

**MINUTES OF A REGULAR MEETING OF
THE SPORTS AUTHORITY OF THE COUNTY OF
KNOX AND THE CITY OF KNOXVILLE, TENNESSEE
February 22, 2022 – 9:02 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") was held at 9:02 AM on Tuesday, February 22, 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, Richard Bass, Jeff Hagood, Tim Hill, Alvin Nance, Nikitia Thompson, and Rosalyn Tillman. Joan Cronan 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, 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 Meeting Minutes

As the first order of business, Mr. Nance presented the minutes from the Tuesday, January 12, 2022, meeting as well as the Tuesday, February 8, 2022, workshop for the Authority's review. Mr. Bass moved that the Authority approve the minutes from both meetings. Mrs. Tillman seconded the motion. The Authority approved the January 12, 2022, and February 8, 2022, meeting minutes by a unanimous voice vote.

Internship Committee Update

Mrs. Tillman reported that the Internship Committee met on Thursday, February 4, 2022, via Zoom video conference. She named the members of the Committee:

- Darris Upton, Knox County Diversity Development Manager
- Olamide Oso, Attorney at Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC
- Kelly Drummond, City of Knoxville Human Resources Director
- Kim Bumpas, President of Visit Knoxville
- Cheryl Ball, City of Knoxville Deputy Chief of Economic and Community Development
- Stephanie Welch, City of Knoxville Chief of Economic and Community Development

Mrs. Tillman also stated that Richard Bass, Jeff Hagood, Joan Cronan, and Alvin Nance of the Sports Authority Board have attended Internship Committee meetings as well. She reiterated the program's goal to create an opportunity for young people, primarily those in under-represented and underserved areas of the Knoxville community, to broaden their experiences in areas in which they do not usually see themselves.

Mrs. Tillman explained that the program has four employers participating and five internship positions available at this time and hopes to attract several more in the future. The employers and the opportunities that they offer are:

- Tennessee Smokies
 - Sports Operations Internship
 - Sports Marketing Internship
- Design Innovation and Architecture (DIA)
 - Marketing Internship
- BarberMcMurry Architects
 - Architecture Internship
- Soil and Materials Engineers, Inc. (S&ME)
 - Engineering Internship

Mrs. Tillman stated that she would like the Board to assist with communicating the importance of the Internship Program to the various companies associated with the stadium project so that future participation could increase.

This year, the timeline of the program is such that some companies have already made internship decisions and were therefore unable to participate but Mrs. Tillman expressed hope that in future years those companies would have the ability to offer placements for students of the Sports Authority Internship Program.

She explained that the Committee has begun recruitment efforts by reaching out to various contacts in education and employment and asking that they share information about the Internship Program with students and others who may be able to inform students that the above-listed opportunities are available. Mrs. Tillman stated that she has received ten emails from students expressing an interest in applying for the program.

Mrs. Thompson asked which member of the Internship Committee should be contacted by a company interested in hosting an intern from this program would contact. Mrs. Tillman answered that she would be the contact in that instance. Mrs. Welch added that Mrs. Bumpas and Mrs. Ball could also be contacted. She stated that Mrs. Bumpas and Visit Knoxville have assisted with the program by hosting the website and offering the use of infrastructure and that the Committee has been a great team effort. Mrs. Bumpas added that as the program administrator Visit Knoxville would be happy to function as the contact for companies that would like to offer internship placements next year in order to give every candidate a fair opportunity to apply. Mrs. Tillman also added that the process is still evolving.

Mrs. Tillman expressed that, although the program would like to attract underrepresented and underserved students, the Internship Program is available as an opportunity for students of all backgrounds.

Mrs. Thompson stated that she would like to see all the organizations that are involved with the stadium project participate in the Internship Program and that she would be willing to reach out to each of them. Mr. Hagood asked if Mrs. Thompson was suggesting that she reach out to the companies that will benefit from being a part of the stadium project to encourage them to participate in the Sports Authority Internship Program. Mrs. Thompson answered in the affirmative and explained that she would report back to the Board.

Mr. Nance asked if the interns were being paid by the company that would host them. Mrs. Tillman answered in the affirmative. She explained that all the positions that are currently being offered are paid internships but that credit-based internships might be available in the future. Mrs. Ball added that each of the organizations that are currently participating have had experience with offering credit-based positions in their existing internship programs as well. They are all positioned and prepared to work with students on their academic requirements. Mrs. Tillman explained in the future if an organization has not had experience with providing credit-based opportunities, information can be made available to them.

Mr. Nance asked if the Board would receive a report or follow-up after students are placed. Mrs. Bumpas stated that touchpoints have been created to allow the companies and the students to communicate their level of satisfaction and areas that need to be addressed and that she would communicate those to the Internship Committee. The Committee would then report back to the Board. The placements that are being offered are all nested within companies that have standing programs in place and should therefore prove to be seamless. Mrs. Ball added that the companies and students have agreed to a midpoint and endpoint survey to help the Committee gauge the program's progress and learn from what has been done. Mrs. Bumpas also added that the website can be utilized as a great data collection resource in addition to the ability to speak to someone. Mrs. Tillman stated that Mrs. Bumpas will function as the liaison between the students, host companies, and the Sports Authority Board.

Mrs. Thompson asked about the number of applications that have been received. Mrs. Bumpas explained that the application will go live after this meeting, so none have been received yet. Mr. Hagood expressed that he has great confidence that the program will attract several applicants because some students have already contacted him expressing interest. Mrs. Tillman stated that in anticipation of a large number of applicants, the Committee has been divided into teams that will each focus on applicants for the various positions.

Mr. Nance expressed that the program offers a wonderful opportunity to place students within established internship programs and thereby gain the experience that will be necessary for the future to assist companies that do not have established internship programs. Mrs. Tillman agreed and expressed that it will be key to gain that knowledge in order to grow the program. Mr. Hagood stated that the Internship Program benefits the host company as well as the Authority and the community. Mrs. Tillman agreed and encouraged the members of the Board to reach out to contacts they may know and encourage participation and recruitment.

Mr. Nance stated that once the interns have been selected, he would like for them to attend a Sports Authority Board meeting. Mr. Hagood agreed. Mrs. Tillman also agreed and added that she hopes that the Authority would eventually be able to have an intern as well.

Mr. Nance presented the Board with the Internship Program Resolution and asked that Mr. Schmid explain it. Mr. Schmid explained that the resolution is the Authority's approval of the Internship Program outlined by the Internship Committee and directs the Committee to implement the program as the Committee sees fit. It also authorizes the Chair and Vice-Chair to sign any documents or agreements necessary to complete the implementation and sustenance of the program as representatives of the Authority. Mr. Hagood moved that the Internship Program Resolution be approved by the Sports Authority Board. Mrs. Thompson seconded the motion. The Authority approved the Internship Program Resolution by a unanimous voice vote.

Mrs. Tillman asked that any member of the Authority who would like to volunteer to assist with applicant screening, please let her know.

Mrs. Bumpas informed the Authority that a press release will be sent out later today.

Insurance Consultant

Mr. Nance called upon Mr. Caldwell to present information regarding the Authority's acquisition of an insurance consultant.

Mr. Caldwell explained that the City and County have experience using Arthur J. Gallagher Risk Management Services as the insurance consultant for the Authority as it relates to the lease and development agreements and recommends their services to the Authority as well. The fee to acquire Gallagher as the Authority's insurance consultant would be \$5,000 which the City and County would split equally but the contract would be directly between the Sports Authority and Gallagher. Mr. Hagood moved that the Authority acquire Gallagher as the insurance consultant for the Authority and to authorize the Chair and the Vice-Chair to sign any necessary documents or agreements as representatives of the Authority. Mr. Bass seconded the motion. The motion carried by a unanimous voice vote.

Mr. Hagood asked Mr. Caldwell for the name of the contact at Gallaher. Mr. Caldwell answered that he would provide the Authority with that information.

Project Status Update

Mr. Nance asked Mr. Mamantov to give the Board an update on the agreements.

Mr. Mamantov stated that the Knoxville Utilities Board (KUB) has received the utility infrastructure agreement. There are nine phases to the utility infrastructure which will be priced over a period of time. Conceptual discussions regarding the private development agreement are also ongoing. Progress is going well on both agreements.

He explained that work on the utility relocation needs to begin, and alternatives are being investigated to keep the project on the timeline. Mrs. Welch agreed that negotiations are still ongoing and that they are looking at ways to proceed without holding up the project.

Mr. Nance asked if the City would begin infrastructure work before those negotiations were complete. Mr. Mamantov explained that any work that would begin on the site would be done by the developer and that the parties would need to share the risk on the cost of moving forward. All parties are confident that the issues will be resolved. Interest rates are rising but still historically low. Approximately \$2 million worth of utility infrastructure improvements is needed along Jackson Avenue which must be completed before the other work can begin. Mrs. Welch added that the work Mr. Mamantov refers to would be done by the developer. Mr. Mamantov agreed and added that KUB would approve the plans and oversee the project.

Mr. Mamantov stated that work on the force majeure language and insurance issues also continues. The City Council and County Commission have added it to the consent agenda for tonight's meetings which is a great show of support for the tax increment financing amendment. The main purpose is to provide a funding source for approximately \$14 million of infrastructure.

Mr. Hagood asked if the \$2 million utility infrastructure improvements will happen regardless of the agreement. Mr. Mamantov explained that a reasonable accommodation to split the risk is being negotiated. Mrs.

Welch stated that the previously approved infrastructure agreement ensures \$14 million for infrastructure work will be available over the next two years. A financial commitment by the Authority is not anticipated.

Mr. Hill asked for an explanation of how and when the land transfers, to whom it transfers, and what consequences are built-in to control the development. Mr. Mamantov replied that the land is owned and will continue to be owned by the developer. The agreements are to mandate development on the land that is consistent with the master plan that has been presented. All parties agree that the project is important. The issues lie in what remedies there will be if it does not happen. He intends to present that agreement as well as the utility agreement, and the culvert agreement to the Authority at the March 22nd Sports Authority Board meeting.

Mr. Bass asked if an update regarding the financing was available. Mr. Mamantov explained that as soon as an underwriter is in place, that process will move quickly. Those documents may also be available for the Board on March 22nd.

Mrs. Tillman asked if the Major League Baseball language issue has been settled. Mr. Mamantov replied in the affirmative and said that the MLB is waiting to sign the lease until after the insurance issues have been resolved.

Adjournment

The next meeting of the Sports Authority will be held on March 22, 2022, at 9:00 AM in the Community Room of the Knoxville Operations Center. Mrs. Bumpas stated that she will send the Board a doodle poll for various dates between March 22nd and April 26th. Mr. Nance adjourned the meeting at 10:20 AM.