Minutes of the BNA Vision Committee

BNA Nashville International Airport

Date:	September 9, 2020	Place:	Nashville International Airport Board Room / Electronic Meeting
Time:	10:00 a.m.		
Committee Members Present:			Bobby Joslin, Chair; Jimmy Granbery, Vice Chair; Nancy Sullivan; and Kevin Crumbo
Committee Members Absent:			None
Others Present:			Aubrey B. Harwell III, Christy Smith; Joycelyn Stevenson; Amanda Farnsworth; Kevin Crumbo; John Doerge; Doug Kreulen; Cindy Barnett; Lisa Lankford; and Angela Edwards

I. Call to Order

Chair Joslin called the meeting of the BNA Vision Committee to order at 10:16 a.m., pursuant to Public Notice dated September 4, 2020.

II. Open Meetings Act Announcement

Ms. Angela Edwards, Staff Secretary called roll of the members of the BNA Vision Committee. All members were present.

Ms. Edwards read the Open Meetings Act Announcement as follows:

The Meeting of the BNA Vision Committee will be held in accordance with Executive Order No. 16, signed by Governor Bill Lee on March 20, 2020, as amended by Executive Order No. 34, signed by Governor Bill Lee on May 6, 2020, as amended by Executive Order No. 51, signed by Governor Bill Lee on June 29, 2020, and as amended by Executive Order No. 60, signed by Governor Bill Lee on August 28, 2020, allowing a governing body to hold meetings by electronic or other means of communication without a quorum being physically present if the governing body determines that meeting by electronic means is necessary to prevent the spread of COVID-19 or other related epidemics to protect the health, safety and welfare of the public and members of the governing body. All votes taken during this meeting will be by roll call vote.

III. Approval of Minutes

None

IV. Chair's Report

Chair Joslin had no Chair's Report.

V. Items for Approval

A. Approval of Terminal Lobby/IAF CGMP 5 of 6 (Core & Shell)

Ms. Traci Holton, AVP, Chief Engineer, briefed the Committee on this item. Staff requested that the BNA Vision Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute the proposed Amendment 4 for Component Guaranteed Maximum Price (CGMP) 5 for structure, core and shell scope activities related to the Terminal Lobby and International Arrivals Facility (IAF) for the Progressive Design-Build contract at Nashville International Airport (BNA).

Staff provided the BNA Vision Committee a staff analysis of Amendment 4 for CGMP 5 for structure, core and shell scope activities related to the Terminal Lobby and IAF for the Progressive Design-Build contract at BNA prior to the meeting.

Ms. Holton stated CGMP 5 had a contract cost of not to exceed $180.150M. The total contract cost remains unchanged at not to exceed $444M. There were no changes to SMWBE participation, nor the schedule.

Chair Joslin called for questions or discussions, there being none, a motion was made by Commissioner Sullivan and seconded by Commissioner Granbery to authorize the Chair and President and CEO to execute the proposed Amendment 4 for CGMP 5 for structure, core and shell scope activities related to the Terminal Lobby and IAF for the Progressive Design-Build contract at BNA. Ms. Edwards took a roll call vote and the motion carried by vote of 4 to 0.

VI. Information Items

A. Parking Garage & Hotel Development Update

Ms. Margaret Martin, VP, Chief Development Officer, briefed the Committee on this item. Ms. Martin gave a brief history of the parking garage and hotel development schedule. Ms. Martin then presented the evaluation criteria of the respondents. After 3 days of meetings with respondent Chartwell and the MNAA project team, the project team voted unanimously on September 2, 2020 to recommend award of the hotel project to Chartwell. The intent to award was issued on September 4, 2020. MNAA and

Chartwell will finalize the lease agreement and resolve any open items prior to the Board meeting in October 2020 at which time staff's goal is to come before the Committee and Board for approval to enter the lease agreement.

President Kreulen stated there were two respondents for consideration until July 30, 2020 at which time MCR submitted a letter withdrawing from consideration and cited 2 reasons for their withdrawal. One being COVID-19, and the other reason for withdrawal was the property tax increase of 34%.

Ms. Martin presented the key lease terms including an ACDBE goal for the hotel and an SMWBE goal for the garage. There were a couple of financial items to be finalized before bringing to the Board.

Assuming negotiations are successful on the final items, President Kreulen reported staff was prepared to invite Chartwell to the Board meeting so that Chartwell's representatives could meet the members of the Board.

Chair Joslin stated Ms. Martin had done a great job with the hotel development project.

President Kreulen stated the Board had approved the payment of $750K to the respondent that submitted a final proposal but did not win the contract. Since MCR did not submit a final proposal, contractually, MNAA does not owe MCR the $750K payment.

However, staff would like to purchase some intellectual property from MCR that staff helped develop. The amount MNAA would pay for the intellectual property would be worked out by the staff but would probably be half or less than half of the original payment.

President Kreulen stated staff would share renderings at a future meeting of the Committee and Board.

This item was presented for informational purposes only with no action required.

VII. Adjourn

There being no further business brought before the BNA Vision Committee, Chair Joslin adjourned the meeting at 10:32 a.m.

William H. Freeman, Board Secretary