

# MINUTES OF THE 116<sup>th</sup> MEETING OF THE CONVENTION CENTER AUTHORITY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY

The 116<sup>th</sup> meeting of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) was held on February 2, 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, Alfred Degrafinreid II, Tracy Hardin, Barrett Hobbs, Vonda McDaniel, Dee Patel, Seema Prasad, and Betsy Wills

**AUTHORITY MEMBERS NOT PRESENT:**

**OTHERS PRESENT:** Charles Starks, Charles Robert Bone, Jasmine Quattlebaum, Heidi Runion, Elisa Putman, Heather Jensen, Donna Gray, Brian Ivey, Kristin Wilson, Diana Alarcon, Joe Cain, and Tom Turner

Chair Norah Buikstra opened the meeting for business at 9:02 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 115<sup>th</sup> Meeting Minutes of January 5, 2023. The motion was seconded by Tracy Hardin and approved unanimously by the Authority.

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

Authority Attorney Charles Robert Bone discussed the proposed Senate Bill 648 Legislation to amend Tennessee Code Annotated, Title 7 and Title 67, relative to public funding for convention center facilities. Charles Robert Bone stated the process is in the early stages and the bond counsel and the City are continuing to review the proposed legislation. The potentially impacted funding sources are the TDZ and other revenue

sources including hotel/motel tax, which the Music City Center receives 3 percent out of the 6 percent, rental car tax, campus tax and contracted vehicle tax.

Robert Davidson provided a summary of the Finance & Audit Committee meeting held January 31, 2023, stating the committee recommends the acceptance and approval of the Metro Mid-Year FY 2023 Requests for Second Avenue Recovery / Metro and MDHA Funding: \$19.2M, Walk of Fame Park/ Nashville Downtown Partnership (NDP) Funding: \$1.8M and Broadway Improvements – Retractable Bollards and Meridian Barriers / Nashville Department of Transportation (NDOT) Funding \$2.5M (Attachments #1, 2, & 3), and there was discussion.

**ACTION:** Robert Davidson made a motion approving funding of \$19.2 million to support the Metropolitan Development & Housing Agency's redevelopment and recovery of Second Avenue, subject to the Convention Center Authority continuing to receive certain tourism tax revenues that have been pledged to it and its ability to pay operating expenses, contractual obligations, debt service and reserve funds. The motion was seconded by Tracy Hardin and approved unanimously by the Authority with Barrett Hobbs recusing himself from the vote.

**ACTION:** Robert Davidson made a motion approving funding of \$1.8 million this Fiscal Year and up to \$1M in each of the next 2 Fiscal Years to support the Nashville Downtown Partnership's Walk of Fame Park, subject to the Convention Center Authority continuing to receive certain tourism tax revenues that have been pledged to it and its ability to pay operating expenses, contractual obligations, debt service and reserve funds. The motion was seconded by Dee Patel and approved unanimously by the Authority.

**ACTION:** Seema Prasad made a motion approving funding of \$2.5 million to support the Nashville Department of Transportation's Broadway Improvements (Retractable Bollards and Meridian Barriers), subject to the Convention Center Authority continuing to receive certain tourism tax revenues that have been pledged to it and its ability to pay operating expenses, contractual obligations, debt service and reserve funds. The motion was seconded by Barrett Hobbs and approved unanimously by the Authority.

Charles Starks and Jasmine Quattlebaum provided information on the RFP Emergency Medical Technician Services (Attachments #1 and #4), and there was discussion.

**ACTION:** Betsy Wills made a motion [i] accepting the recommendation of the evaluation committee and [ii] authorizing Charles Starks to negotiate and execute an agreement with Med-Star Medical Staffing, Inc. for emergency medical technician services for the Music City Center on substantially the same terms as considered this day. The motion was seconded by Vonda McDaniel and approved unanimously by the Authority.

Jasmine Quattlebaum provided information on the upcoming Small and Diverse Business Forum, scheduled February 8, 2023. The Board was invited to attend.

Charles Starks provided an update on Fifth + Broadway Parking Garage, noting that an in-person meeting with the new property owner's senior management team has not been set up because the team currently has no travel plans to Nashville. Robert Davidson asked if a Zoom call could be scheduled to discuss a potential sale of the garage. Charles Starks will reach out to Northwood Investors LLC to discuss a possible meeting via Zoom.

Charles Starks provided an update on the monthly STR, LLC Hotel Stats, referred the board to their packets for additional monthly statistics including hotel data and tax collections (Attachment #1), and there was discussion. Charles Starks also stated it is no longer necessary to report 2019 data as more recent years provide sufficient comparable data.

Charles Starks discussed the handout FY 2022 Annual Report. Copies of the report and jars of honey from the center's latest harvest were shared with the Board.

Charles Starks provided information on the upcoming Safari Club event, and there was discussion.

Betsy Wills asked for an update on the dividends of hosting the American Society of Association Executives event in August 2022. Charles Starks stated there are currently 35 possible citywide events as a result of ASAE.

Charles Starks provided an update on the 10 windows that were recently damaged. The windows are still in the pricing process, and Metro Nashville Police Department hasn't been able to identify the shooter.

With no additional business, the Authority unanimously moved to adjourn at 10:18 a.m.

Respectfully submitted,



---

Charles L. Starks  
President & CEO  
Convention Center Authority

Approved:



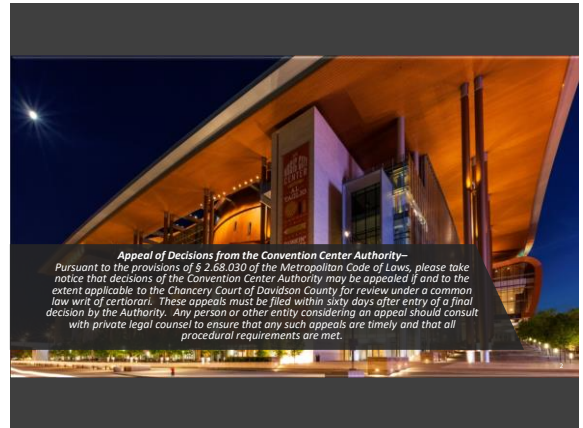
---

Norah Bulkstra, Chair  
CCA 116<sup>th</sup> Meeting Minutes  
of February 2, 2023

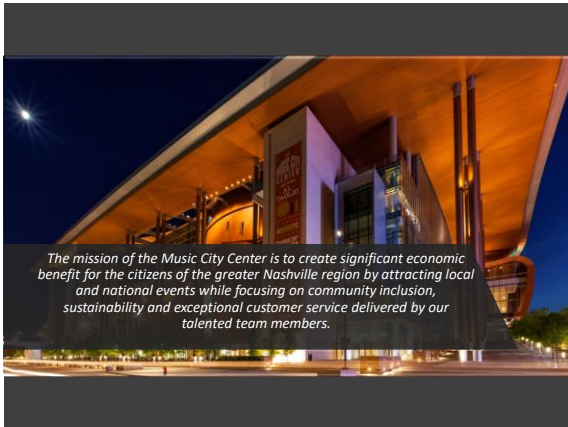




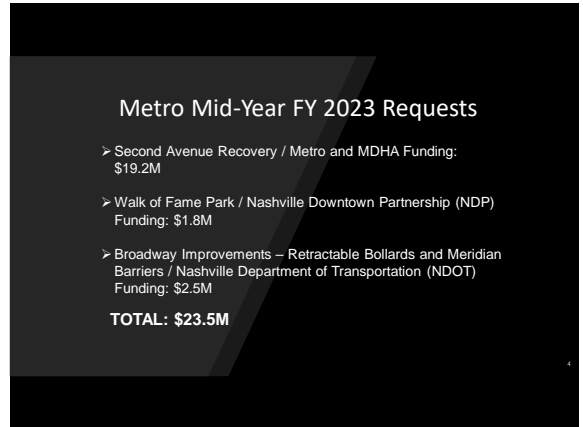
1



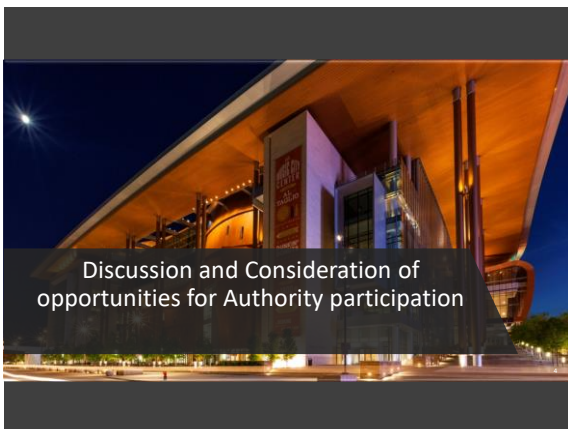
2



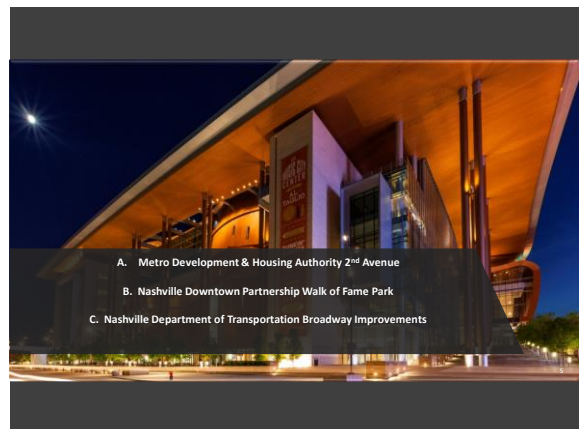
3



4



5



6



7



8



9



10

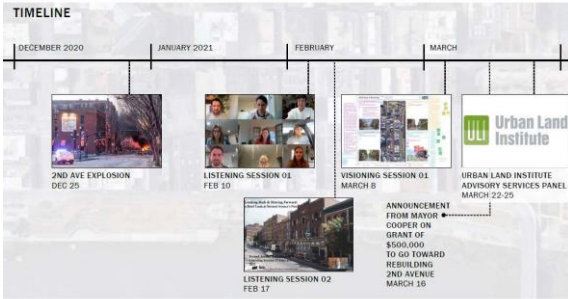


11



12

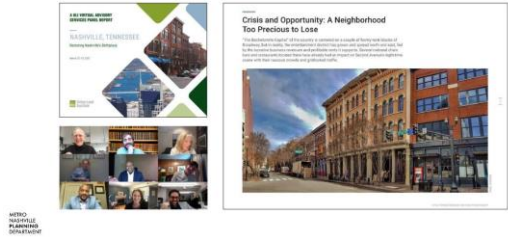




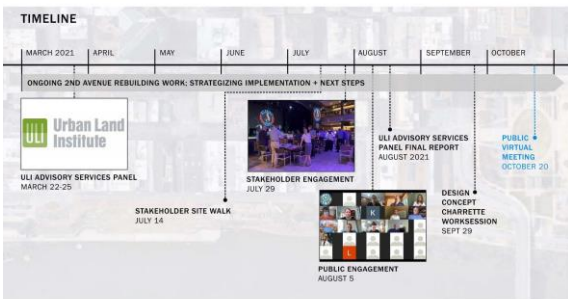
13

Urban Land Institute

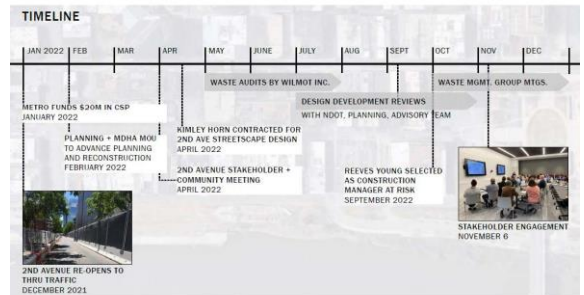
ULI ADVISORY SERVICES PANEL



14



15



16

**FOR THE LOCALS; DISTINCT FROM BROADWAY**

- MAINTAIN HISTORIC CHARACTER**
  - Over 24 Stakeholder and public meetings
  - Nearly 1,000 participants
  - Over 30 Public Newsletters
- INCORPORATE OUTDOOR DINING**
- FAMILY FRIENDLY: ENJOYABLE FOR ALL AGES**
- IMPORTANCE OF STREET TREES AND LIGHTING**
- MAXIMIZE SPACE FOR PEDESTRIANS**
- SUSTAINABLE DESIGN + EFFECTIVE TRASH MANAGEMENT**

17

KEY THEMES



18

Scope of Work

2nd Avenue Streetscape

1st Avenue and Riverfront

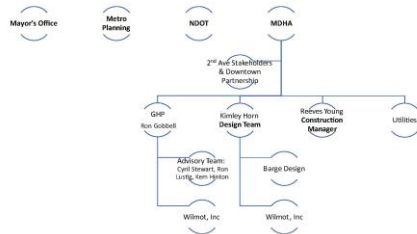
Activation and Programming



Examples of Current Partnerships

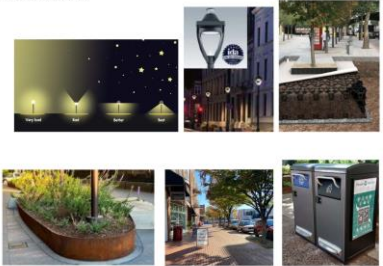
- AT&T
- The District
- Nashville Downtown Partnership
- Business/Property Owners & Merchants
- Metro Nashville
- ULI Nashville
- Convention Center Authority

2<sup>nd</sup> Avenue Project Team



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

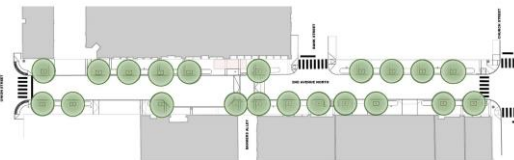


2<sup>nd</sup> Avenue – 2022 Progress Update



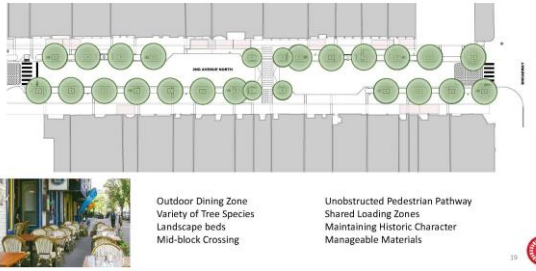
- Implementation**
  - \$20M in Metro FY'22 CSP
  - MOU with Planning & MDHA to implement
  - Design Team Contracted
  - ~12 Stakeholder Meetings
- Design & Construction**
  - Developing the Streetscape Design
  - Construction Manager Selected
  - Preconstruction Services
  - Utility Coordination
- Waste Management**
  - Wilmot, Inc Conducted Waste Study
  - Waste Management Recommendations Provided
  - Operations Plan in Progress

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

Southern Block – Broadway to Commerce



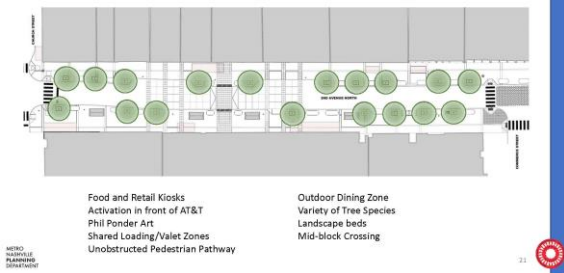
25

2<sup>nd</sup> Ave Streetscape Preliminary Design



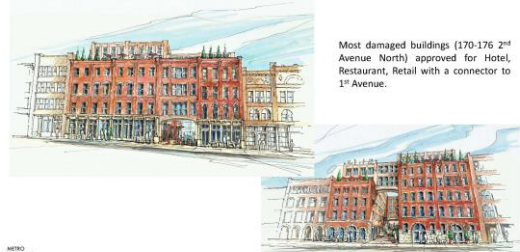
26

Middle Block – Commerce St to Church St



27

2<sup>nd</sup> Ave Streetscape Preliminary Design



28

2<sup>nd</sup> Ave Streetscape Preliminary Design



29

Activating Middle Block - Kiosks



30



2nd Avenue Activation and Connection to 1st Ave



METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

26

31

1st Avenue Concept with Connection to 2<sup>nd</sup> Ave



METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

26

32

2<sup>nd</sup> Avenue Redevelopment Perspective



METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

27

33

### Budget Request

#### Committed Funds by Metro

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

2<sup>nd</sup> 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

1<sup>st</sup> Avenue Programming & Activation  
\$850,000

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

METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

28

34

### 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

METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

29

35



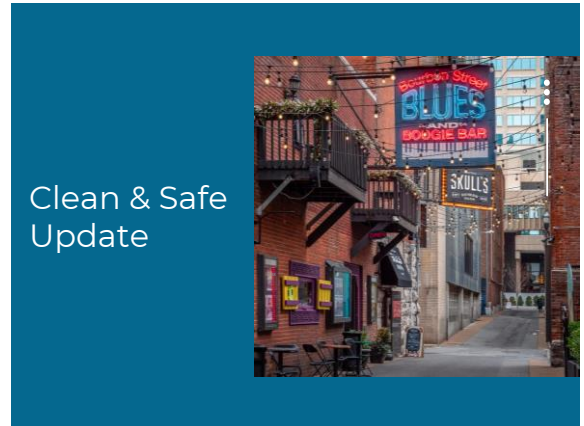
METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

29

36



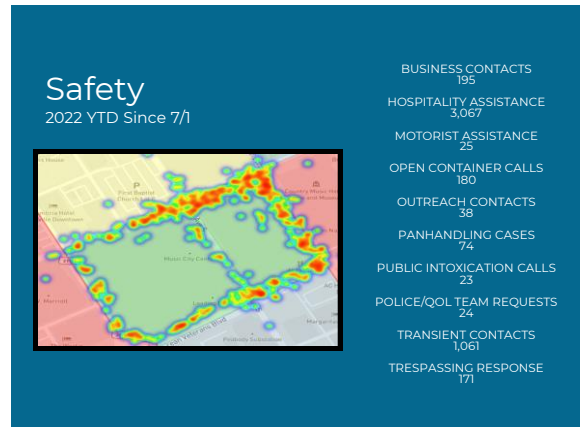
37



38



39



40



41



42





43



44

### 25 Years | Three Downtowns

	2002	2022	2027
RESIDENTS (1,247%)	2,103	16,454	28,320
EMPLOYEES (103%)	49,743	78,000	101,000
VISITORS (51%)	10.6M	14M	16M
HOTEL ROOMS (509%)	2,839	12,128	17,290

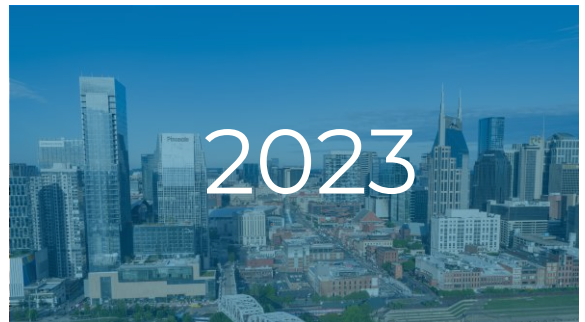
45

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

46



47



48

View: Southwest



49



50



51

View: West/Northwest



52



53



54



55

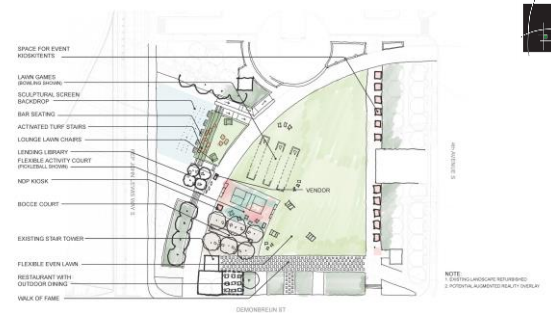
View: Northwest



56




57



58

### 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



59



60





## Lower Broadway Phasing

61

\$10M	\$112,000	\$940,000	\$2,200,000	\$250,000	\$2.7M	\$1.8M	\$600,000
LED STRIP LIGHTING	ITS UPGRADE SCV	ITS UPGRADE SIGNALS	TRAFFIC SIGNAL TIMING & REBUILD	ECONOMIC PROMOTIONS	PAVED REPAIRS	RETRACTABLE BOLLARDS	MOBILITY RAILINGS
<ul style="list-style-type: none"> <li>→ Improve lighting from 1<sup>st</sup> Ave thru Rep. John Lewis Way</li> <li>→ Estimate includes AAC powered lighting, conduit and sidewalk replacement</li> <li>→ Existing conduit not usable</li> </ul>	<ul style="list-style-type: none"> <li>→ Deployed at 16 locations from 1<sup>st</sup> Ave to 8<sup>th</sup> Ave &amp; from 9<sup>th</sup> to Union St</li> <li>→ Used for special event lighting, conduit and sidewalk management</li> <li>→ \$7,000 per intersection conduit not usable (416)</li> <li>→ \$20,000 per device (47)</li> </ul>	<ul style="list-style-type: none"> <li>→ Rebuild all signals from 1st Ave thru Rep. John Lewis Way</li> <li>→ \$400,000 per intersection to rebuild</li> <li>→ \$3,000 per traffic signal (x12) to refer</li> </ul>	<ul style="list-style-type: none"> <li>→ Deployed from 1st Ave to Rep. John Lewis Way</li> <li>→ Price depends on whether stamped asphalt or thermoplastic is used</li> <li>→ Thermoplastic is \$50,000 per intersection</li> </ul>	<ul style="list-style-type: none"> <li>→ Deployed from 1st Ave to Rep. John Lewis Way</li> <li>→ \$500,000 per intersection</li> <li>→ Does not include stormwater mitigation, if needed</li> </ul>	<ul style="list-style-type: none"> <li>→ Deployed from 1<sup>st</sup> Ave thru Rep. John Lewis Way</li> <li>→ \$2.7M would be required to place retractable bollards at all approaches</li> </ul>	<ul style="list-style-type: none"> <li>→ Utilized as a primary security system for entry points, courtyards and perimeter</li> <li>→ Allows for 5 person deployment of an 8 barrier table set in under 10 minutes</li> </ul>	

Lower Broadway Improvement Estimates

NDOT

63

### 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



65

62

### WELCOME & INTRODUCTIONS

## Recent Activities

- 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



64

### ENGAGEMENT & NEXT STEPS

## Immediate Next Steps

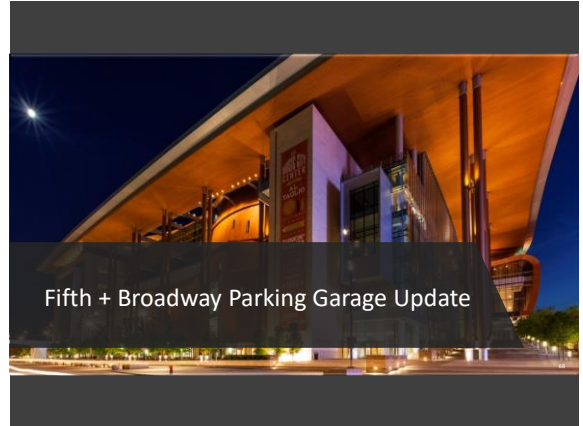
- Gather public input on work to date and solutions
- Continue developing and testing possible strategies
- Identify early-action recommendations
- Consider policies and legislative needs
- Establish and evaluate scenarios



66



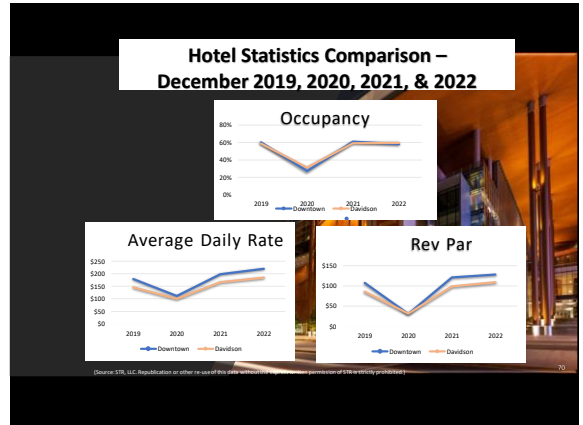
67



68



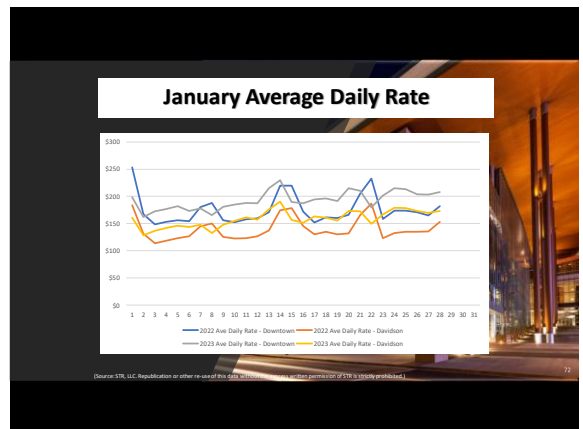
69



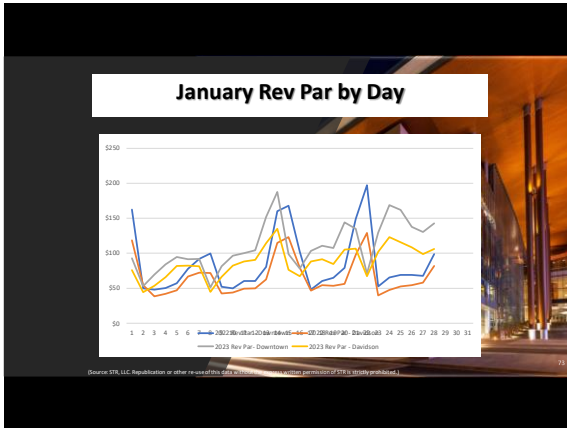
70



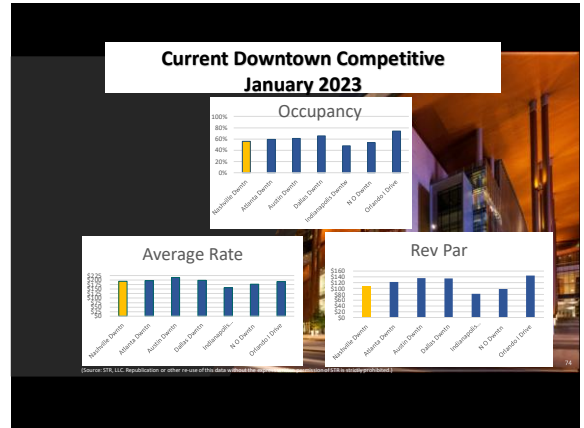
71



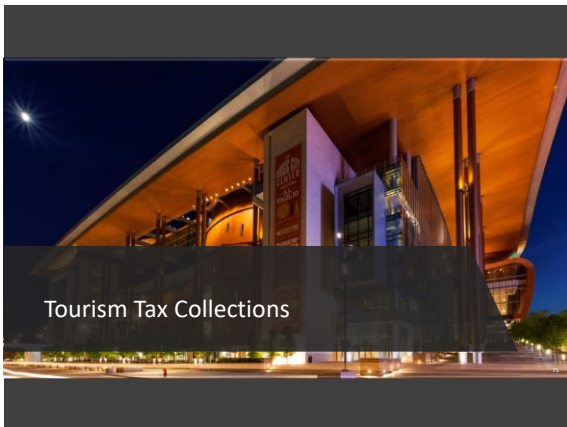
72



73



74



75

### MCC/Tourism Tax Collection

Collections thru November 2022 (includes YTD)

	25 of 5% Occupancy Tax	Net 1% Occupancy Tax	\$2 Room Tax	Contracted Vehicle Tax	Rental Vehicle Tax	Campus Tax	Total	Variance to FY 23 YTD
July	\$3,626,674	\$1,646,157	\$292,102	\$230,244	\$1,819,648		\$9,467,937	19.04%
August	\$3,348,972	\$1,539,886	\$1,627,891	\$289,222	\$226,297		\$8,769,691	17.86%
September	\$3,869,959	\$1,795,233	\$1,792,288	\$335,260	\$215,854		\$1,893,206	27.39%
October	\$4,208,241	\$1,906,027	\$1,833,986	\$336,729	\$265,962		\$1,820,093	0%
November	\$3,929,563	\$1,898,942	\$1,629,761	\$399,810	\$214,024		\$1,432,249	0%
December							\$0	0%
January							\$0	0%
February							\$0	0%
March							\$0	0%
April							\$0	0%
May							\$0	0%
June							\$0	0%
<b>YTD Total</b>	<b>\$18,663,400</b>	<b>\$8,548,745</b>	<b>\$8,631,592</b>	<b>\$1,260,146</b>	<b>\$1,152,331</b>		<b>\$9,064,580</b>	<b>15.69%</b>

All numbers subject to change by CCA Authority

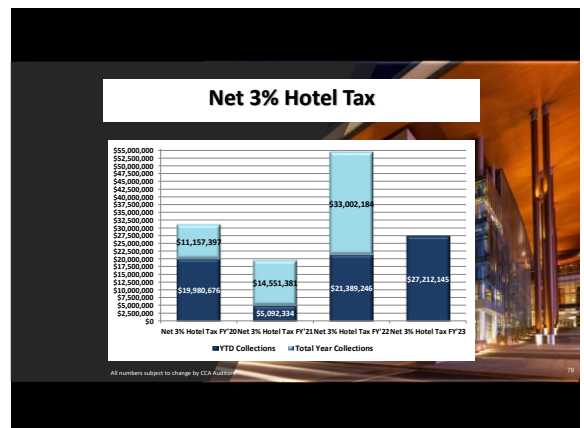
76

### MCC/Tourism Tax Collection

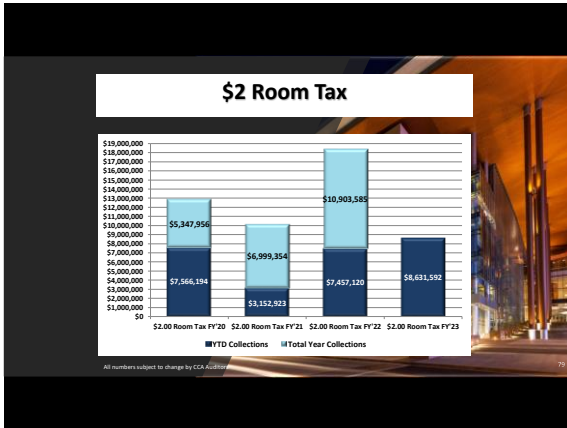
	12/2021	12/2022	12/2023	Variance
<b>MCC Portion of November 2022 Tourism Tax Collections</b>				
25 of 5% Occupancy Tax	\$4,812,177	\$3,973,377	\$3,820,343	18.99%
Net 1% Occupancy Tax	\$2,771,163	\$1,375,325	\$1,586,942	14.37%
\$2 Room Tax	\$3,936,869	\$1,763,246	\$1,629,762	7.39%
Contracted Vehicle	\$28,854	\$217,464	\$306,810	41.09%
Rental Vehicle	\$56,550	\$335,054	\$134,634	58.47%
Campus Sales Tax	\$182,694	\$1,187,027	\$1,432,249	20.86%
TDC Sales Tax Increment	\$0	\$0	\$0	N/A
<b>Total Tax Collections</b>	<b>\$1,725,308</b>	<b>\$7,405,502</b>	<b>\$8,679,358</b>	<b>17.20%</b>
<b>MCC Portion of Year-to-Date Tourism Tax Collections</b>				
25 of 5% Occupancy Tax	\$1,488,336	\$14,617,270	\$18,663,400	27.51%
Net 1% Occupancy Tax	\$1,601,108	\$6,715,976	\$8,548,745	26.62%
\$2 Room Tax	\$1,312,523	\$7,467,120	\$8,631,592	15.75%
Contracted Vehicle	\$289,953	\$1,095,436	\$1,560,146	42.47%
Rental Vehicle	\$413,417	\$1,022,409	\$1,152,331	12.71%
Campus Sales Tax	\$718,403	\$6,923,358	\$9,064,580	30.92%
TDC Sales Tax Increment	\$86,416,230	\$0	\$4,901,700	N/A
<b>Total YTD Tax Collections</b>	<b>\$46,077,262</b>	<b>\$37,887,569</b>	<b>\$40,232,684</b>	<b>176.60%</b>

All numbers subject to change by CCA Authority

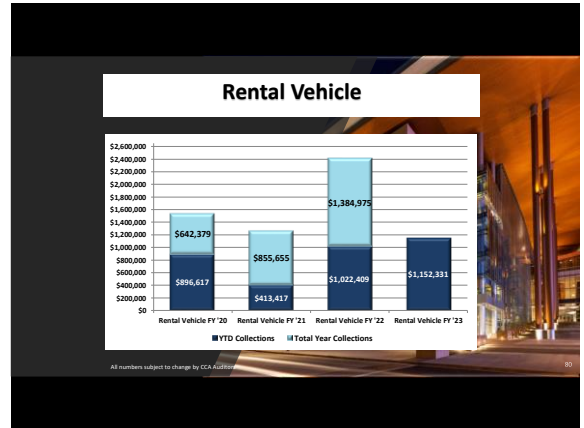
77



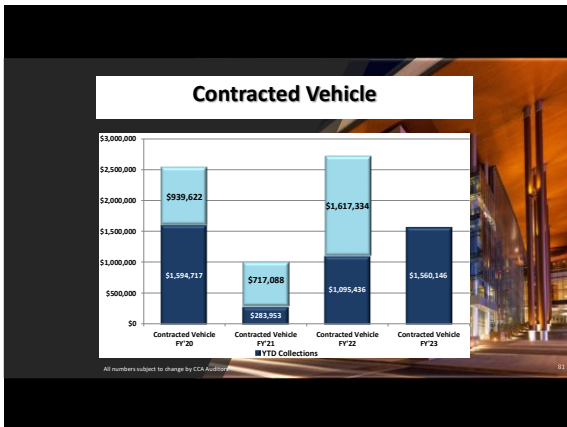
78



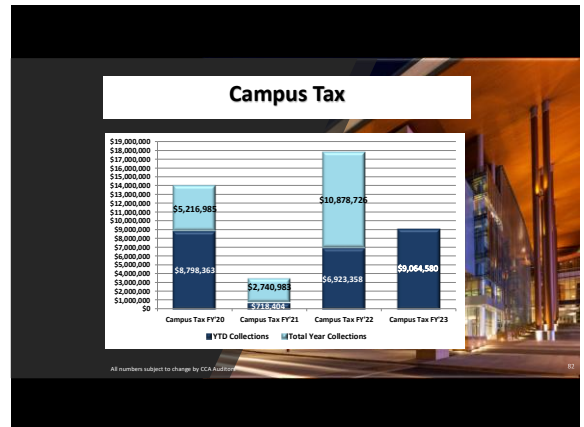
79



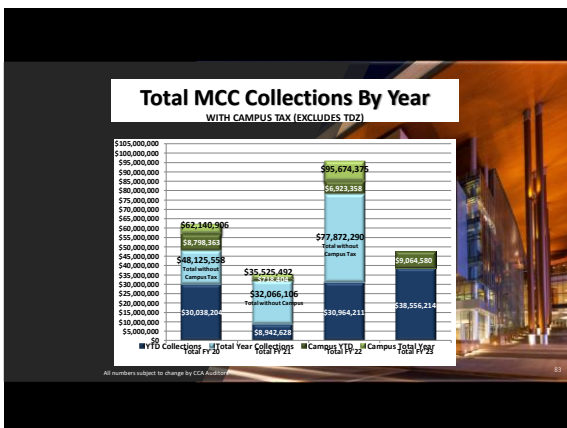
80



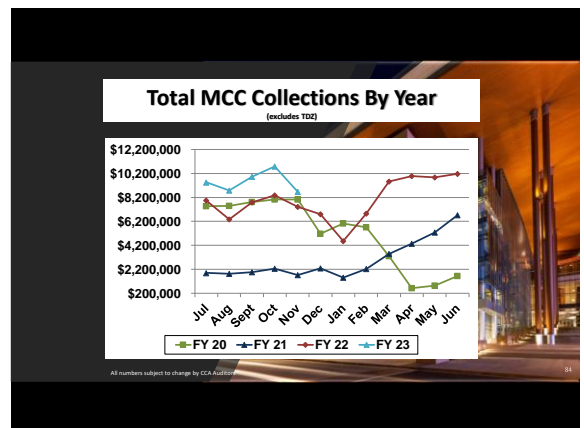
81



82

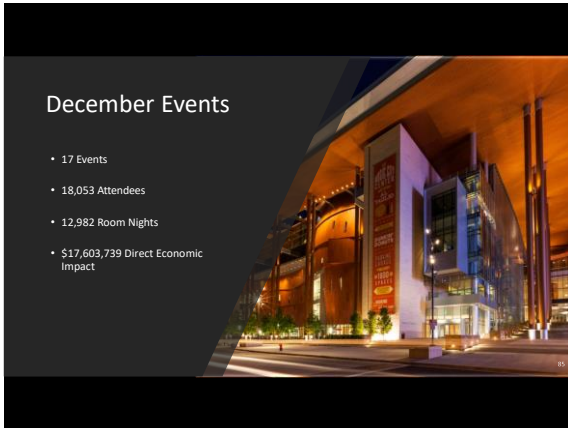


83



84





**December Events**

- 17 Events
- 18,053 Attendees
- 12,982 Room Nights
- \$17,603,739 Direct Economic Impact

85



**Convention Center Authority**

February 2, 2023

86

## CCA Board Questions from January 5, 2023, Presentations

Nashville is fortunate to see continued and growing success thanks to our thriving tourism industry, in which the Convention Center Authority plays a foundational role. Your mission to create significant economic benefit for our community has generated incredible economic benefits to Nashville, from job creation and small-to-large businesses in hospitality and entertainment to culture/arts investment in organizations such as the National Museum of African American Music to enabling important improvements to our downtown that benefit to the safety and well-being of our residents, downtown workers, and visitors.

This incredible success can be a double-edged sword, requiring increasing demands on services for downtown due to the disproportionate effect on its infrastructure. We are grateful to the CCA's stewardship in helping make our core safer, cleaner and stronger.

We believe these funding requests before you are in line with the stewardship you've previously provided to ensure a safe, fun, clean, and diverse experience for all who visit our downtown, thanks in large part to the many conventions and events you all bring in. We also believe this will generate a return on the revenue your body collects – both directly and indirectly – through conventions and events, the tourism development zone taxes, hotel/motel taxes, campus tax, and contracted vehicle and rental car taxes.

As mentioned during the January 5 presentation, these requests are multi-year opportunities. To simplify your focus on a mid-year FY2023 request, we'd like to request the following:

- Second Avenue Recovery / Metro and MDHA: \$19.2M as outlined in the presentation slide 28
- Walk of Fame Park / Nashville Downtown Partnership Funding: \$1.8M
- Broadway Improvements – Retractable Bollards and Meridian Barriers / Nashville Department of Transportation (NDOT): \$2.5M as outlined in the NDOT presentation slide 3

**TOTAL: \$23.5M**

Further discussion will continue into FY2024 for continued public safety and Nashville Downtown Partnership support and the multi-year needs for these initiatives overall.

All

1. Does any of this need to be approved as capital items by the city council?

Metro Council will authorize the acceptance of the funds for the 2<sup>nd</sup> Avenue Recovery and for NDOT: discussions with Metro Law suggest a resolution for a grant acceptance would accomplish this goal.

The funding for Nashville Downtown Partnership (NDP) would be contracted between the Convention Center Authority and with NDP directly. Similar to Church Street Park, NDP will adopt a new or modified agreement with the Parks Board, which then would undergo Council authorization.

2. The CCA has a history of ensuring that major projects have at least 20% DBE requirements. Can you meet a 20% or greater DBE participation and provide the CCA with quarterly DBE participation progress reports?

We (Metro, MDHA and NDP) all strive to ensure our contracting process is equitable and aspire to high DBE participation. However, it should be noted that suppliers for various kinds of initiatives can make it very difficult to meet 20% DBE on specific infrastructure projects such as concrete and steel. However, we are seeing an improvement of DBE contractors and subcontractors overall in the last decade. Goals can be set during the procurement phase to try to meet DBE standards. Below is an outline for each entities project and DBE commitment.

- Second Avenue: Due to the difficult nature of meeting DBE requirements for infrastructure projects, we have a goal of 15% for the Second Avenue project.
- NDP: The Nashville Downtown Partnership does not meet Metro DBE requirements but is in the process of soliciting consultation for an IDEA (inclusion, diversity, equity, and accessibility) audit. The NDP team will regularly report on efforts. Most NDP operations are largely made up of minority staff members.
- NDOT: We can set a goal of 20% DBE subcontractor participation during the solicitation process with the Division of Purchases, and as part of the goal setting committee for a proposed project. Bidders must meet the targets or demonstrate good faith effort toward the established targets.

As part of the project compliance, all entities are happy to monitor and report overall progress as well as DBE participation and audits on a quarterly or other preferred periodic basis to the CCA.

3. Are all contractors secured for these projects or will it go out for competitive bid?

In compliance with State Laws, Metro Nashville requires either the utilization of a procurement process or use of Metro-approved agencies for government related projects. For example, MDHA went through a Request for Qualifications process to select Reeves Young as the construction manager for Second Avenue work.

Subcontractors will be selected by the construction manager via a competitive bid process.

It should be noted that some aspects of the Walk of Fame project will open for bid; others, like staffing & management, are entirely secured through regular NDP operations.

4. What sponsorship or recognition is there for the CCA for their contribution? If so, for what?

We welcome partnership opportunities through these projects that could allow for recognition, special invitations, etc. throughout the construction process. We recommend further brainstorming with the CCA for the types of recognition for which you'd be most interested.

5. Are there any additional requests or financial asks of the CCA you are anticipating or have discussed in addition to your current presentation?

Yes, as presented by MNPD Police Chief John Drake, there are ongoing tourism and special event safety funding needs such as provided for in the FY23 budget: we anticipate an ask similar in approach for the FY24 budget.

We also believe it is important for Metro and the Convention Center Authority to have an open dialogue about opportunities to enhance the tourism experience and/or present a return on direct or indirect revenues to the Convention Center Authority.

6. What is your remedy if projects are finished below expectations, overbudget, or incomplete?

Each entity will closely monitor the project to ensure high-quality completion. However, each project addresses how they intend to handle overbudget or incomplete work:

- Second Avenue: We will work towards a Construction Guaranteed Maximum Price (GMP) to keep within budget.
- NDP: If overbudget, the NDP would absorb cost overruns and if incomplete, NDP would pursue alternative options to meet completion – if that be alternative sponsors/funding, scaled back work, etc.
- NDOT: The pricing on the meridian barriers is quoted already. For the bollard installations, we would work with a contractor to ensure both cost and completeness of the work. As we complete a design phase, when concerns such as utility relocations may surface, as noted below, we will confirm costs with the CCA Board. Should we need to stay within our current budget, Metro would then either reduce scope or provide for any design cost overruns, such as utility relocation as noted below. At that point forward, we would hold our contractor to costs and completion of work.

7. What is your funding backup plan if the CCA declines the entire request or a specific component of a request?

We would review scope of each project, be required to slow down the work or not meet all expectations of the project on the current timeframes. We would revisit these in future Metro capital spending plans and also continue to seek alternative funding sources, e.g., grants.

8. What private seed funding has been raised for the areas requesting capital improvements?
- Second Avenue: Metro is fortunate to have had the support of numerous partners in the work to rebuild Second Avenue. This also includes nearly \$22 million from the Mayor's Office and other departments for initial recovery work and design. Other partners include, AT&T, nonprofit group The District, Nashville Downtown Partnership, ULI Nashville, Second Avenue businesses, property owners, and residents – including the owners of 170-176 2<sup>nd</sup> Ave N., which were the most directly and heavily damaged buildings.
  - NDP: The proposed includes NDP contributing staff resources and as well as maintaining robust partnership with downtown organizations who may be able to contribute on programming and activation. A list of the organizations we intend to approach for this purpose is below.
  - NDOT: These particular safety enhancements, the bollards and barriers, originated with the Metro Nashville Police Department and have been discussed formally and informally in downtown stakeholder meetings.
9. There has been success in having community members drive innovative development for areas (i.e., Bordeaux/North Nashville communities). How have the neighbors and businesses weighed in on these projects – beyond what was described in the stakeholder meetings?

Community input is at the heart of all Metro-led projects because our goal is to ensure that residents and visitors alike have the same opportunity for experiences that are safe, fun, and diverse. The ideas presented to you were born out of community conversations through Second Avenue engagement (see presentation for listings), studies like ConnectDowntown, various Metro Parks meetings, and feedback we hear from residents, business/property owners, and visitors and other Metro stakeholders and partners throughout the year.

The requests we have here are strategic in intent: focused on the tourism experience and to drive return for the CCA. We are always open for ideas and discussions with the CCA that create such opportunities.

10. Can each agency provide a prioritized list of items requested and costs?

We have prioritized the requests for the mid-FY2023 request of the Second Avenue Recovery Project, the Walk of Fame initial investment and the NDOT retractable bollards and meridian barriers.

Downtown Partnership WOF Park Enhancements

1. Does the money being requested cover all three years of the presentation, 23, 24, and '25.

Requesting initial \$1.8 million investment for 2023 at this time, and 2024 and 2025 operating support budget will be actively revised.

2. Have you explored operator interest in the food outlet? If so, what level of interest is there and by whom?

We have not explored specific interest as there is not currently an available space, however many parks in cities large and small, from Detroit to Greensboro, N.C., have incredible proof of concept with their models in terms of financial success.

3. How many total men's and women's restrooms are included?

Minimum 2 single unisex restrooms. NDP will pursue as many as we are able based on actual cost per proposed budget and contingency. The proposed includes staffing, cleaning, and maintenance of these.

4. What are your plans if the park doesn't become self-sustaining after 2025?

NDP will solicit partners throughout the term; we would expect to have a 5-year agreement with Metro Parks similar to our existing contract for Church Street Park and are comfortable with a commitment to service delivery for the duration.

5. Are there plans for Metro Parks to turn over the operation/rental of the park to the downtown partnership?

NDP enjoys a great relationship with Metro Parks leadership, including an exclusive management & operations contract with Church Street Park. The proposed can follow this model.

6. Provide a listing of the private entities that border the various green spaces that you are requesting financial assistance?

The Hilton Downtown Nashville, The Nashville Predators and Bridgestone Arena, The Country Music Hall of Fame, The Nashville Symphony, The Music City Center, and Bridgestone Americas Headquarters.

7. What outreach has been made to private industries for funding/cost sharing agreements for improvements of the Walk of Fame Park (i.e., the Schermerhorn, Bridgestone Area, Bridgestone HQ, Country Music Hall of Fame, Hilton)?

NDP is active partners with each of these organizations in our daily work and plan to solicit their partnership for programming and special events.

1. What was the funding plan when presented to the Metro Council? February 2, 2023

We mentioned to Metro Council that work on Second Avenue would be done in phasing, but that we needed to undertake design and early construction phases to finalize funding. The \$20 million for Phase 1 was funded through the FY2023 Capital Spending Plan. Additionally, we were also hoping for FEMA reimbursement, which did not come through despite the Governor's Disaster Declaration and advocacy from TEMA and our Federal delegation, so Nashville is bearing the full cost of the bombing.

2. Are any public restrooms included in the project?

Not along Second Avenue, but we intend to explore that for Riverfront Park and may look into reopening the current facilities within the park.

3. How will funding be handled for ongoing maintenance of these areas after completion?

NDOT's Operational Budget will see the maintenance of street and sidewalk needs, while the Nashville Downtown Partnership services will continue for plantings and general management. As part of the request, we would look to the NDP for assisting with the activation of Riverfront Park.

4. How much funding has been provided from the private partners?

Funding Partners – Metro Nashville, ULI Nashville, MDHA, The District, Nashville Downtown Partnership.

Private Dollars – AT&T artistic façade, Boutique Hotel (170-176 2nd Ave) to incorporate connection to and activation of 1st Avenue, all damaged buildings are privately owned and have or are rebuilding.

5. Are there any additional fees being collected from private owners who increase their sf and revenue potential with the private dining areas?

Additional fees currently under review as we develop this program include: permits for use of outdoor dining space, property taxes, CBID, the kiosk program, etc.

### Lower Broadway Enhancements

1. What is the completion target date for CCA's original investment in lighting improvements and sidewalk expansion?

The sidewalk complete date for this project is Spring 2023, which is not part of this initial \$2.5 million request. This project is delivered on-budget and on-time, once we were able to begin the project after the covid capital spending freeze at Metro and align the timeframes with local merchant priorities.

We're happy to report that new leadership at NES is supportive of LED lights, and we have requested that NES prioritize downtown for the first installations in our negotiations with them on an overall countywide upgrade. Once we have a date secured from NES, we will inform the CCA Board.



2. How will funding be handled for ongoing maintenance of these items/areas after completion?

These considerations are already built into NDOT's operational budget.

3. Does the sensor cost include servers and other devices needed on the back end?

Yes, and please note these are not part of our request to the CCA Board at this time, but are for potential future discussions.

4. Do these numbers include the associated personnel costs to monitor these devices?

Operating costs would be absorbed by the NDOT budget.

5. Does your price for retractable bollards include utility services uncovered that may need to be relocated or rerouted?

The cost for the retractable bollards submitted to the CCA Board does not include utility relocation. We will not be able to determine that need without an engineer and design work. As we complete a design phase, when concerns such as utility relocations may surface, as noted above, we will confirm costs with the CCA Board. Should we find we have higher than expected costs and need to stay within our current budget, Metro would then either reduce scope or provide for any design cost overruns. At that point forward, we would hold our contractor to costs and completion of work.

**RETRACTABLE  
BOLLARDS**



**\$1.8 Million Total Cost  
for Lower Broadway\***

**~\$12,000/bollard X 150  
= \$1,800,000**

**MERIDIAN  
BARRIERS**



**\$688,924 Total Cost  
for Lower Broadway**

**\$6,513/barrier X 88 =  
\$573,144**

**\$23,156/hydraulic  
trailer X 6 = \$115,780**

**Each hydraulic trailer  
carries 8 barriers**

***NASHVILLE DEPARTMENT of TRANSPORTATION  
& MULTIMODAL INFRASTRUCTURE***

\* Cost does not include engineering design

Convention Center Authority  
 Attachment #3  
 February 2, 2023



**NOTES**

TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERRECTED UNLESS APPROVED BY THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT).

USE OF BARRICADES, PORTABLE BARRIER WALLS, VERTICAL PANELS AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE CLOSURE AREAS. THESE DEVICES SHALL NOT BE STABILIZED ON THE ROADWAY WITHIN FIFTY (50) FEET OF THE EDGE OF THE PAVEMENT OR ON HIGH USE SIDEWALKS.

PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES, THESE DEVICES SHALL BE REMOVED FROM BROADWAY UNDER THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT) SUPERVISOR'S DIRECTION AND AS NECESSARY.

ALL OF FOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL SIGNS, BARRICADES, AND LIGHTS SHALL BE MAINTAINED IN ORDER TO PROVIDE FOR PUBLIC SAFETY AT ALL TIMES.

PORTABLE AND VEHICLE BARRIERS SHALL BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BARRIERS SHALL BE MEDIAN BARRIERS OR APPROVED EQUIVALENT.

BARRIERS SHALL BE PLACED AT LEAST 10 FEET FROM ALL CURBS AND STREETS.

BARRIERS SHALL NOT BLOCK EXISTING CURB CUTS OR AN ADA PATH OF TRAVEL MUST REMAIN AT ALL TIMES.

TITLE NO.	100-0000
DATE	1/20/23
DESIGNED BY	JOB
DRAWN BY	JOB
CHECKED BY	JOB
TELEVISION BLOCK	
DATE	
BY	
DATE	

METROPOLITAN GOVERNMENT	
PROJECT NO. 2000-0-100	
TEMP. BROADWAY/ DOWNTOWN ROAD CLOSURE	
TRAFFIC CONTROL PLAN	
SCALE: 1" = 40'	
SHEET 1 OF 1	



**RFP Intent to Award Summary Sheet for the Music City Center**

**RFP:** *Emergency Medical Technician Services for the Music City Center*

**Selected Vendor:**  
*Med-Star Medical Staffing, Inc.*

**Compensation and Cost:**

	<b>Year1</b>	<b>Year2</b>	<b>Year3</b>	<b>Year4</b>	<b>Year 5</b>
<b>Emergency Medical Technician</b>	\$ 40.00	\$ 44.00	\$ 48.00	\$ 52.50	\$ 57.00
<b>Ambulance On-site</b>	\$ 275.00	\$ 325.00	\$ -	\$ -	\$ -

*Med-Star Medical Staffing could not attain a price for ambulance services beyond year 2.*

**Term:**  
*Three (3) year term*  
*With one (1) two-year option to renew*

**DBE participation:**  
*Med-Star Medical Staffing is a 100% Small Business Enterprise*

**Other Vendors that Submitted Bids:**  
AMR