

**DRAFT MINUTES:** *Subject to change prior to approval by Authority or Committee at its next regular meeting*

**MINUTES OF THE 137<sup>th</sup> MEETING OF THE  
CONVENTION CENTER AUTHORITY OF THE  
METROPOLITAN GOVERNMENT OF NASHVILLE &  
DAVIDSON COUNTY**

The 137<sup>th</sup> meeting of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) was held on August 7, 2025 at 9:00 a.m. in the Administrative Conference Room of the Administrative Offices at the Music City Center, Nashville, Tennessee.

**AUTHORITY MEMBERS PRESENT:** Norah Buikstra, Robert Davidson, Alfred Degrafinreid II, Tracy Hardin, Christian Cervantes (Designee for Tre Hargett), Barrett Hobbs, Rachel Offutt (Designee for David Lillard), \*Vonda McDaniel, Rachel Buckley (Designee for Jason Mumpower), Dee Patel, and Seema Prasad

**AUTHORITY MEMBERS NOT PRESENT:** Betsy Wills

**OTHERS PRESENT:** Charles Starks, Heather Jensen, Barbara Solari, Sam Jackson, Jordan Yasso, David Buss, Adam Sichko, Toby Compton, Alex Denis, Joe Hall, Hadley Hitson, Jacob Kupin, Eben Arthur, Candice Eggers, Sarah Taylor, Julia Baker, Sandra Galvet, Luke Searcy, Isaac Aronson, Will Michaud, Nate Rau, David Hanner, Lindsey Hartman, and Lisa Benning

Chair Barrett Hobbs opened the meeting for business at 9:03 a.m. and stated that a quorum was present.

**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 Hobbs announced the next regularly scheduled meeting will be Thursday, September 4, 2025 at 9:00 a.m.

Mr. Hobbs read the Mission Statement of the Music City Center. (Attachment #1)

There were no public comment requests received for this meeting. (Attachment #1)

**ACTION:** Seema Prasad made a motion to approve the 136<sup>th</sup> Meeting Minutes of July 10, 2025. The motion was seconded by Dee Patel and approved unanimously by the Authority.

\*Denotes arrival of Vonda McDaniel at 9:07 a.m.

Charles Starks was asked by Chair Hobbs to introduce The Boring Company. Mr. Starks introduced David Buss with The Boring Company to present about the proposed Music City Loop to be built between the airport and downtown.

Mr. Buss gave a presentation about how The Boring Company builds tunnels and transports passengers. (Attachment #1) Mr. Buss shared details about the safety features, the command center, how drivers are selected/trained, and information about the loop in Las Vegas. He showed the initial planned route of the tunnel from the State Capitol to the airport, with a potential station at the Music City Center, noting more legs to additional locations can be added in the future. He said this would be built with private funds in conjunction with the State of Tennessee and no taxpayer funding. He said there would be minimal surface footprint or disruption and showed stations that can be located in a surface lot or an existing basement garage.

Mr. Starks noted in the current plans that are being explored, the loop would come down 8<sup>th</sup> Avenue and the MCC has an area in the garage where a station could be located.

Robert Davidson asked how many spaces in the MCC garage would be lost. Mr. Starks said if the MCC provides spaces, money would come back to compensate us for the loss. Mr. Buss estimated 12-20 spaces in total would be needed for the tunnel and station.

Seema Prasad inquired about electrical needs for charging. Mr. Buss responded that the load is minimal for the tunnel operations and that they are working with Nashville Electric regarding their needs during the building process. They will have sites for charging cars and they will be done intermittently, so there wouldn't be a surge at one time. Mr. Starks noted that there would not be any vehicles charged at the MCC.

Norah Buikstra asked about blasting to which Mr. Buss said there should not be a need, other than potentially for site set-up.

Tracy Hardin asked for more details about the air coming into the tunnel and how many egress doors there would be. Mr. Buss showed intakes above the tunnel entrance and that a large number of egress doors would not be needed because it would only be a quarter to a half mile between stations.

Robert Davidson asked about personal property owners' rights to the land under their property as well as any possible sinkage. David Buss said there would be easements with private owners and agreements; however, most of the area planned is under state highways. Mr. Starks pointed out that we already have tunnels under the city including one for the NES substation that was moved when the MCC was built.

Robert Davidson asked how The Boring Company is paid. Mr. Buss said through ridership.

Seema Prasad asked if they have a rate for electricity worked out with NES. David Buss replied they do not at this time.

Vonda McDaniel asked about their manpower needs. David Buss said they would start with dozens, but hopefully it would grow to hundreds of jobs over time.

Christian Cervantes asked what would happen in the tunnel if there was excessive rain. Mr. Buss said the entrances are designed to divert flow, but there would be sumps at the low points if needed.

Alfred Degrafinreid inquired about the low incident of major accidents in Las Vegas. David Buss said the only accident to date is a scraped bollard by a car. He also noted an incident where there was one stopped vehicle, but the command center stopped all of the other cars without incident.

Mr. Degrafinreid also asked for more details about the driver selection process. Mr. Buss said they have an extensive interview and only a 10% acceptance rate as well as testing and ongoing training. The drivers are in contact with the command center by earpiece. Currently there are over 300 drivers in Las Vegas.

Ms. Buikstra asked how many vehicles would be in the tunnel on each side at one time. David Buss said that he would need to do calculations for that, but dozens.

Ms. Prasad inquired about the vehicles being driverless. Mr. Buss said that at this time they find passengers like the comfort of a driver and a guide through the system, but that could change one day.

Alfred Degrafinreid asked how drivers would be paid. Mr. Buss said they would be employees of The Boring Company. It would not be a ride share type employment.

Robert Davidson noted that a tunnel from Murfreesboro to Nashville would be more beneficial for the local community than the airport to downtown. David Buss said they want community input on where more tunnels might be best.

Chair Hobbs then shared the committee and committee chair selections for FY25-26. (Attachment #1)

Charles Starks gave an Operations update. He reviewed monthly statistics including hotel data and tax collections (Attachment #1), and there was discussion.

In closing comments, Mr. Davidson wanted to know what the request is from the CCA regarding the Music City Loop. Mr. Starks said nothing. If there's no station at the MCC, there's no request from the CCA. There was additional discussion about any performance and payment bonds, legal issues, etc. being for the State to work out, but for the MCC, tourism, and businesspeople traveling to Nashville it would be a benefit.

With no additional business, the Authority unanimously moved to adjourn at 10:37 a.m.

Respectfully submitted,

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Charles L. Starks  
President & CEO  
Convention Center Authority

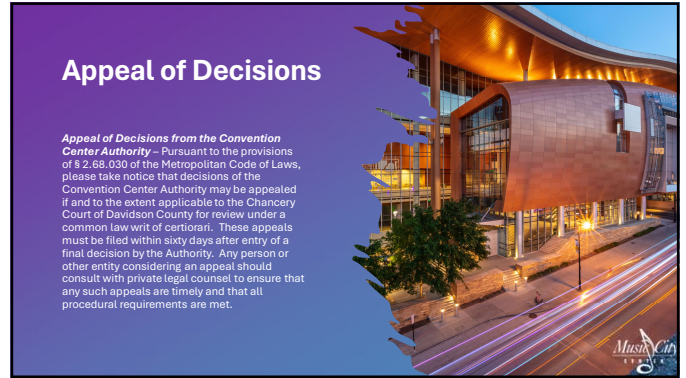
Approved:

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Barrett Hobbs, Chair  
CCA 137<sup>th</sup> Meeting Minutes  
of August 7, 2025



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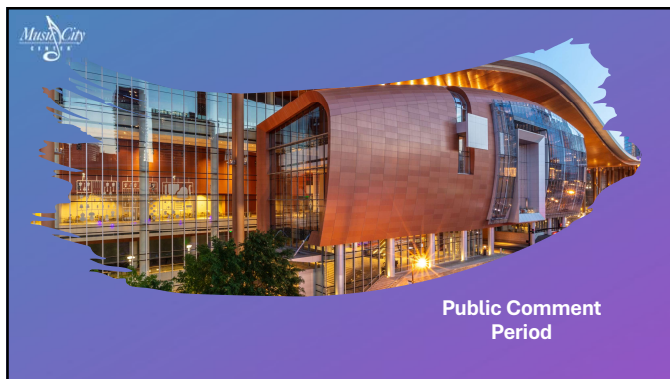
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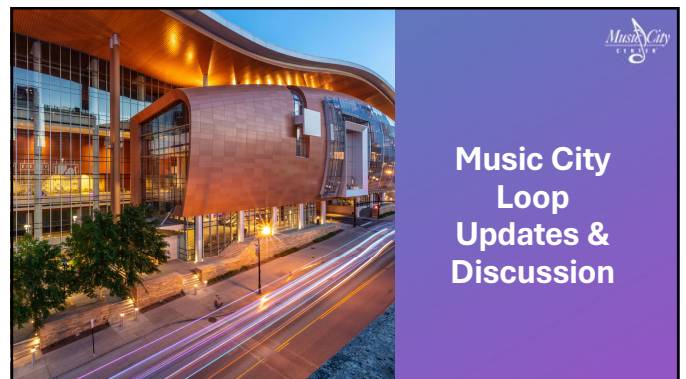
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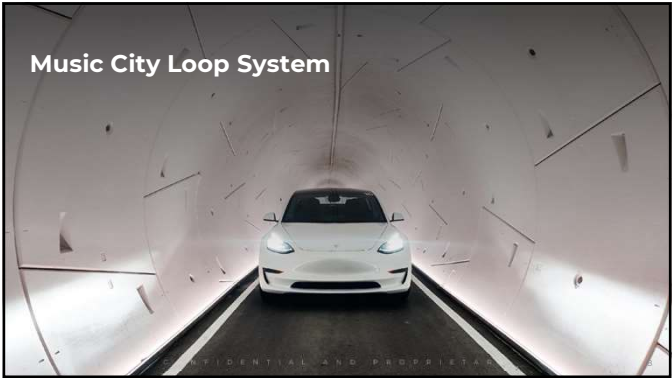
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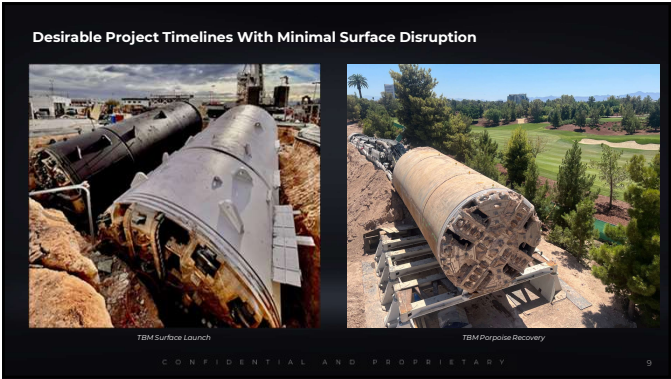
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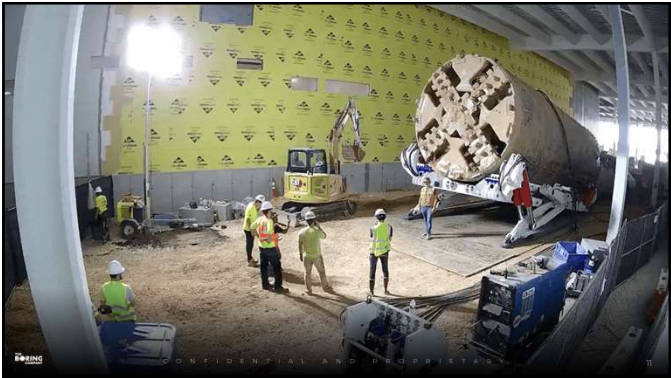
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### Loop: Vehicles, Tunnels, and Stations

Custom stations to fit any site with convenient access to entry and exit points



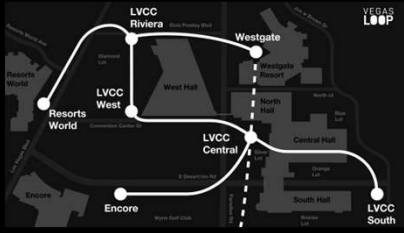
Station sizes vary based on desired passenger capacity. Low-to-medium capacity stations can be 3 to 4 parking spaces with a footprint of 4-6k square feet. Higher capacity stations, such as an airport or a convention center can be larger with 15 to 20 parking spaces and a footprint of >10k square feet.

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### Vegas Loop: Overview

Fully operational 6-mile tunnel transportation system with 7 surface stations and 1 subsurface station



#### OPERATIONAL SUCCESS

In total, >3,000,000 passengers safely transported to date, including more than 32,000 in one day (>4,400 passengers transported per hour at peak)

#### EXPRESS

Travel directly to your destination without stopping at intermediate stations

#### COST EFFECTIVE

\$47 million firm-fixed price design-build contract to construct original LVCC Loop system

#### LOW IMPACT

Tunneling occurred during large conventions (>100,000 attendees) with zero road closures and zero attendee disturbances

#### READY WHEN YOU ARE

Near zero wait times

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### VEGAS LOOP


| PHASE                  | TUNNEL MILES | STATIONS |
|------------------------|--------------|----------|
| LVCC Loop              | 1.7          | 3        |
| Encore / Resorts World | 3.0          | 6        |

SINCE LAUNCH

>3,000,000

SCORE

4.9/5



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ELAPSED: 00:13:09  
DROP OFFS: 232  
PICK UPS: 240

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### Loop: Operational Control Center

Operational Control Center provides:

- Camera visibility of the status of operations in the tunnels, no blind spots
- Software (AI) supported dispatch management of drivers to stations
- Software (AI) supported system capacity adjustment via fleet size management for cost and wait time optimization



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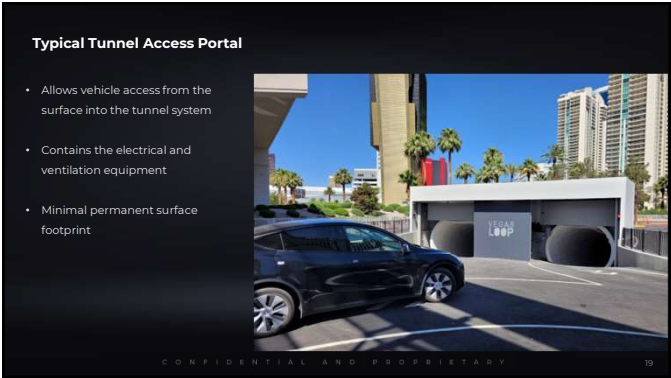
### Music City Loop: Downtown to Airport Connector



STATE CAPITOL  
CONVENTION CENTER  
AIRPORT  
AIRPORT CONNECTOR (0.5 mi)  
DRAFT

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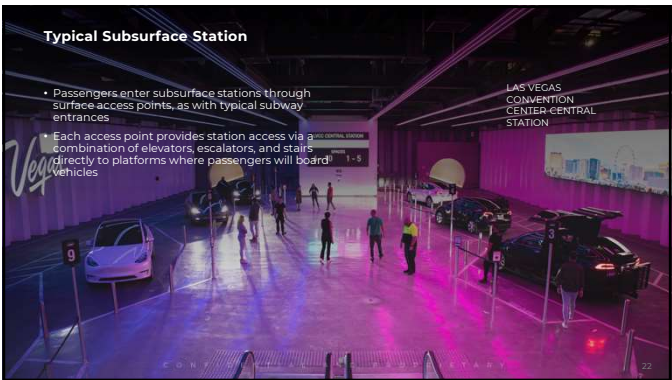
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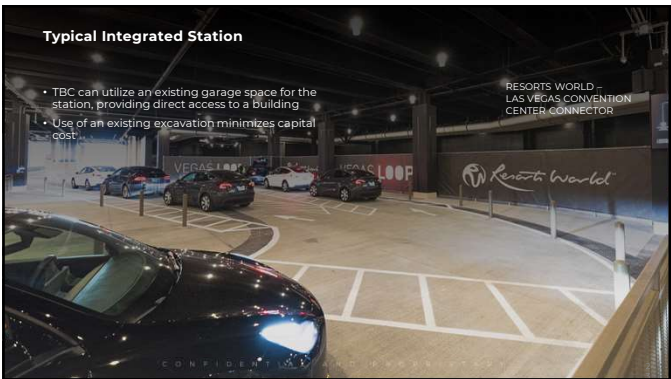
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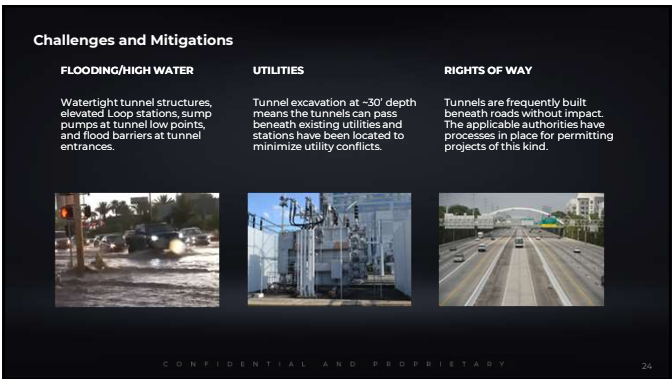
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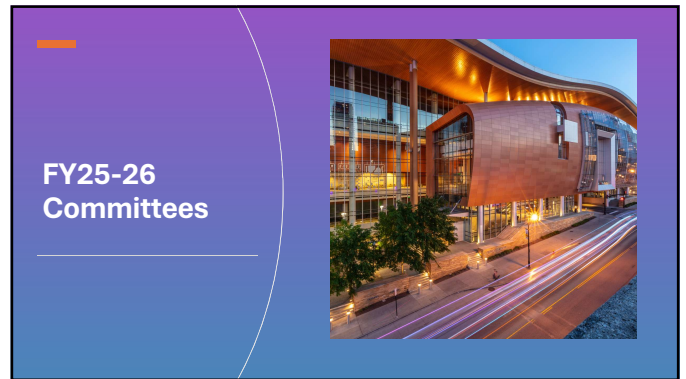


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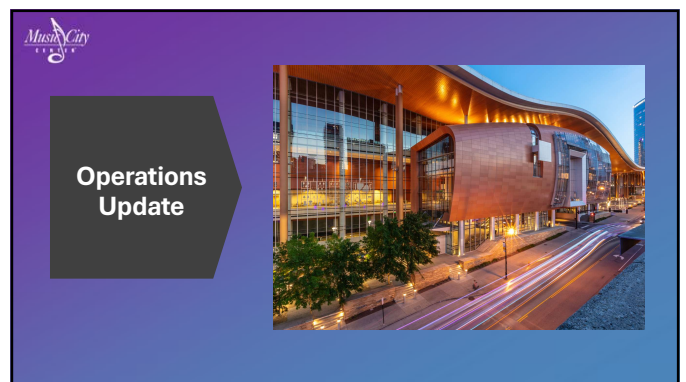
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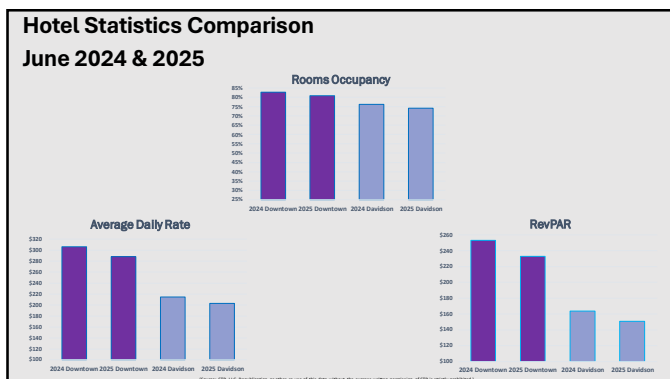
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| CCA Committees  |  |
|---|--|
| <b>Finance &amp; Audit</b><br>Tracy Hardin, Chair<br>Norah Bulkstra<br>Robert Davidson<br>Alfred Degrafnreid, II<br>Betsy Willis<br>Barrett Hobbs, Ex-Officio                         | <b>Procurement &amp; Development</b><br>Vonda McDaniel, Chair<br>Robert Davidson<br>Tracy Hardin<br>Seema Prasad<br>Betsy Willis<br>Barrett Hobbs, Ex-Officio  |
| <b>Community Relations, Marketing &amp; Operations</b><br>Norah Bulkstra, Chair<br>Alfred Degrafnreid, II<br>Vonda McDaniel<br>Dee Patel<br>Seema Prasad<br>Barrett Hobbs, Ex-Officio | <b>Executive Committee</b><br>Barrett Hobbs, Chair<br>Alfred Degrafnreid II, Vice Chair<br>Tracy Hardin, Secretary & Treasurer / Chair, Finance & Audit<br>Norah Bulkstra, Chair, Community Relations, Mkt & Ops<br>Vonda McDaniel, Chair, Procurement & Development |

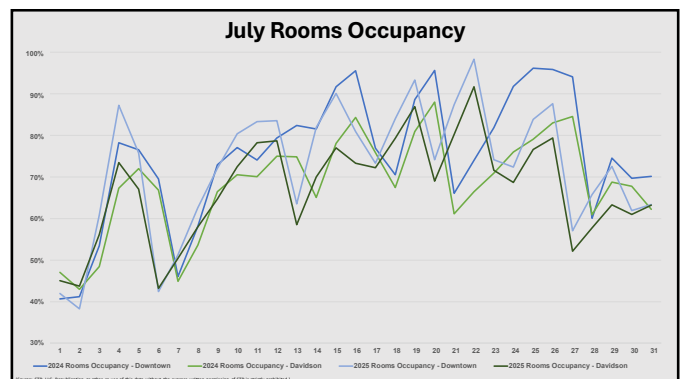
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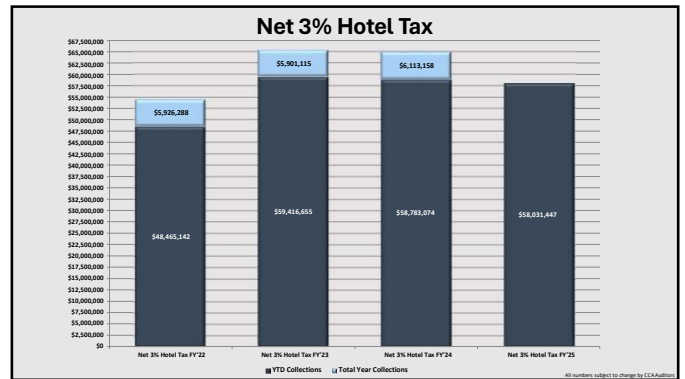


| MCC/Tourism Tax Collections                     |                     |                     |                     |              |
|---|---------------------|---------------------|---------------------|--------------|
| MCC Portion of May 2025 Tourism Tax Collections |                     |                     |                     |              |
|   | FY2023              | FY2024              | FY2025              | Variance     |
| 2/5 of 5% Occupancy Tax                         | \$4,456,528         | \$4,342,944         | \$4,400,304         | 1.32%        |
| Net 1% Occupancy Tax                            | \$2,074,872         | \$1,979,057         | \$2,022,238         | 2.18%        |
| \$2 Room Tax                                    | \$1,839,655         | \$1,869,200         | \$1,921,755         | 2.81%        |
| Contracted Vehicle                              | \$138,664           | \$390,316           | \$377,790           | -3.21%       |
| Rental Vehicle                                  | \$266,536           | \$191,138           | \$269,228           | 40.85%       |
| Campus Sales Tax                                | \$1,561,251         | \$2,044,237         | \$2,282,323         | 11.65%       |
| TDZ Sales Tax Increment                         | \$0                 | \$0                 | \$0                 | 0.00%        |
| <b>Total Tax Collections</b>                    | <b>\$10,337,507</b> | <b>\$10,816,893</b> | <b>\$11,273,637</b> | <b>4.22%</b> |

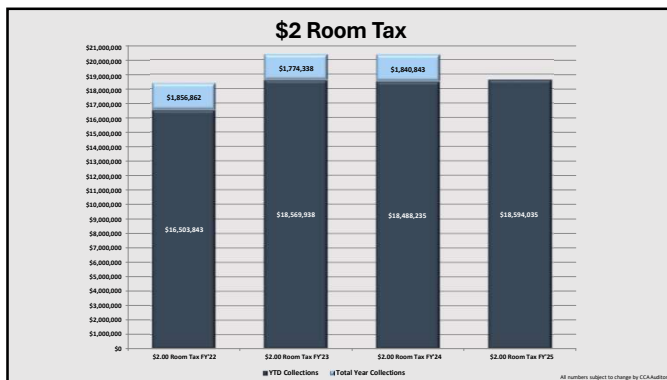
  

| MCC Portion of Year-to-Date Tourism Tax Collections |                      |                      |                      |              |
|---|----------------------|----------------------|----------------------|--------------|
|   | FY2023               | FY2024               | FY2025               | Variance     |
| 2/5 of 5% Occupancy Tax                             | \$40,778,522         | \$40,543,354         | \$40,040,368         | -1.24%       |
| Net 1% Occupancy Tax                                | \$18,638,133         | \$18,239,720         | \$17,991,080         | -1.35%       |
| \$2 Room Tax  | \$18,569,938         | \$18,488,235         | \$18,594,035         | 0.57%        |
| Contracted Vehicle                                  | \$3,096,232          | \$3,661,994          | \$3,813,640          | 4.14%        |
| Rental Vehicle                                      | \$2,351,896          | \$2,432,663          | \$2,452,655          | 0.82%        |
| Campus Sales Tax                                    | \$19,566,799         | \$19,981,824         | \$21,394,227         | 7.07%        |
| TDZ Sales Tax Increment                             | \$54,901,700         | \$95,865,807         | \$102,668,603        | 7.10%        |
| <b>Total YTD Tax Collections</b>                    | <b>\$157,903,220</b> | <b>\$199,213,597</b> | <b>\$206,954,608</b> | <b>3.89%</b> |

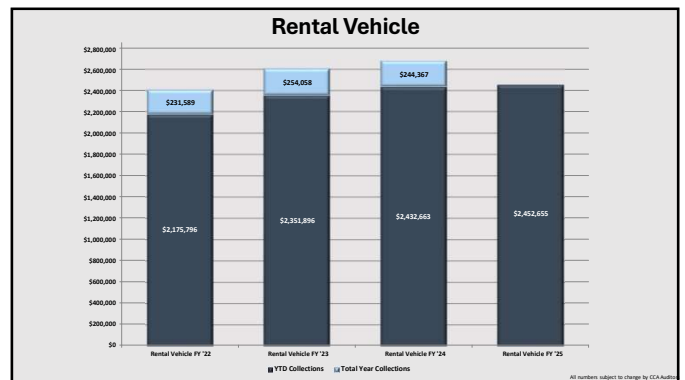
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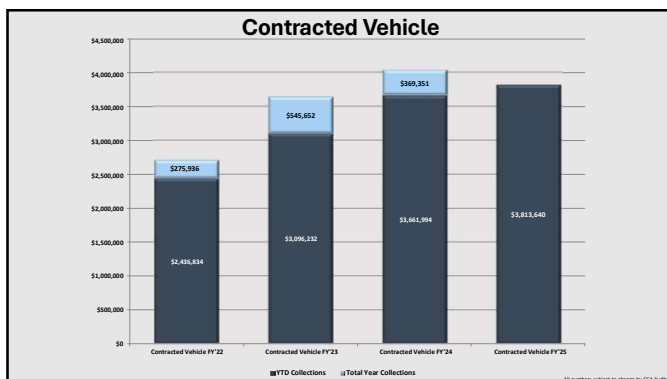
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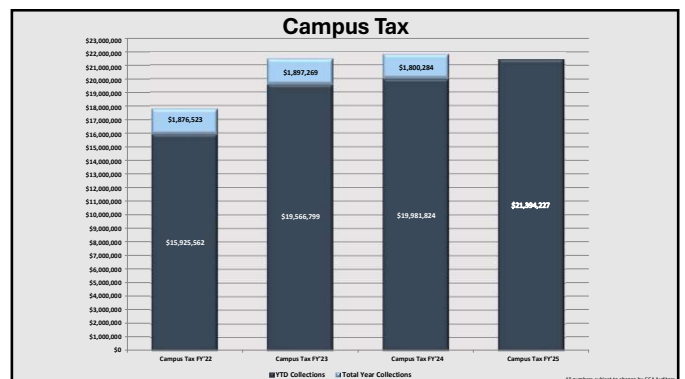
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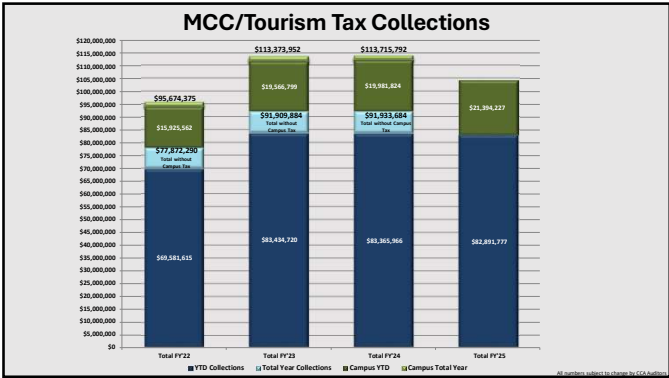
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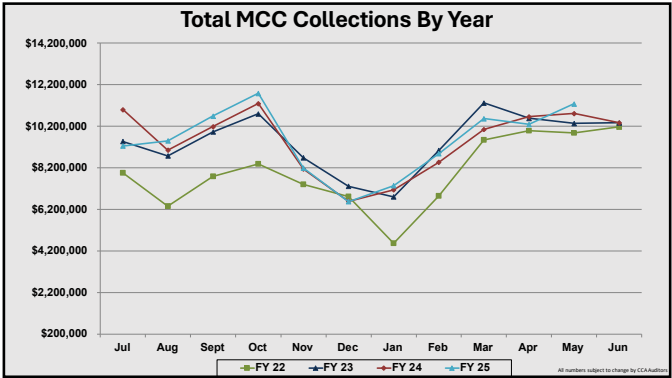
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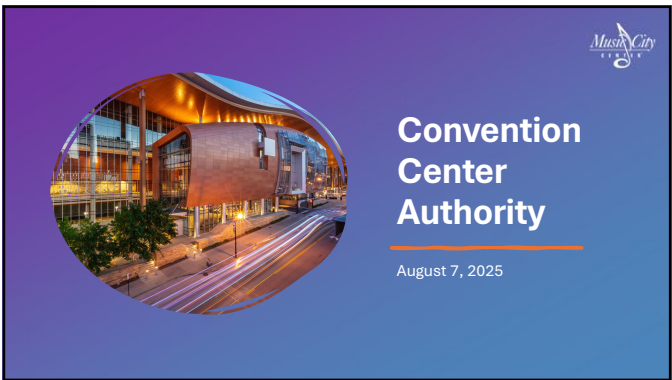
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