

**MINUTES OF A REGULAR MEETING OF
THE SPORTS AUTHORITY OF THE COUNTY OF
KNOX AND THE CITY OF KNOXVILLE, TENNESSEE
September 28, 2021 – 9:05 A.M.**

The meeting of the Board of Directors of The Sports Authority of the County of Knox and the City of Knoxville, Tennessee (the "Authority") was held at 9:05 A.M. on Tuesday, September 28, 2021, 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, Richard Bass, Joan Cronan, Jeff Hagood, Tim Hill, Alvin Nance, and Nikitia Thompson. Rosalyn Tillman was absent. Also present at the meeting were Stephanie Welch, Chief Economic and Community Development Officer and Deputy to the Mayor of the City of Knoxville, Chris Caldwell, Chief Financial Officer and Deputy to the Knox County Mayor, Doug Kirchhofer, Chief Executive Officer of Boyd Sports, LLC, Mark Mamantov, attorney at Bass, Berry & Sims, PLC, R. Culver Schmid, Attorney at Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC, Olamide Oso, Attorney at Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC, and Kim Bumpas, President of Visit Knoxville. Members of the media and other visitors were also in attendance.

Approval of the August 31, 2021, Meeting Minutes

As the first order of business, Mr. Nance presented the minutes from the Tuesday, August 31, 2021, meeting for the Authority's review. Mr. Hagood moved that the Authority approve the minutes as presented. Mrs. Thompson seconded the motion. The Authority approved the August 31, 2021 Meeting Minutes by a unanimous voice vote.

Introduction of New Attorney with Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC

Mr. Schmid introduced Olamide "Ola" Oso, a recent graduate of the University of Tennessee. Mr. Oso is working on the business team which is headed by Mr. Schmid and has already begun to assist behind the scenes with the Sports Authority stadium project. The Authority welcomed Mr. Oso to the project.

Recommendation from the Project Oversight Committee

Mr. Hill explained that after speaking with Harold Cannon and Jim Snowden, the committee would like to recommend the issuance of an RFQ for the Sports Authority Owner Representative. The Project Oversight committee would review the responses to the RFQ and return a hiring recommendation to the Authority during the October meeting. Due to the need to have this person in place more quickly, Mamantov suggested that the project oversight committee review the RFQ responses and hire the owner representative rather than return to the Authority with a hiring recommendation. Cronan asked if the Authority has the ability to give the committee that authority. Mamantov explained that the Authority can delegate that responsibility to the Project Oversight Committee. Schmid added that the bylaws give the Authority the ability to either choose to delegate to the subcommittee the authority to hire or to call a special meeting to hear and vote on the hiring recommendation from the subcommittee.

Mrs. Cronan moved that the Authority delegate its authority to hire an Owner Representative to the Project Oversight Committee. Thompson seconded the motion. Hill clarified the motion to allow the Project Oversight Committee, on behalf of the Sports Authority, to issue an RFQ to acquire an Owner Representative, to review the responses to that RFQ, and to make that selection. Mamantov added that the Sports Authority Owner Representative would not displace any other Owner Representative but would work to protect the interests of the Sports Authority and the community and that the hiring of this representative does not speak to any dissatisfaction with the work of the other representatives. The Authority approved the motion by a unanimous voice vote.

Report from the Internship Committee

Ms. Welch explained that the Internship Committee met on September 14th to discuss the creation of a premier internship program through the Sports Authority in conjunction with the multiuse stadium project. The meeting was public and was attended by Mr. Nance, Mrs. Tillman, Mr. Schmid, Mrs. Welch, and Mr. Oso representing the interests of the Sports Authority as well as representatives from the city, county, and the media. The purpose of the committee is to ensure that the Sports Authority provides opportunities for diverse young people, particularly those who live in the community proximal to the proposed stadium site, to develop leadership and business skills through quality internships. The committee recognizes that young people of color in the area may not normally have access to pathways for exposure to these types of skills. The committee also seeks to encourage the retention of talented youth in the Knoxville/Knox County area.

Ms. Welch explained that since the Authority has no staff, the committee looked at three possible options:

- Engage the organizations that are executing the project. For example, Boyd Sports, which has an internship program in place for which the Authority could assist with recruiting.
- Offer opportunities directly with the Sports Authority Board.
- Engaging other groups associated with the project such as the project manager and construction manager to see if internship opportunities exist with which the Authority could support.

The Internship Committee also discussed the possibility of including a kind of internship clause within the agreements that will come before the Authority. The Authority could serve as a platform for recruiting interns to be placed within and gain experience from the partners who will be working on the stadium project. Initial conversations with Mr. Kirchhofer have indicated that the Smokies have an interest in participating and can provide great internship opportunities to participants.

Ms. Welch also explained that the Knoxville Area Urban League is working on a construction trade apprenticeship program as well in association with the stadium project. The Authority is helping to push the conversation about the provision of high-quality learning opportunities to young people in the community surrounding the proposed stadium forward. The committee will continue to meet to solidify details of the creation of the internship program.

Mr. Nance added that the target date to roll out the internship program is the summer of next year.

Mrs. Thompson requested that the Internship Committee provide a list of qualifications to the members of the Authority so that each member can investigate whether there are students, opportunities, or collaborations that they may be able to add.

Mr. Kirchhofer stated that the Tennessee Smokies offer ten different categories for which they traditionally seek interns and for which they hire ten to twelve people. He expects that number to increase as the stadium project comes to fruition. The Smokies welcomes local involvement.

Mr. Bass asked if other Authority Board members are welcome to sit in on the Internship Committee meetings. Mrs. Bumpas explained that the meeting is publicly noticed. Mr. Nance suggested that all Board members be notified of future Internship Committee meeting dates. Bumpas stated that the dates will be added to the Authority calendar.

Status of the Planned Development Process

Ms. Welch explained that the preliminary site plan of the planned development application was unanimously approved at the last meeting of the Planning Commission and will go before City Council on October 5th for review and a vote on the preliminary plan. The plan will be refined based on staff and community input and go back before the Planning Commission in November. From there it will go before City Council again in December for a final vote on the site plan.

Update on Negotiations and Timeline

Mr. Mamantov reported that negotiations on the development agreement and the lease are ongoing. Positive progress is being made. Mr. Schmid is being kept up to date and will receive the documents as soon as possible.

Ms. Welch explained that they are working to wrap up negotiations on the key business points of the development agreement and lease in October; however, it is likely that they will not be completed until November. Ms. Welch is working with Mr. Caldwell, Mr. Kirchhofer, and Mrs. Bumpas to evolve the schedule into a November timeframe that works for everyone that is involved.

Mrs. Bumpas added that she will be sending the members of the Board an email with an explanation. She will delete some of the holds that are currently on the calendar in October. The meeting that is currently scheduled for October 26 will remain but could be moved as well. Mrs. Bumpas will send the members of the board doodle polls for dates in November.

Mr. Nance reminded the board that possible movement of these dates has been anticipated since the meeting on August 31st.

Mr. Hagood asked if the board would receive the development agreement and lease documents from Mr. Mamantov or Mr. Schmid. Mr. Mamantov explained that Mr. Schmid would review those documents first and then provide them to the board. The goal is to provide the board with the documents no less than ten days before they need to be considered so that each member has time to review them thoroughly.

Mrs. Bumpas reminded the board that the minutes from July have been revised based on Mrs. Tillman's request for more detail. Those, as well as the minutes from the Internship Committee meeting, were provided to the Board.

Approval of the Revised July 13, 2021, Meeting Minutes

Mr. Nance presented the minutes from the Tuesday, July 13, 2021, meeting for the Authority's review. Mrs. Thompson moved that the Authority approve the minutes as presented. Mr. Bass seconded the motion. The Authority approved the August 31, 2021 Meeting Minutes by a unanimous voice vote.

Public Forum

Mr. Nance explained the guidelines of the public forum portion of the meeting per the Authority's Public Forum Policy stating that each speaker will have five uninterrupted minutes to speak and asking that each speaker begins with their name and address.

Sam Alexander, 2534 Fernbank Road:

Mr. Alexander stated that he is the President of the Knoxville/Oak Ridge Area Central Labor Council which is an affiliate of the AFL-CIO (American Federation of Labor and Congress of Industrial Organizations). Mr. Alexander explained that they would like a written community benefits agreement. They are strongly in favor of the project and the jobs that it will bring to the area. They ask that a living wage be offered to all those who work on the project and that the jobs be kept local so that the revenue can stay in the area and help the community to thrive. They ask that safety standards be put in place and that a committee be formed to look at those standards to ensure that no incidents such as those that occurred during the construction of Britton Bridge happen again. They also ask that the developer meet with them and come to a written agreement that is beneficial to the community.

Chris O'Keefe, Iron Workers Local 384

Mr. O'Keefe stated that he has communicated with Mr. Kirchhofer as well as members of the city council. He expressed that they have been working on the largest project that DOE has ever had. On which, the President of the Iron Workers International gave high praise. Local ironworkers organized for that project and doubled the size of their workforce from people local to the area and have brought in over 100 apprentices from inner cities and local communities in the past two years. Mr. O'Keefe stated that he is asking for support to keep the jobs that the stadium project will provide local. Their training center has been annually certified by the Department of Labor for over 40 years. The apprenticeship program lasts three years. Mr. O'Keefe encouraged the Authority members to come to the training center and to contact him with any questions.

Sandra Korbelik, 5212 Daphne Drive

Mrs. Korbelik thanked the Authority for providing a public forum. Mrs. Korbelik explained that the audience raised concerns regarding three variances of the preliminary plan when it went before the Planning Commission: the master sign plan, the lighting plan, and the landscaping. Mrs. Korbelik sought guidance as to whether the lighting and landscaping plans would be reviewed when the final plan comes through by the Sports Authority and if that would be a public hearing.

Adjournment

The next meeting of the Sports Authority will be held on October 26, 2021, in the Community Room of the Knoxville Operations Center. Mr. Nance adjourned the meeting at 9:43 AM.