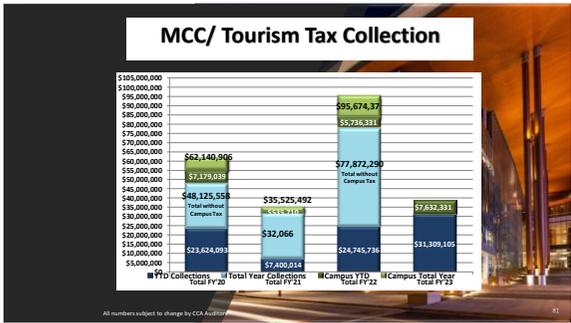
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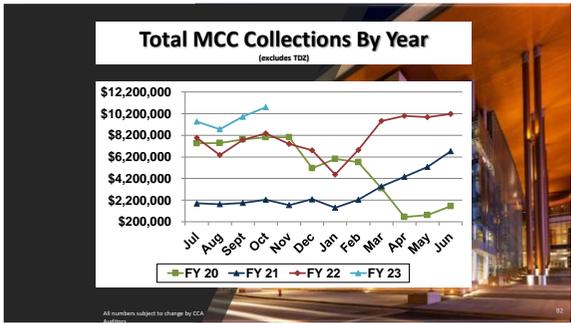
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November Events

- 15 Events
- 22,294 Attendees
- 19,986 Room Nights
- \$24,794,149 Direct Economic Impact

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Convention Center Authority

January 5, 2023

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