

**MINUTES OF A REGULAR MEETING OF  
THE SPORTS AUTHORITY OF THE COUNTY OF  
KNOX AND THE CITY OF KNOXVILLE, TENNESSEE  
October 25, 2022 – 9:00 AM**

The meeting of the Board of Directors of The Sports Authority of the County of Knox and the City of Knoxville, Tennessee (the "Authority" or "Board") began at 9:03 AM on Tuesday, October 25, 2022, in the Community Room of the Knoxville Operations Center located at 3131 Morris Avenue, Knoxville, TN 37909.

Alvin Nance, Chair of the Sports Authority Board of Directors, called the meeting to order. The following Directors were present at the meeting, constituting a quorum, Joan Cronan, Richard Bass, Jeff Hagood, Tim Hill, Alvin Nance, and Nikitia Thompson. Rosalyn Tillman was absent. Also present at the meeting were Barry Brooke, Executive Vice President of Lawler Wood, LLC, Kim Bumpas, President of Visit Knoxville, Chris Caldwell, Chief Financial Officer and Deputy to the Knox County Mayor, Doug Kirchofer, Chief Executive Officer of Boyd Sports, LLC, Mark Mamantov, Attorney at Bass, Berry & Sims, PLC, and R. Culver Schmid, Attorney at Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC. Stephanie Welch, Former Chief Economic and Community Development Officer and Deputy to the Mayor of the City of Knoxville attended the meeting via Zoom. Members of the media and other visitors were also in attendance.

**Approval of Meeting Minutes**

As the first order of business, Mr. Nance presented the minutes from the Tuesday, August 23, 2022, meeting for the Authority's review. Mr. Bass moved that the Authority approve the minutes. Mrs. Thompson seconded the motion. The Authority approved the August 23, 2022, meeting minutes by a unanimous voice vote.

**Change to Sports Authority Board Registered Office and Registered Agent**

The second and third agenda items were discussed concurrently to address a proposed change to the Registered Office and Registered Agent of the Sports Authority. Mr. Schmid explained to the Board that when the corporation was created, Mr. Mamantov and his office were originally assigned as the Registered Agent and Office; however, after discussion, they agreed that Mr. Schmid and his office should assume those responsibilities.

Mr. Hill moved that the Authority approve the change of the Registered Agent and Registered Office from Mr. Mamantov to Mr. Schmid. Mrs. Cronan seconded the motion. The motion carried by a unanimous voice vote of the Authority.

**Internship Program Committee Update**

Mrs. Bumpas delivered the update on Mrs. Tillman's behalf stating that the committee decided to extend the application deadline from October 31<sup>st</sup> to February 10<sup>th</sup> to give students more time to engage. Mrs. Bumpas provided the Board with Mrs. Tillman's notes. She communicated that Mrs. Tillman encouraged all members of the Board to continue to reach out to their contacts and distribute information about the program. The committee will meet again on November 7<sup>th</sup>.

**Sports Authority Logo**

Mr. Nance explained that the discussion regarding a logo for the Sports Authority was spurred by the need to provide one for the snow fence that will be installed around the stadium construction site and had been requested by Mr. Brooke. Mrs. Bumpas stated that a color image of the Sports Authority title is being used as a temporary solution while the Board considers logo options. Mrs. Bumpas then presented the Board with some options created by the Visit Knoxville design team for consideration and feedback.

Mr. Bass asked if the colors have significance. Mrs. Bumpas stated that the colors as well as the fonts on the provided examples were drawn from those used on the Sports Authority website.

Mr. Nance asked for a timeframe of when a decision on the logo would be needed. Mr. Brooke confirmed Mrs. Bumpas' response that the decision would be needed within the next two months. Mr. Hill suggested that the Board rank the logo examples. Mrs. Bumpas stated that she would evaluate the rankings and notes provided by the Board and request more input via email to provide options that the Board could decide upon by the next meeting.

### **Reconnecting Communities Presentation**

Mrs. Marissa Moazen, Vice President of Policy and Strategic Partnerships at Knoxville's Community Development Corporation (KCDC), presented the Board with information about the Reconnecting Communities Grant Program. Mrs. Moazen explained that KCDC is applying for Reconnecting Communities grant funding to support their proposal to create public greenway connections on the east and west side of the pathway planned as part of the stadium development. The creation of these proposed connections would complete a public greenway system throughout downtown Knoxville. KCDC is requesting that the Sports Authority support the application and the proposal. No funding would be needed from the Sports Authority.

Mr. Nance asked if Reconnecting Communities was a federal program. Mrs. Moazen replied in the affirmative.

Mr. Nance asked if the City of Knoxville was involved with the proposal. Mrs. Moazen explained that the City, the Beck Cultural Center, KCDC, and due to the proposed inclusion of James White's Parkway, the Tennessee State Department of Transportation is also involved.

Mrs. Thompson asked if the greenway would be constructed if the grant funding was not received. Mrs. Moazen replied that the Greenway path to the east would be constructed and that it would be left to the City to decide whether the path to the west would be installed.

Mr. Hill moved that the Board support KCDC's application for the Reconnect Communities Grant funding. Mr. Bass seconded the motion. The motion passed with a unanimous voice vote.

Mrs. Thompson requested that the Board be sent a map or copy of the greenway path plan. Mrs. Bumpas stated that she will scan a copy of the signed letter and disseminate it to the Board with a copy of the map.

### **Sports Authority Representative Report**

Mr. Brooke provided the Board with site photos and reported that he continues to have good communication with the project manager for the development team. The mass grading is 65-70% completed. He stated that a 32-inch sanitary sewer line with a square bottom and rounded brick top was unexpectedly discovered beneath the rail bed. The archaeological group has had no significant findings. The archaeological study is nearly complete. Mr. Brooke explained that phase one of the utility infrastructure is in. Phase two is currently out for bid. The development team is coordinating with the Knoxville Utilities Board (KUB) on utility work near Willow. Mr. Brooke also explained that bidding will begin in November or December and the guaranteed maximum price (GMP) will be determined in January. Mr. Kirchhofer stated that the timeframe was accurate.

Mr. Hagood asked how often Mr. Brooke speaks with the project manager for the development team. Mr. Brooke replied that he speaks with the project manager approximately every two weeks.

Mr. Hagood asked if phase one was complete. Mr. Brooke stated that phase one of the utility work is complete.

Mr. Hagood asked how many phases there are. Mr. Brooke stated that the mass grading has one phase and should last approximately two more months. He stated that no unsuitable soil has been found yet but that as the project progresses that bad soil may be encountered in the area around First Creek.

Mr. Hagood asked if bad soil would need to be removed. Mr. Brooke responded that it would need to be removed.

Mrs. Cronan asked for clarity about phase one. Mr. Brooke responded that to have the project completed in a timely fashion the developer undertook, at their expense, the mass grading of the site as well as the remaining demolition. It is not the final grade. Mr. Brooke explained that the developer has worked intelligently throughout the process.

Mr. Hagood asked if there had been an improvement in the ability to acquire the materials necessary for the project. Mr. Brooke stated that he has seen some improvement in that area overall. He explained that a shortage of cement persists due to the conflict in Ukraine.

Mr. Hagood asked how the discovery of bad soil would affect the project timeline. Mr. Brooke responded that he does not believe the timeline will be affected because an excess of good soil is anticipated.

Mrs. Thompson asked when the final design plans would be ready. Mr. Brooke stated that the plans will be ready on November 9<sup>th</sup>. He explained that the plans consist of approximately 400 sheets. The design team has asked

the contractor to begin to review, comment, and organize it into packages for the bidding process. Mr. Nance added that the GMP would be ready in late January.

Mrs. Thompson asked for details regarding the dinner held by the Knoxville Area Urban League (KAUL). Mr. Kirchhofer replied that KAUL held an event to provide information to interested subcontractors and others in the community who have expressed an interest in the project, as well as to talk about the timeline for construction documents and the schedule for additional meetings to make available answers to questions dealing with the bidding process and the documentation. He stated that 40 - 50 people attended the event.

Mr. Hill asked for an update regarding the private development. Mr. Kirchhofer replied that plans for the private development buildings on either side of the stadium are progressing. The intention is that those buildings, of which some include walls that are connected to the stadium and will need to be built at the same time, will be started in a timely fashion, and finished coincidental with the final stadium completion.

Mr. Hagood asked if subcontractor availability had improved. Mr. Brooke replied that a slowdown has begun to move through the construction industry and that due to the time of year, this project will be attractive to bidders. Mr. Hagood asked if the timing will benefit the project even though it is starting behind the original timeline. Mr. Brooke stated that the area is economically strong, not at risk of a deep recession, and the environment has changed from what it was a year ago.

Mr. Nance asked if the current schedule would meet the opening day deadline. Mr. Brooke stated that he believes that is so.

#### **New Business**

Mr. Schmid stated that the Ethics Policy approved and signed by the Board last year requires annual renewal. Mr. Schmid provided each member with a copy of the policy to be reviewed and signed if found acceptable.

Mr. Bass stated that the Finance Committee will meet in the first week of December with the Financial Advisors to begin committee reactivation.

Mrs. Bumpas will send the Board options to schedule the next meeting for early December.

Mr. Hagood asked for an update from the developer. Mr. Kirchhofer clarified the phraseology of phase one, which relates to the utility relocation and replacement work and is substantially complete, and phase two, which required more utility design work and is currently out for bid. These two phases do not relate to the mass grading or the stadium construction project itself.

Mr. Hagood asked about the soccer team. Mr. Kirchhofer stated that the team is playing at the field on the University of Tennessee campus until the stadium is ready.

#### **Adjournment**

Mr. Nance adjourned the meeting at 9:33 AM.