

have easily purchased that corner and made a city park out of it. They could have bought it when it was cheap. But they did not because they did not value parks enough. Then the property got expensive and so now instead of a park we have the cacaphony of construction noise.

And of course, Council on a big scale failed to exercise its option to purchase for \$ 6-7 million farmland in Bells Bend that could have protected long term essential green space.

Example of a city that had vision for little parks: Memphis, TN has an astounding number of little parks throughout the city, many launched in the E.H.Crump led decades of the 20th century's first half. I thoroughly enjoyed them when I lived there.

Fred Jordan
1500 Tremont Street

From: amvrevo@aol.com <amvrevo@aol.com>
Sent: Monday, October 10, 2022 10:47 AM
To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>
Cc: Jordan, Fred <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>
Subject: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

CAUTION: This email originated from outside Nashville State Community College. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1 year old child was screaming in fear at my house, my guests had to escape.

The workers are jerks, shouting out, "suck my dick"!

SHUT THE SITE DOWN

5 huge LOUD CAT machines in our backyards!

You will be hearing from others in the community.

SHUT THE SITE DOWN
SHUT THE SITE DOWN
SHUT THE SITE DOWN

Sent: Mon, Oct 10, 2022 8:42 am
Subject: Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

INTENSE PAIN AND NOISE

STOP IT !!!!

THE WHOLE STREET IS LOUD - NOWHERE TO HIDE.

ARE WE REQUIRED TO EVACUATE OUR HOMES BEFORE WE ARE EVEN AWAKE!

BAD GOVERNMENT - NO APPLIED RULES

-----Original Message-----

From: amvrevo@aol.com
To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>
Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>;
Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>;
scott.wallace@nashville.gov <scott.wallace@nashville.gov>;
aliceanna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net
<delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov
<rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov
<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov
<Mike.Jameson@nashville.gov>; msattasiri@icloud.com
<msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com
<benvutran@gmail.com>; bieckmusic@hotmail.com
<bieckmusic@hotmail.com>; manastasi@tennessean.com
<manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>
Sent: Mon, Oct 10, 2022 7:47 am
Subject: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

I puked after screaming in pain from the POUNDING NOISE!

STOP THE FUCKING NOISE!!!!

-----Original Message-----

From: amvrevo@aol.com
To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>
Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>;
Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>;
scott.wallace@nashville.gov <scott.wallace@nashville.gov>;
aliceanna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net
<delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov
<rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov
<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov
<Mike.Jameson@nashville.gov>; msattasiri@icloud.com
<msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com

<benvutran@gmail.com>; bieckmusic@hotmail.com
<bieckmusic@hotmail.com>; manastasi@tennessean.com
<manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>
Sent: Mon, Oct 10, 2022 7:34 am
Subject: MONDAY WAR ZONE - 1014 16th Ave South

7:15 am

**POUNDING / LOUD / ROCK QUARRY / PAIN /
VIBRATION IN MY HOUSE /**

STOP THE DAMN NOISE IT NEVER STOPS!!!!

INTENSE NOISE + UNPROTECTED FENCES

DANGER DANGER DANGER

WHERE IS OUR GOVERNMENT?

THIS IS AMERICA NOT UKRAINE!

DESTRUCTION OF PROPERTY AND LIVES

**STOP ALL SATURDAY WORK WE NEED OUR
WEEKENDS, LIKE YOU DO!**

**This morning the noise and vibration is so intense
my beside clock fell off the table and several
ornaments fell in my house!**

**REFUND OUR TAXES AS SLIGHT
COMPENSATION**

-----Original Message-----
From: amvrevo@aol.com

To: bieckmusic@hotmail.com <bieckmusic@hotmail.com>;
Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>
Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>;
Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>;
scott.wallace@nashville.gov <scott.wallace@nashville.gov>;
aliceanna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net
<delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov
<rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov
<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov
<Mike.Jameson@nashville.gov>; msattasiri@icloud.com
<msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com
<benvutran@gmail.com>
Sent: Sat, Oct 8, 2022 10:25 am
Subject: SATURDAY! Re: 1014 16th Ave South - LOUD NOISE NEVER
STOPS!!!! INTENSE NOISE + UNPROTECTED FENCES

Greg, they do not give a shit about us.
We have no representation

Freddie,

WHEN AM I ALLOWED TO READ/ EAT LUNCH/ SPEAK ?

GET THE BLOODY NOISE STOPPED NOW!

WHERE IS THE FENCE?

WHERE IS OUR GOVERNMENT?

Get down here now TODAY!

Greg is right. THIS IS TOTALLY DISGUSTING!!!!

IT IS SATURDAY!

STOP THE DAMN NOISE!!!!!!

IT IS KILLING US. I NOW HAVE MEDICAL ISSUES.

2 videos! VERY LOUD

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<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2fpymj6v7r0dlb2mr%2fIMG%5f4093.m4v%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-06155bdf8e9933d2a3ed9b52ec2335192c6b427f>

Alan Messer

-----Original Message-----

From: Greg Bieck <bieckmusic@hotmail.com>

To: amvrevo@aol.com <amvrevo@aol.com>

Cc: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>;
Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov
<Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov
<scott.wallace@nashville.gov>; aliceanna@gmail.com <aliceanna@gmail.com>;
delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov
<rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov
<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov
<Mike.Jameson@nashville.gov>; msattasiri@icloud.com
<msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com
<benvutran@gmail.com>

Sent: Sat, Oct 8, 2022 9:12 am

Subject: Re: 1014 16th Ave South - LOUD NOISE NEVER STOPS!!!! INTENSE
NOISE + UNPROTECTED FENCES

Saturday morning, we wake to two jackhammers.

It's been months of constant blasting and jackhammering. We can't live in our
house. Is there anything that can be done. It's the weekend we can't talk in our
house the sound is overpowering, even with triple owned windows.

Greg Bieck

Sent from my iPhone

On Oct 6, 2022, at 09:54, amvrevo@aol.com wrote:

THE NOISE IS INTENSE IN MY HOUSE
ON VILLA PLACE

ONE BLOCK AWAY!!!

STOP THE DAMN NOISE NOW!!!!

ENOUGH!!! YOU LIVE WITH CONSTANT DRILLING

DO YOUR JOB!

Freddie O'Connell,

You have failed our community! The NOISE and DIRT are intense in our homes.

It started today at 5:30 am! I heard rock quarrying and hammering at 5:30 am. There are five sites within one block!

The revenue must be more important than we the people and the Nashville environment.

WHEN DO WE SLEEP?!! HOW DO WE LIVE LIKE THIS?

This is the 3rd or 4th year of construction abuse with raised taxes and damaged lives and properties!

The alley fence at **1010B; 1012; 1014 16th Ave South** is STILL open on both ends and there is a makeshift black plastic garbage bag material shield for dust or debris that is unsecured that has moved. Not even a proper construction FENCE

SCREEN! Cheapskate operation!

Children and pets are terrified, AirBnB customers and residents complaining.

Some of these AirBnB customers came to Nashville for the current music festival, but can not get a full night's sleep!

Outrageous!

There is no security of any type near the fenceline and there is a dangerous cliff edge where children play in that area.

If an accident happens or someone is killed or severely hurt falling or a rental resident's car with reduced clearance falls into this pit, you will be held responsible.

This job site is abusing our neighborhood, properties, and lives. The noise is amplified and spreads, bouncing off the 1030 16th MONSTER glass building (called timber! really?!)

YOU ARE OUR COUNCILMAN.

Please do the job you were sponsored and voted to do.

Some of my friends "were" your sponsor.

I have lost the hearing in my left ear from explosives and suffer intense pain daily, my house and other neighbours' houses have suffered cracks and damage, I have lost 2 Mac computers and one air conditioner from the dirt, but worse is my health, all because of insufficient oversized building abusing and killing our "Historic" neighborhood!

There needs to be a separation from residential and commercial, but bad city planning has taken out neighbourhoods without regard.

I shut my house down for a week, all windows and doors locked and upon my return, there was a layer of rock dust all over my home!

In April we were given a Metro NO PARKING order to facilitate Google Fibre, but nothing was done for weeks, nor a schedule given. The police told me our cars would be impounded if left my car in my residents' parking zone (and the officer added, "that's revenue"!). I had to cancel a trip to England to have a service to bury my parents' ashes.

The City of Nashville prevented that. Shame on you!
I and my family are devastated.

Many are disgusted by the way we are treated.

WHAT IS BEING BUILT?
WHAT IS THE TIMELINE?

PROTECT US NOW!!!!

VIDEO LINKS:

Mind your ears, it is LOUD!

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[urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2fewty7ngy55mz1h7%2fIMG%5f3168.MP4%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-7adbe27f79cab6dca2474bb729f86654f8d6c745](https://cas5-0-urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2fewty7ngy55mz1h7%2fIMG%5f3168.MP4%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-7adbe27f79cab6dca2474bb729f86654f8d6c745)

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[urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2funh1x9r3u0jzpj%2fIMG%5f3166.MP4%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-bd03e61cf8609e41e9a4618f5b0b2b22781c7200](https://cas5-0-urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2funh1x9r3u0jzpj%2fIMG%5f3166.MP4%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-bd03e61cf8609e41e9a4618f5b0b2b22781c7200)

Alan Messer
Villa Place resident (21 years!)

Jameson, Mike (Mayor's Office)

From: Greg Bieck <bieckmusic@hotmail.com>
Sent: Monday, October 17, 2022 2:40 PM
To: O'Connell, Freddie (Council Member)
Cc: amvrev@aol.com; Jones, Phillip (NDOT); Wallace, Scott (Mayor's Office); aliceanna@gmail.com; delphico@bellsouth.net; sen.brenda.gilmore@capitol.tn.gov; Jameson, Mike (Mayor's Office); msattasiri@icloud.com; msattasiri@gmail.com; john.dotson@comcast.net; benvutran@gmail.com; manastasi@tennessean.com; bgoad@gannett.com; Fred.Jordan@nsc.edu; rep.harold.love@capitol.tn.gov; comments@wsmv.com; lyn.plantinga@newschannel5.com; Wkrn, News (MNP - Media Releases 2)
Subject: Historic Music Row neighborhood safety threatened by Owned Council-person, big business
Attachments: Video.mov; image0.png

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Here at my house on 1011 Villa place, a once quiet neighborhood life is almost un-liveable. After a several months-long battle to get neighborhood representatives to assist us with the un-ending noise and dangerous conditions we need help! We're reaching out to the news as a last resort.

Please assist us draw attention to this mess. We can't stay in our house. Though our taxes are sky-rocketing our quality of life has taken a huge toll.

Money for business helps Nashville grow, but what about the middle-class tax payers. This project will bring millions of dollars profit for the property owners and city stake-holders but at our cost. I work from home, and can't get my music recording as our foundation shakes continually.

Today I measured a continual dB (decibel a weighted) noise level of 86. That's near the thread hold of pain. Definitely not safe for an extended period of time.

We've had construction workers scream at our kids and tell them to go inside during blasting. Now it's been 3 months of jack hammering and scraping sometimes starting at 630am. The work continues all day Saturday.

We've asked Freddie O'Connell for help with mediation with the builder. Some ground rules would help, like limited weekend hours. All to no avail. We had a 3 day respite when I videoed the crew jackhammering at 630am.

The big scare is the 20 foot drop-off feet from where my 2 daughters play. There is only a little open fence, light enough to easily be moved, protecting our family and kids from a fatal fall into rebar and concrete 20-feet.

Please help us with this issue,

Greg Bieck

Sent from my iPhone

On Oct 14, 2022, at 11:59, O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov> wrote:

Alan,

Thanks for this.

I have passed it along to Codes.

As before, if they are out of compliance with local noise regulations, a stop work order will be issued.

Codes cannot respond to complaints that it is "loud" without something measurable to enforce.

I'm working on updates to fencing requirements based on this and some other issues that have come up elsewhere.

--

Freddie O'Connell
Metro Council, District 19

<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.readyforfreddie.com&umid=7f7e5e2d-4e53-11ed-8159-000d3a359ed9&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-d02c5e322ea8cb312cd8e4ed448e8620e945263d>

<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.facebook.com%2fFreddieForNashville&umid=7f7e5e2d-4e53-11ed-8159-000d3a359ed9&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-18e736295fdce3b982d2886ecb5103354da9f114>

<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2ftwitter.com%2ffreddieoconnell&umid=7f7e5e2d-4e53-11ed-8159-000d3a359ed9&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-6b844d65ccfe47c5f278498c1b2db627ae1138f9>

615-260-0005

From: amvrevo@aol.com <amvrevo@aol.com>
Sent: Friday, October 14, 2022 9:26:23 AM
To: O'Connell, Freddie (Council Member) <Freddie.OConnell@nashville.gov>

Cc: Jones, Phillip (NDOT) <Phillip.Jones@nashville.gov>; Wallace, Scott (Mayor's Office) <scott.wallace@nashville.gov>; alicenna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.tn.gov <sen.brenda.gilmore@capitol.tn.gov>; Jameson, Mike (Mayor's Office) <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>; Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>

Subject: FRIDAY WAR ZONE - 16th Ave South - 2 SITES

Councilman O'Connell,

Did you retire or get fired?
WE ARE WAITING FOR YOUR RESPONSE!

The NOISE is TERRIBLE.

CRANE LIGHTS IN MY BEDROOM AT 5 AM / HAMMERING started at 5.30-6. AM
I RECORDED THIS @ 6:48am

DAILY JACK HAMMERING

NO FENCE PROTECTION

NO NOISE PROTECTION

NO AIR POLLUTION PROTECTION

WE HAVE TO EVAC UATE OUR HOMES DAILY!
SOME NEIGHBOURS HAD TO LEAVE FOR A WEEK!

DO WE GET A WEEKEND?
PLEASE, NO WORK ON SATURDAY!!!!
We need a break!

The noise is INTENSE even on Villa one block away!
Year in year out of constant noise and pollution.

Alan Messer
Villa Place

-----Original Message-----

Subject: WEDNESDAY WAR ZONE - 1014 16th Ave South

Freddie, you have abandoned your elected post!

WE ARE SUFFERING!!!!

THE NOISE IS TERRIBLE!

4 HOURS OF POUNDING ROCK QUARRY, so far!!!!

STOP THE NOISE NOW!

I am in terrible trouble here. Sometimes screaming with pain by deafening stressful noise!

Fred.

The WAR ZONE this Tuesday morning.

Video shot in my garden of the sound bouncing off the monster glass building at 1030 16th that destroyed over two years of our lives and has impaired my hearing having damaged my left ear as I sat at my computer.

So far I have been unable to function all day. Unable to even make breakfast due to the government "allowed" POUNDING NOISE!

At least the Russians do not shell Ukraine constantly, six days a week!

I long for the day when I can once again sit my garden, invite people to lunch, read a book, or do anything normal in my own home!

We are nothing. Villa and Edgehill resident property owners are an inconvenience to PROGRESS. e.g. The mostly empty BMG building that ruined South Street homes (one was mine) just sold for \$55.5 million!

Our expensive property taxes and lives are an inconvenience to thier GAIN!

WE HAVE EVER BEEN GIVEN A SCHEDULE OR HAD ANY COMMUNICATION WITH THE RUDE INVASIVE CONSTRUCTION COMPANY WHO CAN NOT EVEN PUT UP A SECURITY FENCE!!!!

The rock quarry dirt and grime is spread across one block, hitting cars, lungs, complaining Airbnb guests and homes.

3 hours of this POUNDING, so far!

I have a bad headache, and ear ache. High stress not being able to function or make a phone call!

THE GOVERNMENT HAVE ABADONED US.

Same in other neighbourhoods across Nashville!

Alan

-----Original Message-----

From: amvrevo@aol.com

To: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Sent: Tue, Oct 11, 2022 8:54 am

Subject: Re: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

Fred,

There has been ZERO response or change in the WAR ZONE actions that have taken over multiple homes and lives.

Yesterday, Lyle Lovett visited me, but could not stay long as the noise was so intense with concerns that he was playing the Ryman.

We residents have been abandoned by representation. It is a sad and destructive story that does not represent Nashville well, nationally or internationally. Children and the elderly are subjected to such physical and stressful abuse in the name of "Progress".

Other resident homeowners are complaining and suffering the massive intrusion, for what!

Greg said he wrote an email yesterday (not seen it). He, like you, has two children. His girls have had rocks and debris hit them as they played in their own backyard!

"For what shall it profit a man, if he shall gain the whole world, and lose his own soul?"

Alan
under rock quarry bombardment

-----Original Message-----

From: Jordan, Fred <Fred.Jordan@nsc.edu>

To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>; amvrevo@aol.com <amvrevo@aol.com>

Cc: Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Sent: Mon, Oct 10, 2022 11:25 am

Subject: Re: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

Thank you, Allen. And our house has been in the middle, between the 16th Avenue work and the interminable work at the corner of Edgehill and Villa Place.

We really do not matter much. Too bad Nashville is not a democracy as was ancient 5th century B.C.E. Athens, where all who were citizens voted on all measures, meeting every ten days.

Nashville has really outdone itself in becoming a caricature of over development; no doubt before long the national and international media will pick up on this.

Nashville certainly did not make *Time* magazine's recent top 100 cities in the world list. Cities that did, such as Santa Fe, New Mexico, cited by Time for its knack of preserving culture and fostering tremendous creativity, know that Nashville's "We are open for business" approach - I remember former Mayor Karl Dean's words on that - has only served to open city doors for the Trojan Horse carrying developer's bull dozers that leap out of said horse's belly.

And the vaunted east bank development will not put Nashville, last decade's "It City," on the Top 100 Cities of the World list either, notwithstanding Mayor Cooper talk. World class cities such as Vienna and Budapest know that a corporate park built around a stadium does not make a great riverbank. Berlin knows that too; witness the parks along the Spree River.

The road not taken, that of which I wrote in my *Tennessean* article, could have well put us there some day. But we do not have at the helm decision-makers with vision.

Example of low hanging fruit not picked by City Council. For decades the NW corner of Edgehill and Villa Place lay vacant, a pleasant corner with trees and grass. The city, had it had vision, had its city council members had vision, could have easily purchased that corner and made a city park out of it. They could have bought it when it was cheap. But they did not because they did not value parks enough. Then the property got expensive and so now instead of a park we have the cacaphony of construction noise.

And of course, Council on a big scale failed to exercise its option to purchase for \$ 6-7 million farmland in Bells Bend that could have protected long term essential green space.

Example of a city that had vision for little parks: Memphis, TN has an astounding number of little parks throughout the city, many launched in the E.H.Crump led decades of the 20th century's first half. I thoroughly enjoyed them when I lived there.

Fred Jordan
1500 Tremont Street

From: amvrevo@aol.com <amvrevo@aol.com>
Sent: Monday, October 10, 2022 10:47 AM
To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>
Cc: Jordan, Fred <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; alicearna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>
Subject: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

CAUTION: This email originated from outside Nashville State Community College. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1 year old child was screaming in fear at my house, my guests had to escape.

The workers are jerks, shouting out, "suck my dick"!

SHUT THE SITE DOWN

5 huge LOUD CAT machines in our backyards!

You will be hearing from others in the community.

SHUT THE SITE DOWN
SHUT THE SITE DOWN
SHUT THE SITE DOWN

Sent: Mon, Oct 10, 2022 8:42 am
Subject: Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

INTENSE PAIN AND NOISE

STOP IT !!!!

THE WHOLE STREET IS LOUD - NOWHERE TO HIDE.

ARE WE REQUIRED TO EVACUATE OUR HOMES BEFORE WE ARE EVEN AWAKE!

BAD GOVERNMENT - NO APPLIED RULES

-----Original Message-----

From: amvrevo@aol.com

To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; alicearna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Sent: Mon, Oct 10, 2022 7:47 am

Subject: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

I puked after screaming in pain from the POUNDING NOISE!

STOP THE FUCKING NOISE!!!!

-----Original Message-----

From: amvrevo@aol.com

To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; alicearna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Sent: Mon, Oct 10, 2022 7:34 am

Subject: MONDAY WAR ZONE - 1014 16th Ave South

7:15 am

**POUNING / LOUD / ROCK QUARRY / PAIN /
VIBRATION IN MY HOUSE /**

STOP THE DAMN NOISE IT NEVER STOPS!!!!

INTENSE NOISE + UNPROTECTED FENCES

DANGER DANGER DANGER

WHERE IS OUR GOVERNMENT?

THIS IS AMERICA NOT UKRAINE!

DESTRUCTION OF PROPERTY AND LIVES

**STOP ALL SATURDAY WORK WE NEED OUR
WEEKENDS, LIKE YOU DO!**

**This morning the noise and vibration is so intense my
beside clock fell off the table and several ornaments fell in
my house!**

REFUND OUR TAXES AS SLIGHT COMPENSATION

-----Original Message-----

From: amvrevo@aol.com

To: bieckmusic@hotmail.com <bieckmusic@hotmail.com>; Freddie.OConnell@nashville.gov
<Freddie.OConnell@nashville.gov>

Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov
<Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>;
aliceanna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>;
rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov
<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>;
msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>

Sent: Sat, Oct 8, 2022 10:25 am

Subject: SATURDAY! Re: 1014 16th Ave South - LOUD NOISE NEVER STOPS!!!! INTENSE NOISE +
UNPROTECTED FENCES

Greg, they do not give a shit about us.
We have no representation

Freddie,

WHEN AM I ALLOWED TO READ/ EAT LUNCH/ SPEAK ?

GET THE BLOODY NOISE STOPPED NOW!

WHERE IS THE FENCE?

WHERE IS OUR GOVERNMENT?

Get down here now TODAY!

Greg is right. THIS IS TOTALLY DISGUSTING!!!!

IT IS SATURDAY!

STOP THE DAMN NOISE!!!!

IT IS KILLING US. I NOW HAVE MEDICAL ISSUES.

2 videos! VERY LOUD

[https://cas5-0-](https://cas5-0-urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2f6d0npmtzz39doig%2fIMG%5f4091.m4v%3fd1%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-3d39c55f25545328f7c9fbb4b1fe707e0f5489e3)

[urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2f6d0npmtzz39doig%2fIMG%5f4091.m4v%3fd1%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-3d39c55f25545328f7c9fbb4b1fe707e0f5489e3](https://cas5-0-urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2f6d0npmtzz39doig%2fIMG%5f4091.m4v%3fd1%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-3d39c55f25545328f7c9fbb4b1fe707e0f5489e3)

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[urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2f6d0npmtzz39doig%2fIMG%5f4093.m4v%3fd1%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-06155bdf8e9933d2a3ed9b52ec2335192c6b427f](https://cas5-0-urprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2f6d0npmtzz39doig%2fIMG%5f4093.m4v%3fd1%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-06155bdf8e9933d2a3ed9b52ec2335192c6b427f)

Alan Messer

-----Original Message-----

From: Greg Bieck <bieckmusic@hotmail.com>

To: amvrevo@aol.com <amvrevo@aol.com>

Cc: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>; Fred.Jordan@nsc.edu

<Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>;

scott.wallace@nashville.gov <scott.wallace@nashville.gov>; alicearna@gmail.com

<aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov

<rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>;

Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com

<msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net

<john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>

Sent: Sat, Oct 8, 2022 9:12 am

Subject: Re: 1014 16th Ave South - LOUD NOISE NEVER STOPS!!!! INTENSE NOISE + UNPROTECTED FENCES

Saturday morning, we wake to two jackhammers.

It's been months of constant blasting and jackhammering. We can't live in our house. Is there anything that can be done. It's the weekend we can't talk in our house the sound is overpowering, even with triple owned windows.

Greg Bieck

Sent from my iPhone

On Oct 6, 2022, at 09:54, amvrev@aol.com wrote:

THE NOISE IS INTENSE IN MY HOUSE
ON VILLA PLACE

ONE BLOCK AWAY!!!

STOP THE DAMN NOISE NOW!!!!

ENOUGH!!! YOU LIVE WITH CONSTANT DRILLING

DO YOUR JOB!

Freddie O'Connell,

You have failed our community! The NOISE and DIRT are intense in our homes. It started today at 5:30 am! I heard rock quarrying and hammering at 5:30 am. There are five sites within one block! The revenue must be more important than we the people and the Nashville environment.

WHEN DO WE SLEEP?!! HOW DO WE LIVE LIKE THIS?

This is the 3rd or 4th year of construction abuse with raised taxes and damaged lives and properties!

The alley fence at **1010B; 1012; 1014 16th Ave South** is STILL open on both ends and there is a makeshift black plastic garbage bag material shield for dust or debris that is unsecured that has moved. Not even a proper construction FENCE

SCREEN! Cheapskate operation!

Children and pets are terrified, AirBnB customers and residents complaining.

Some of these AirBnB customers came to Nashville for the current music festival, but can not get a full night's sleep!

Outrageous!

There is no security of any type near the fenceline and there is a dangerous cliff edge where children play in that area.

If an accident happens or someone is killed or severely hurt falling or a rental resident's car with reduced clearance falls into this pit, you will be held responsible.

This job site is abusing our neighborhood, properties, and lives.

The noise is amplified and spreads, bouncing off the 1030 16th MONSTER glass building (called timber! really?!!)

YOU ARE OUR COUNCILMAN.

Please do the job you were sponsored and voted to do.

Some of my friends "were" your sponsor.

I have lost the hearing in my left ear from explosives and suffer intense pain daily, my house and other neighbours' houses have suffered cracks and damage, I have lost 2 Mac computers and one air conditioner from the dirt, but worse is my health, all because of insufficient oversized building abusing and killing our "Historic" neighborhood!

There needs to be a separation from residential and commercial, but bad city planning has taken out neighbourhoods without regard.

I shut my house down for a week, all windows and doors locked and upon my return, there was a layer of rock dust all over my home!
In April we were given a Metro NO PARKING order to facilitate Google Fibre, but nothing was done for weeks, nor a schedule given. The police told me our cars would be impounded if left my car in my residents' parking zone (and the officer added, "that's revenue"!). I had to cancel a trip to England to have a service to bury my parents' ashes. The City of Nashville prevented that. Shame on you!
I and my family are devastated.

Many are disgusted by the way we are treated.

WHAT IS BEING BUILT?
WHAT IS THE TIMELINE?

PROTECT US NOW!!!!

VIDEO LINKS:

Mind your ears, it is LOUD!

<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2fewty7ngy55mz1h7%2fIMG%5f3168.MP4%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-7adbe27f79cab6dca2474bb729f86654f8d6c745>

<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fs%2funh1x9r3u0jzpj%2fIMG%5f3166.MP4%3fdl%3d0&umid=3f02d633-4bcc-11ed-8159-000d3a5cd696&auth=1a6d21fc0f08666d9d61586860ead8e0225a9cfa-bd03e61cf8609e41e9a4618f5b0b2b22781c7200>

Alan Messer
Villa Place resident (21 years!)

Jameson, Mike (Mayor's Office)

From: amvrevo@aol.com
Sent: Tuesday, October 11, 2022 11:09 AM
To: Fred.Jordan@nsc.edu;O'Connell, Freddie (Council Member)
Cc: Jones, Phillip (NDOT);Wallace, Scott (Mayor's Office);aliceanna@gmail.com;delphico@bellsouth.net;rep.bill.beck@capitol.tn.gov;sen.brenda.gilmore@capitol.gov;Jameson, Mike (Mayor's Office);msattasiri@icloud.com;msattasiri@gmail.com;john.dotson@comcast.net;benvutran@gmail.com;bieckmusic@hotmail.com;manastasi@tennessean.com;bgoad@gannett.com
Subject: TUESDAY WAR ZONE - 1014 16th Ave South
Attachments: IMG_4120.MOV

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Fred.

The WAR ZONE this Tuesday morning.

Video shot in my garden of the sound bouncing off the monster glass building at 1030 16th that destroyed over two years of our lives and has impaired my hearing having damaged my left ear as I sat at my computer.

So far I have been unable to function all day. Unable to even make breakfast due to the government "allowed" POUNDING NOISE!

At least the Russians do not shell Ukraine constantly, six days a week!

I long for the day when I can once again sit my garden, invite people to lunch, read a book, or do anything normal in my own home!

We are nothing. Villa and Edgehill resident property owners are an inconvenience to PROGRESS.
e.g. The mostly empty BMG building that ruined South Street homes (one was mine) just sold for \$55.5 million!
Our expensive property taxes and lives are an inconvenience to thier GAIN!

WE HAVE EVER BEEN GIVEN A SCHEDULE OR HAD ANY COMMUNICATION WITH THE RUDE INVASIVE CONSTRUCTION COMPANY WHO CAN NOT EVEN PUT UP A SECURITY FENCE!!!!

The rock quarry dirt and grime is spread across one block, hitting cars, lungs, complaining Airbnb guests and homes.

3 hours of this POUNDING, so far!

I have a bad headache, and ear ache. High stress not being able to function or make a phone call!

THE GOVERNMENT HAVE ABADONED US.

Same in other neighbourhoods across Nashville!

Alan

-----Original Message-----

From: amvrevo@aol.com

To: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov

<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>;
msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>;
bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>;
bgoad@gannett.com <bgoad@gannett.com>
Sent: Tue, Oct 11, 2022 8:54 am
Subject: Re: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

Fred,

There has been ZERO response or change in the WAR ZONE actions that have taken over multiple homes and lives.

Yesterday, Lyle Lovett visited me, but could not stay long as the noise was so intense with concerns that he was playing the Ryman.

We residents have been abandoned by representation. It is a sad and destructive story that does not represent Nashville well, nationally or internationally.
Children and the elderly are subjected to such physical and stressful abuse in the name of "Progress".

Other resident homeowners are complaining and suffering the massive intrusion, for what!
Greg said he wrote an email yesterday (not seen it). He, like you, has two children. His girls have had rocks and debris hit them as they played in their own backyard!

"For what shall it profit a man, if he shall gain the whole world, and lose his own soul?"

Alan
under rock quarry bombardment

-----Original Message-----

From: Jordan, Fred <Fred.Jordan@nsc.edu>
To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>; amvrevo@aol.com <amvrevo@aol.com>
Cc: Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov
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<delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov
<sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>;
msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>;
john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>;
bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>;
bgoad@gannett.com <bgoad@gannett.com>
Sent: Mon, Oct 10, 2022 11:25 am
Subject: Re: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

Thank you, Allen. And our house has been in the middle, between the 16th Avenue work and the interminable work at the corner of Edgehill and Villa Place.

We really do not matter much. Too bad Nashville is not a democracy as was ancient 5th century B.C.E. Athens, where all who were citizens voted on all measures, meeting every ten days.

Nashville has really outdone itself in becoming a caricature of over development; no doubt before long the national and international media will pick up on this.

Nashville certainly did not make *Time* magazine's recent top 100 cities in the world list. Cities that did, such as Santa Fe, New Mexico, cited by Time for its knack of preserving culture and fostering tremendous creativity, know that Nashville's "We are open for business" approach - I remember former Mayor Karl Dean's words on that - has only served to open city doors for the Trojan Horse carrying developer's bull dozers that leap out of said horse's belly.

And the vaunted east bank development will not put Nashville, last decade's "It City," on the Top 100 Cities of the World list either, notwithstanding Mayor Cooper talk. World class cities such as Vienna and Budapest know that a corporate park built around a stadium does not make a great riverbank. Berlin knows that too; witness the parks along the Spree River.

The road not taken, that of which I wrote in my *Tennessean* article, could have well put us there some day. But we do not have at the helm decision-makers with vision.

Example of low hanging fruit not picked by City Council. For decades the NW corner of Edgehill and Villa Place lay vacant, a pleasant corner with trees and grass. The city, had it had vision, had its city council members had vision, could have easily purchased that corner and made a city park out of it. They could have bought it when it was cheap. But they did not because they did not value parks enough. Then the property got expensive and so now instead of a park we have the cacaphony of construction noise.

And of course, Council on a big scale failed to exercise its option to purchase for \$ 6-7 million farmland in Bells Bend that could have protected long term essential green space.

Example of a city that had vision for little parks: Memphis, TN has an astounding number of little parks throughout the city, many launched in the E.H.Crump led decades of the 20th century's first half. I thoroughly enjoyed them when I lived there.

Fred Jordan
1500 Tremont Street

From: amvrevo@aol.com <amvrevo@aol.com>

Sent: Monday, October 10, 2022 10:47 AM

To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Jordan, Fred <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; alicearna@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Subject: [EXTERNAL] Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

CAUTION: This email originated from outside Nashville State Community College. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1 year old child was screaming in fear at my house, my guests had to escape.

The workers are jerks, shouting out, "suck my dick"!

SHUT THE SITE DOWN

5 huge LOUD CAT machines in our backyards!

You will be hearing from others in the community.

SHUT THE SITE DOWN
SHUT THE SITE DOWN
SHUT THE SITE DOWN

Sent: Mon, Oct 10, 2022 8:42 am
Subject: Re: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

INTENSE PAIN AND NOISE

STOP IT !!!!

THE WHOLE STREET IS LOUD - NOWHERE TO HIDE.

ARE WE REQUIRED TO EVACUATE OUR HOMES BEFORE WE ARE EVEN AWAKE!

BAD GOVERNMENT - NO APPLIED RULES

-----Original Message-----

From: amvrevo@aol.com

To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Sent: Mon, Oct 10, 2022 7:47 am

Subject: SCREAMING IN PAIN: MONDAY WAR ZONE - 1014 16th Ave South

I puked after screaming in pain from the POUNDING NOISE!

STOP THE FUCKING NOISE!!!!

-----Original Message-----

From: amvrevo@aol.com

To: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>; bieckmusic@hotmail.com <bieckmusic@hotmail.com>; manastasi@tennessean.com <manastasi@tennessean.com>; bgoad@gannett.com <bgoad@gannett.com>

Sent: Mon, Oct 10, 2022 7:34 am

Subject: MONDAY WAR ZONE - 1014 16th Ave South

7:15 am

POUNDING / LOUD / ROCK QUARRY / PAIN / VIBRATION IN MY HOUSE /

STOP THE DAMN NOISE IT NEVER STOPS!!!!

INTENSE NOISE + UNPROTECTED FENCES

DANGER DANGER DANGER

WHERE IS OUR GOVERNMENT?

THIS IS AMERICA NOT UKRAINE!

DESTRUCTION OF PROPERTY AND LIVES

STOP ALL SATURDAY WORK WE NEED OUR WEEKENDS, LIKE YOU DO!

This morning the noise and vibration is so intense my beside clock fell off the table and several ornaments fell in my house!

REFUND OUR TAXES AS SLIGHT COMPENSATION

-----Original Message-----

From: amvrevo@aol.com

To: bieckmusic@hotmail.com <bieckmusic@hotmail.com>; Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>

Cc: Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>

Sent: Sat, Oct 8, 2022 10:25 am

Subject: SATURDAY! Re: 1014 16th Ave South - LOUD NOISE NEVER STOPS!!!! INTENSE NOISE + UNPROTECTED FENCES

Greg, they do not give a shit about us.
We have no representation

Freddie,

WHEN AM I ALLOWED TO READ/ EAT LUNCH/ SPEAK ?

GET THE BLOODY NOISE STOPPED NOW!

WHERE IS THE FENCE?

WHERE IS OUR GOVERNMENT?

Get down here now TODAY!

Greg is right. THIS IS TOTALLY DISGUSTING!!!!

IT IS SATURDAY!

STOP THE DAMN NOISE!!!!!!

IT IS KILLING US. I NOW HAVE MEDICAL ISSUES.

2 videos! VERY LOUD

https://www.dropbox.com/s/6d0npmtzz39doig/IMG_4091.m4v?dl=0

https://www.dropbox.com/s/pymj6v7r0dlb2mr/IMG_4093.m4v?dl=0

Alan Messer

-----Original Message-----

From: Greg Bieck <bieckmusic@hotmail.com>

To: amvrevo@aol.com <amvrevo@aol.com>

Cc: Freddie.OConnell@nashville.gov <Freddie.OConnell@nashville.gov>; Fred.Jordan@nsc.edu <Fred.Jordan@nsc.edu>; Phillip.Jones@nashville.gov <Phillip.Jones@nashville.gov>; scott.wallace@nashville.gov <scott.wallace@nashville.gov>; aliceanne@gmail.com <aliceanna@gmail.com>; delphico@bellsouth.net <delphico@bellsouth.net>; rep.bill.beck@capitol.tn.gov <rep.bill.beck@capitol.tn.gov>; sen.brenda.gilmore@capitol.gov <sen.brenda.gilmore@capitol.gov>; Mike.Jameson@nashville.gov <Mike.Jameson@nashville.gov>; msattasiri@icloud.com <msattasiri@icloud.com>; msattasiri@gmail.com <msattasiri@gmail.com>; john.dotson@comcast.net <john.dotson@comcast.net>; benvutran@gmail.com <benvutran@gmail.com>

Sent: Sat, Oct 8, 2022 9:12 am

Subject: Re: 1014 16th Ave South - LOUD NOISE NEVER STOPS!!!! INTENSE NOISE + UNPROTECTED FENCES

Saturday morning, we wake to two jackhammers.

It's been months of constant blasting and jackhammering. We can't live in our house. Is there anything that can be done. It's the weekend we can't talk in our house the sound is overpowering, even with triple owned windows.

Greg Bieck

Sent from my iPhone

On Oct 6, 2022, at 09:54, amvrevo@aol.com wrote:

THE NOISE IS INTENSE IN MY HOUSE
ON VILLA PLACE

ONE BLOCK AWAY!!!

STOP THE DAMN NOISE NOW!!!!

ENOUGH!!! YOU LIVE WITH CONSTANT DRILLING

DO YOUR JOB!

Freddie O'Connell,

You have failed our community! The NOISE and DIRT are intense in our homes. It started today at 5:30 am! I heard rock quarrying and hammering at 5:30 am. There are five sites within one block!
The revenue must be more important than we the people and the Nashville environment.

WHEN DO WE SLEEP?!! HOW DO WE LIVE LIKE THIS?

This is the 3rd or 4th year of construction abuse with raised taxes and damaged lives and properties!

The alley fence at **1010B; 1012; 1014 16th Ave South** is STILL open on both ends and there is a makeshift black plastic garbage bag material shield for dust or debris that is unsecured that has moved. Not even a proper construction FENCE SCREEN! Cheapskate operation!

Children and pets are terrified, AirBnB customers and residents complaining.

Some of these AirBnB customers came to Nashville for the current music festival, but can not get a full night's sleep!

Outrageous!

There is no security of any type near the fenceline and there is a dangerous cliff edge where children play in that area.

If an accident happens or someone is killed or severely hurt falling or a rental resident's car with reduced clearance falls into this pit, you will be held responsible.

This job site is abusing our neighborhood, properties, and lives.

The noise is amplified and spreads, bouncing off the 1030 16th MONSTER glass building (called timber! really?!!)

YOU ARE OUR COUNCILMAN.

Please do the job you were sponsored and voted to do.

Some of my friends "were" your sponsor.

I have lost the hearing in my left ear from explosives and suffer intense pain daily, my house and other neighbours' houses have suffered cracks and damage, I have lost 2 Mac computers and one air conditioner from the dirt, but worse is my health, all because of insufficient oversized building abusing and killing our "Historic" neighborhood!

There needs to be a separation from residential and commercial, but bad city planning has taken out neighbourhoods without regard.

I shut my house down for a week, all windows and doors locked and upon my return, there was a layer of rock dust all over my home!

In April we were given a Metro NO PARKING order to facilitate Google Fibre, but nothing was done for weeks, nor a schedule given. The police told me our cars would be impounded if left my car in my residents' parking zone (and the officer added, "that's revenue"!). I had to cancel a trip to England to have a service to bury my parents' ashes.

The City of Nashville prevented that. Shame on you!

I and my family are devastated.

Many are disgusted by the way we are treated.

WHAT IS BEING BUILT?
WHAT IS THE TIMELINE?

PROTECT US NOW!!!!

VIDEO LINKS:

Mind your ears, it is LOUD!

https://www.dropbox.com/s/ewty7ngy55mz1h7/IMG_3168.MP4?dl=0

https://www.dropbox.com/s/unh1x9r3u0jzpjik/IMG_3166.MP4?dl=0

Alan Messer

Villa Place resident (21 years!)

Jameson, Mike (Mayor's Office)

Sent: Tuesday, November 29, 2022 10:45 AM
To: Schubauer, Elizabeth;Stephenson, Cassandra (Tennessean)
Subject: RE: Important missing context from today's story

Thanks Liz.

Totally understand the space constraints. Our ask would be more like two half sentences for the sake of clarity and fairness. I worry a little the tone of some coverage writ large is beginning adopt the framing of the vocal echo-chamber of folks who are reflexively negative, often in bad faith or without any supporting facts, and since your audience is much larger I just want to make sure residents are getting an objective picture.

We really appreciate

From: Schubauer, Elizabeth <lschubauer@tennessean.com>
Sent: Tuesday, November 29, 2022 8:58 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>; Stephenson, Cassandra (Tennessean) <ckstephenson@tennessean.com>
Subject: RE: Important missing context from today's story

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good morning, TJ,

I hope you had a good holiday as well.

Thanks for taking the time to send us your concerns.

Unfortunately, we can't write 3,000 words every time we write about the stadium negotiations. I believe our coverage has explored all your points below at one point in time or another. And we linked to that previous coverage liberally throughout this story.

The purpose of this story was to further explain how a stadium renovation would be paid for. We covered the debate over the VSG report in previous stories. To your second point, the "first class" stipulation is mentioned near the top of the story. And we've written extensively about the details of the East Bank plan.

Would you be available to grab coffee this week or next?

Liz Schubauer
Content strategist



Mobile: 507.421.9375
lschubauer@tennessean.com

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>

Sent: Tuesday, November 29, 2022 8:28 AM

To: Schubauer, Elizabeth <eschubauer@tennessean.com>; Stephenson, Cassandra <ckstephenson@tennessean.com>

Subject: Important missing context from today's story

Hi Cassie and Liz --

Hope you both had great Thanksgivings.

I just saw your piece publish about the Finance Director's report, and wanted to raise a few important issues that unfortunately leave readers with an incomplete or incorrect version of the facts.

1) "Nashville Council members have said the renovation plan created by the Titans' architect includes pricey line items that Metro wouldn't be obligated to pay for under the city's agreement with the team and pointed to other stadium renovations around the country that cost around \$600 million."

I appreciate CMs have expressed this sentiment of course, and them saying it makes it relevant, but for the reader, I think it's essential that if you are going to include it, you also include the context that the VSG consultant, a trained professional venue expert, himself said multiple times -- in multiple ways -- the Gensler design was reasonable and "not opulent."

Here are some quotes from his presentation to Council:

"There's not a piece of that plan, or a piece of what we priced, that's not consistent with the current industry standards for an NFL facility" (46:27)

"Having worked on the 'super duper' stadium, [the Gensler plan] is not reflective of a 'super duper' stadium." (1:07"50)

Here is a quote from a memo he submitted to Council and Sports Authority, which I'm attaching: "It is not opulent, and it is in our professional opinion consistent with the elements that we see in other stadium renovation projects and new built NFL stadiums"

To present a fair and accurate picture, I'm hoping you will consider adding a sentence or at least a clause to this section that characterizes how the actual experts assessed the design -- compared to CMs who made their assertions about "pricey line items" without any factual basis and their comparisons to renovations that are totally impractical or irrelevant to our discussion.

2) You mention that Nissan would need "about \$362 million in projects to return the stadium to "good condition," without any additional upgrades.

The issue here is that is only part of the lease requirement. The team is entitled to some improvements about and beyond just "good conditions."

As written, it makes it sound like the \$362m is sufficient.

Could we clarify that critical context?

3) Finally, this sentence oversimplifies the reality and casts benefits of the agreement as unknowns without explaining them: "Other costs to Metro remain unknown, including parking, and infrastructure and development on Metro-owned land on the East Bank."

We go into significant detail about parking, this makes it seem as if it's an afterthought in our planning.

Infrastructure needed for the stadium is accounted for in the overall price tag, which isn't mentioned.

The development of Metro-owned land cost is going to include parks, greenways, affordable housing etc -- all of which isn't mentioned. This is framed as if it's a liability to taxpayers. Other than deleting this sentence all together, adding context to each of those three points would be a much more fair and complete representation of what's being proposed.

Finally, I'm totally sensitive to this being a complex deal with many moving parts, and your difficult task of condensing it into a certain number of words to explain to readers. You all are doing the lord's work!

My goal is the same as yours -- to have readers walk away with an accurate understanding of the deal.

Particularly on points 1 and 2, I think some simple added context would go a long way to making these points clearer.

I really appreciate you considering these clarifications.

Thanks,
TJ

Jameson, Mike (Mayor's Office)

To: Marshall, Brandon (Mayor's Office);Albright, Richel (Planning);Stone, Cortnye (NDOT)
Subject: Embargoed: Memo on East Bank Transportation
Attachments: East Bank Transportation Memo .pdf; EB Neighborhood Connections.jpg

Hi all –

Attached you'll find a memo Mayor Cooper asked members of Metro's transportation leadership to write in response to questions stemming the East Bank outreach process.

This memo is **embargoed until 11am CT tomorrow**, which is the same time that the Mayor and several of the memo's authors will provide an update and answer questions about East Bank public engagement.

We plan to distribute this memo to the public after tomorrow's event, but thought it might be useful for you to have it in advance.

I'm also attaching a hi-res version of the map on page two of the memo here.

The event details for tomorrow are below in case you need them.

Happy to answer any Qs you may have.

Best,
TJ

--

TJ Ducklo
Chief Communications Officer and Senior Advisor
Metropolitan Government of Nashville & Davidson County
Office of Mayor John Cooper
615.663.2800

Mayor Cooper to Provide Update on the *Imagine East Bank* Vision's Public Participation and Engagement Process

- WHAT** Nashville Mayor John Cooper will host a media availability with updates on the city's inclusive and robust public engagement process related to the *Imagine East Bank* Plan.
- WHEN** Thursday, September 8
11:00 a.m.
- WHERE** Future Site of the North Nashville Transit Center
Clarksville Pike & 26th Avenue North
Nashville, TN 37208
- WHO** Mayor John Cooper

Steve Bland, WeGo Public Transit Chief Executive Officer

Diana Alarcon, Nashville Department of Transportation and Multimodal Infrastructure (NDOT) Director

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Wednesday, September 7, 2022 7:25 PM
To: Marshall, Brandon (Mayor's Office);Albright, Richel (Planning);Stone, Cortnye (NDOT)
Subject: Embargoed: Memo on East Bank Transportation
Attachments: East Bank Transportation Memo .pdf; EB Neighborhood Connections.jpg

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11:00 a.m.

WHERE Future Site of the North Nashville Transit Center
Clarksville Pike & 26th Avenue North
Nashville, TN 37208

WHO

Mayor John Cooper

Steve Bland, WeGo Public Transit Chief Executive Officer

Diana Alarcon, Nashville Department of Transportation and Multimodal Infrastructure (NDOT) Director

Jameson, Mike (Mayor's Office)

From: Schubauer, Elizabeth <lschubauer@tennessean.com>
Sent: Wednesday, November 30, 2022 9:08 AM
To: Ducklo, TJ (Mayor's Office)
Subject: RE: Important missing context from today's story

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

That works great!

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Tuesday, November 29, 2022 7:09 PM
To: Schubauer, Elizabeth <lschubauer@tennessean.com>
Subject: RE: Important missing context from today's story

Perfect. Could we do 830a at The Graduate?

From: Schubauer, Elizabeth <lschubauer@tennessean.com>
Sent: Tuesday, November 29, 2022 4:46 PM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: RE: Important missing context from today's story

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Anytime Friday morning would work for me! Parlor Doughnuts or the Graduate hotel are good spots by the office, but I can meet wherever.

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Tuesday, November 29, 2022 11:45 AM
To: Schubauer, Elizabeth <lschubauer@tennessean.com>; Stephenson, Cassandra <ckstephenson@tennessean.com>
Subject: RE: Important missing context from today's story

Thanks Liz.

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Looking ahead, I'm a little worried the tone of some coverage writ large (not exclusive to the Tennessean) is beginning adopt the framing of the vocal echo-chamber of folks who are reflexively negative, often in bad faith or without any supporting facts, and since your audience is much larger than that very small group I just want to make sure residents are getting an objective picture.

We really appreciate how thoughtful you all have been and continue to be.

Happy to grab coffee. Maybe Fri morning?

Talk soon,
TJ

From: Schubauer, Elizabeth <lschubauer@tennessean.com>
Sent: Tuesday, November 29, 2022 8:58 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>; Stephenson, Cassandra (Tennessean) <ckstephenson@tennessean.com>
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Liz Schubauer
Content strategist



Mobile: 507.421.9375
lschubauer@tennessean.com

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I really appreciate you considering these clarifications.

Thanks,
TJ

Jameson, Mike (Mayor's Office)

From: Schmitt, Brad <bjschmitt@tennessean.com>
Sent: Friday, November 4, 2022 7:16 AM
To: Ducklo, TJ (Mayor's Office)
Cc: Stephenson, Cassandra (Tennessean)
Subject: FW: The Good News with Brad Schmitt: Check out Mayor Cooper's Halloween costume (?)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello, Mr. Ducklo, I'm Brad Schmitt, a columnist with The Tennessean. Just wanted to show you how the Mayor added great joy and fun to my weekly feel-good newsletter, emailed this morning to about 1,000 subscribers.

(Also, if you'd like to respond to whether the Mayor is wearing a costume or not, that could make for a fun follow up for next week's newsletter.)

Thanks! Hope to meet you soon,

Brad

Brad Schmitt
Columnist | Inside Nashville

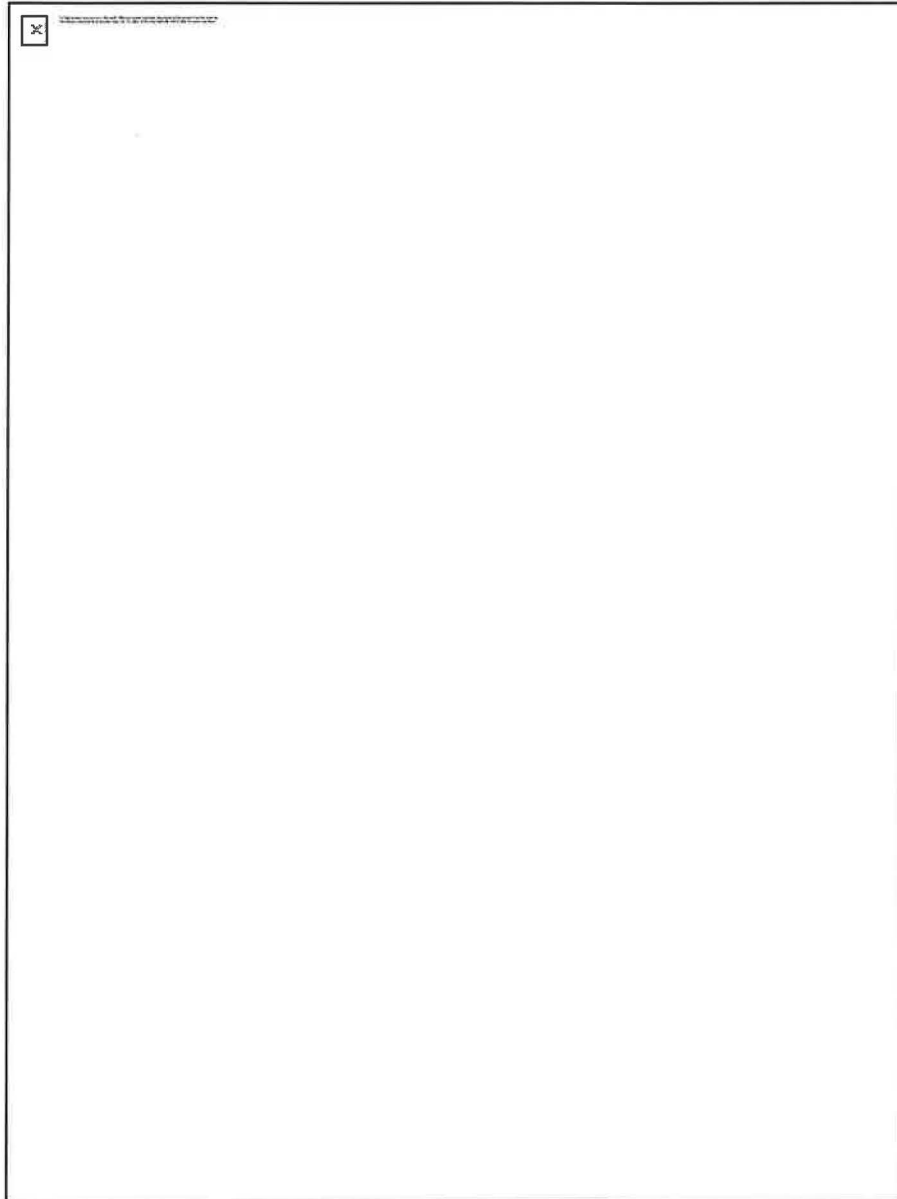
Tennessean 

615-259-8384 (office)
615-613-3716 (cell)
Twitter: [@bradschmitt](https://twitter.com/bradschmitt)

From: Tennessean.com <newsletters@reply.tennessean.com>
Sent: Friday, November 4, 2022 7:01 AM
To: Schmitt, Brad <bjschmitt@tennessean.com>
Subject: The Good News with Brad Schmitt: Check out Mayor Cooper's Halloween costume (?)



Good morning, friends. Tennessean storytelling columnist [Brad Schmitt](#) here with another week of good news. What's up with me? Thanks for asking.



Tennessean columnist Brad Schmitt votes Oct. 31, 2022, at the East Nashville YMCA after he works out there

Brad Schmitt / The Tennessean

Only in Nashville can you get in a work out right before you vote early. A big shout-out to the East Nashville YMCA for hosting early voting, which, I'm sad to say, ended yesterday.

Let's get to this week's Good News!

Is the mayor dressed as Mr. Rogers, or nah?

I mean, I think he is! Nashville Mayor John Cooper, who, dare I say, is not normally known for having a playful nature, showed up for the annual Halloween community party at the Juvenile Justice Center this year.

Take a good look at this picture of Cooper with Juvenile Court Judge Sheila Calloway:

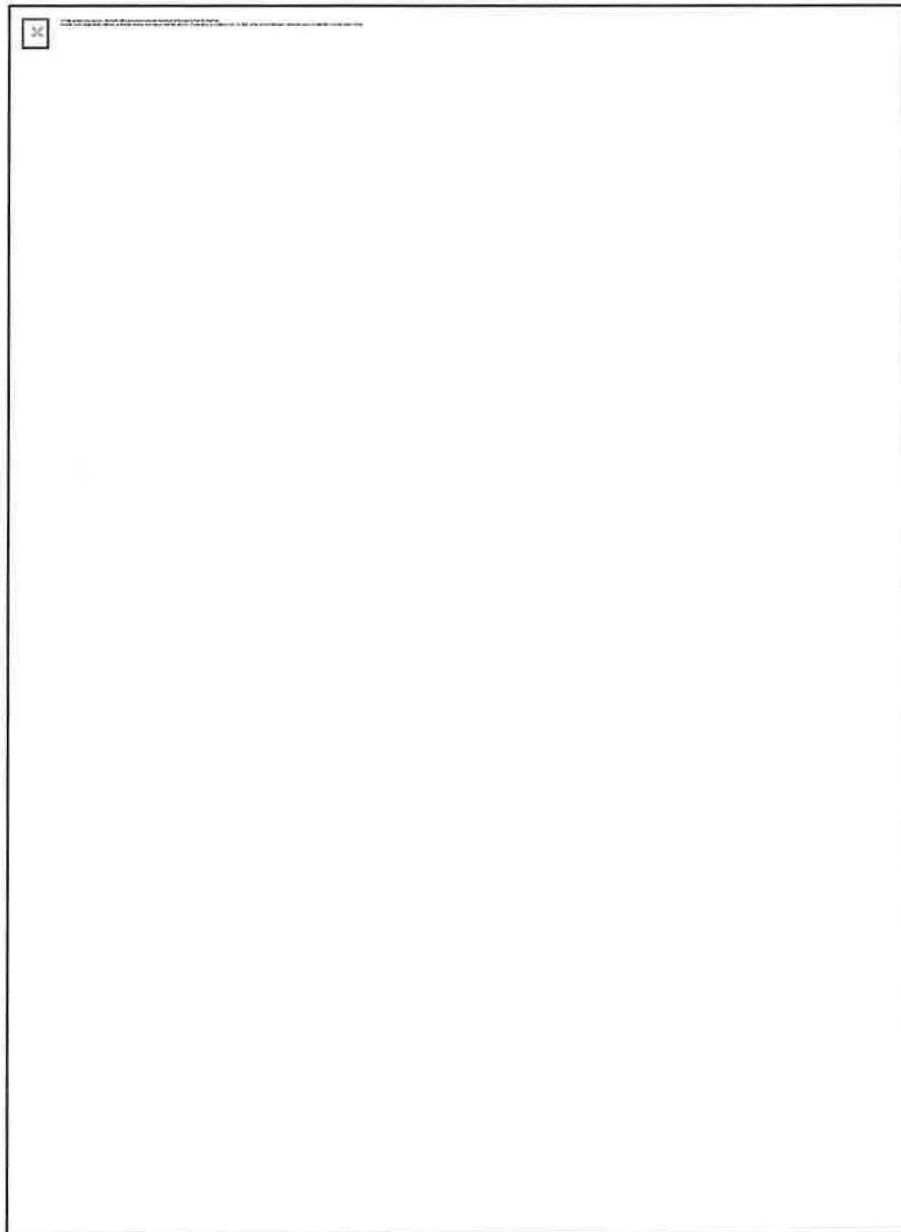


Nashville Juvenile Court Judge Sheila Calloway, dressed as Wonder Woman, and Nashville Mayor John Cooper -- maybe dressed as Mr. Rogers?? -- Oct. 31, 2022 at the annual Halloween

Submitted

Check out the cardigan sweater, which looks a lot like one '70s/'80s/'90s children television show personality Mr. Rogers used to wear. And you may not be able to see it, but the mayor is wearing sneakers, again, like Mr. Rogers did. Then again, it could just be Cooper in a cardigan sweater and sneakers. 🐾

That brain-scratcher aside, Juvenile Court Judge Sheila Calloway – who *definitely* was dressed as Wonder Woman – hosted more than 500 community members for the bash.




Juvenile Court Judge Sheila Calloway as Wonder Woman and veteran Nashville attorney Charles Bone as a ballerina Oct. 31, 2022, at the annual Halloween community party at Nashville's Juvenile Justice Center

Submitted

Tennessee Titans mascot T-Rac and the Tennessee State University cheerleaders added to the festivities.

Kids got candy and a trip down the haunted hallway.

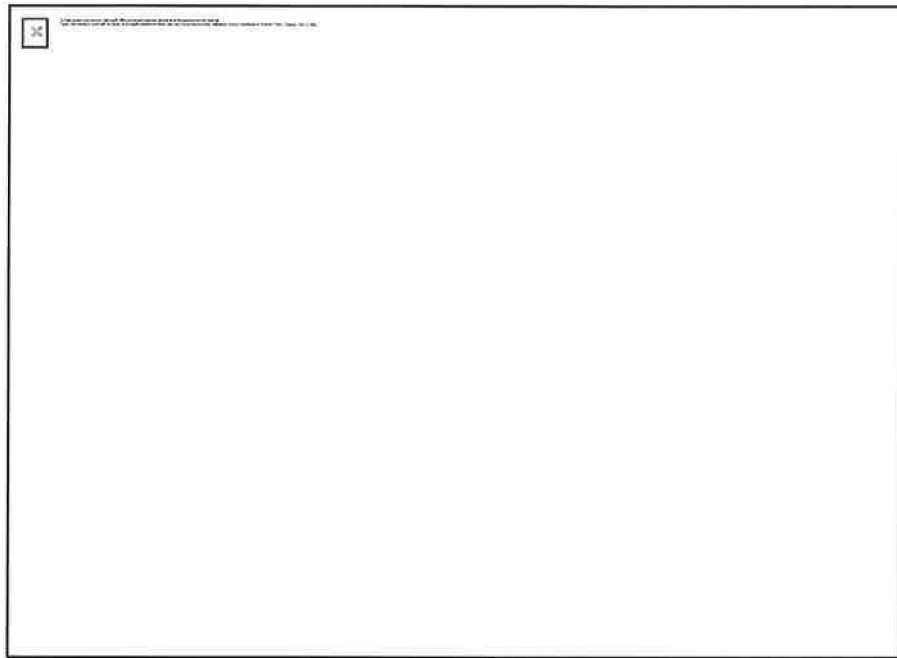
"So much fun!" Wonder Woman enthused.

Calloway, however, declined to weigh in on the was-Mayor-Cooper-in-a-costume issue. (Politicians – )

A very special adoption

Taylor Hart grew up in an abusive home in Murfreesboro, authorities said – and that abuse turned tragic. His brother, Johnathon, died in 2016 as a result of treatment there, police said.

Afterward, Taylor eventually ended up with two loving foster parents, Carrie and Jase DuRard. After Taylor lived with them for two years, he accepted their invitation to adopt him, even though he turned 18 before a hearing could be scheduled.



Taylor Hart stands in court with his family, to be legally adopted by them, Jase and Carrie DuRard at the, Williamson County courthouse in Franklin, Tenn., Tuesday, Nov. 1, 2022.

Stephanie Amador / The Tennessean

Well, that hearing happened Tuesday in an emotion-filled Williamson County courtroom – and I had the honor of being there and putting together [this minute-long video](#) marking the hugs and happy tears.

"He's always been ours," adoptive mom Carrie said. "It just took us a while to find him."

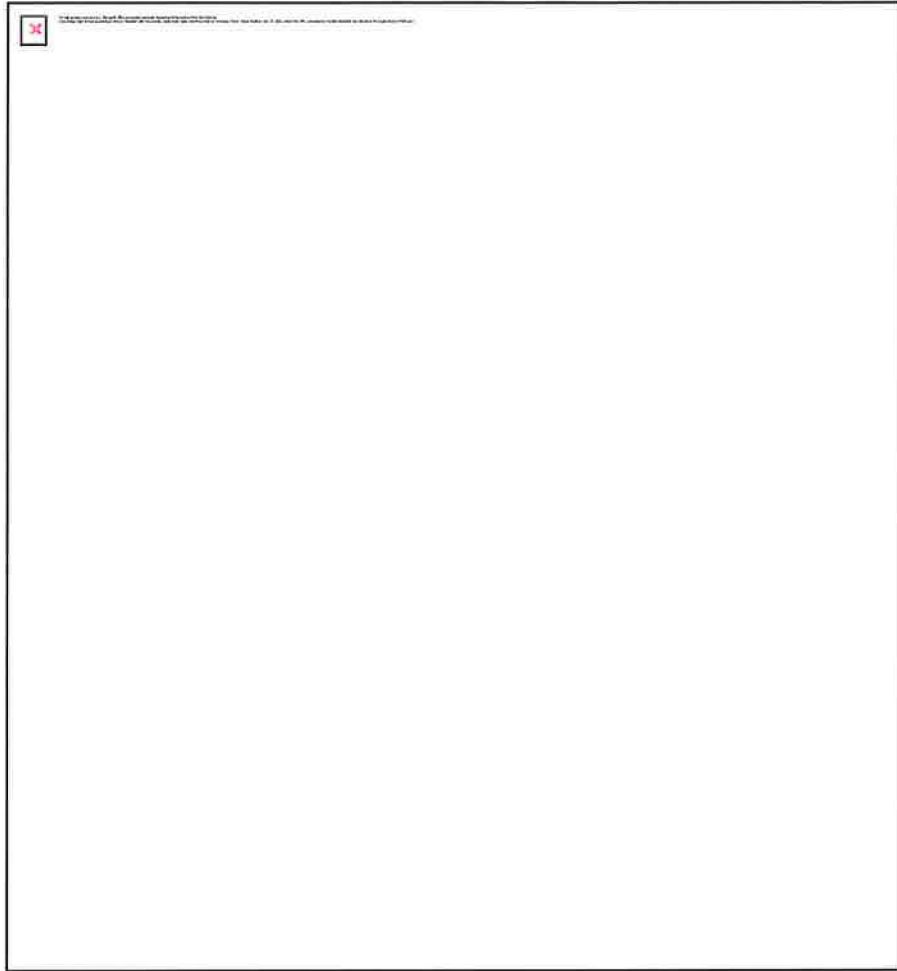
I'll have a story about Taylor's journey from despair to hope in The Tennessean next week.

Congrats, Shivan, you're going to the Super Bowl!

Did you know that, for years now, Nashville has been one of only a handful of cities that is an official resettlement area for Kurdish people from the Middle East?

Kurds are active in every aspect of Nashville life – and that includes high school football. The Cane Ridge team, 9-1, is led by quarterback Shivan Abdullah, who

got quite a nice surprise when he and his parents went to the Titans' game Oct. 23.



Cane Ridge High School quarterback Shivan Abdullah with his parents, Jamila Hadi, right, and Mosa Hadi at Tennessee Titans' Nissan Stadium Oct. 23, 2022, where the NFL commissioner handed Abdullah two tickets to the Super Bowl in February

Submitted

He and his family got waved onto the field, where NFL Commissioner Roger Goodell tapped Shivan on the shoulder and [handed him two oversized tickets](#) to the Super Bowl in Arizona.

"I was so shocked, I didn't know what to say!" Shivan told me.

Check out more of the story about [him and his family here.](#)

Tell me something good

Time for my fave part of the week where you, dear reader, tell me something good that has happened in your life in the last week or so. Please email me at brad@tennessean.com to share, just like these folks did ...

May the Fourth be with you – and your baby, too 🐾

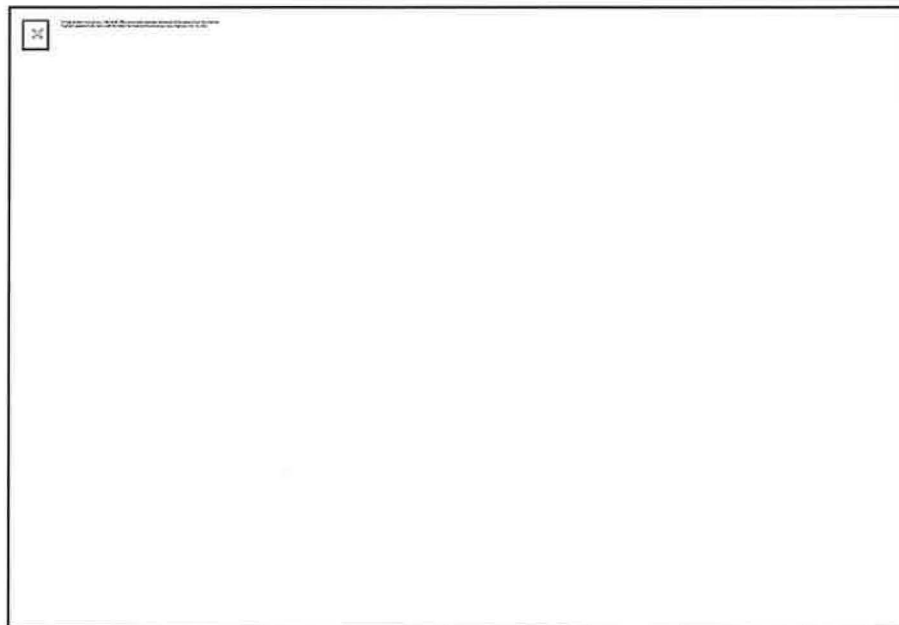
"One of my best friends shared with me that she is expecting her first child on May 4, also known as Star Wars Day. Her husband is an avid Star Wars enthusiast." 🐾

■ Rachel Gaither, 43, Smyrna, fifth grade teacher

Camping is calming

"In a difficult season with my mental health, I was able to go camping for a weekend with my wife and reconnect with nature again, which always brings some perspective."

■ Garrett Keafer, 27, Madison, videographer/carpenter



Teachers' assistant Karla Henry with the kitten her husband found along a busy highway Oct. 31, 2022

Submitted

Surprise! A new kitty!

"I love when you get a random text from your hubby in the middle of a Monday. And the text tells you that he has rescued a kitten from a busy highway."

■ Karla Henry, 53, Franklin, teacher's assistant

You otter know, this is gonna be awesome 🐾

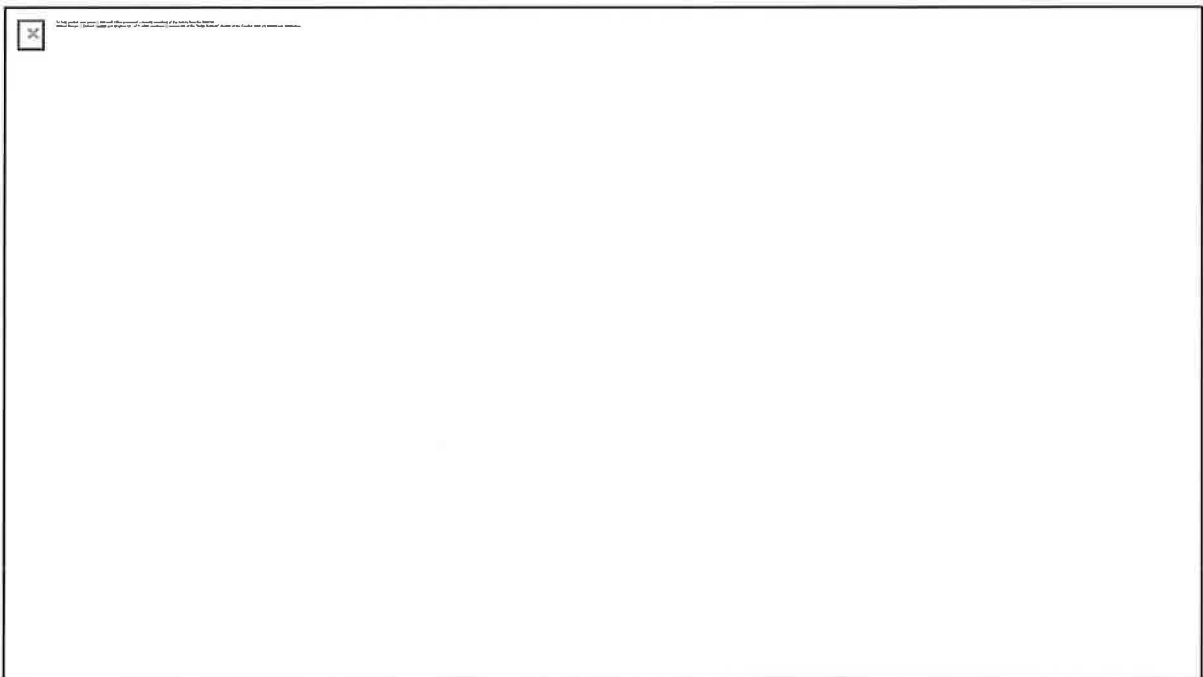
"I'm a regular hiker at Radnor Lake, and one of my favorite things to do is go early enough in the morning or afternoon to see the otters. In fact, I saw them last week! Watching them play together is such a joy!"

■ Bree Barnett, 35, Antioch, corporate communications manager

Thank you!

I appreciate you joining me for another week of The Good News. Hey, why not tell yer friends to come along for the ride? They can [sign up here](#).

Dig into more feel-good stories below.



Middle TN motorcycle group, longtime Franklin employee help kids,...

Middle TN motorcycle group, longtime Franklin employee help kids, fellow veterans. Hosting a toy run and is part of the Dickson Veterans Day Parade.

How Nashville's own Jelly Roll is helping incarcerated youth



Nashville SC's Mukhtar, Zimmerman named to 2022 MLS Best XI






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1801 West End Avenue, Nashville, TN 37203

Jameson, Mike (Mayor's Office)

From: Stephenson, Cassandra <ckstephenson@tennessean.com>
Sent: Thursday, November 3, 2022 12:01 PM
To: Ducklo, TJ (Mayor's Office)
Subject: Re: VSG contract w/scope

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Given that this report's preliminary findings were a portion of the mayor's news release and comments on the proposed deal for a new stadium, I want on-record comment from the mayor's office on the results of the finalized report.

Also, respectfully, the mayor's administration agreed to the scope of work and methodology for this report prior to its completion and it's appropriate to ask for the reasoning behind that decision for the public's understanding. I want to be clear that I am not asking for the mayor's administration to speak on behalf of the report's authors (I have contacted them for comment as well).

Separately, I see that Task 2b as identified in the initial scope was not executed -- can you tell me why that item was not included, and the final cost of the project? (With 2b it was supposed to be \$315,000, but without it, how much did the city pay?)

Thanks again,

Cassie

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Thursday, November 3, 2022 11:34 AM
To: Stephenson, Cassandra <ckstephenson@tennessean.com>
Subject: RE: VSG contract w/scope

Sam can talk on background, is that OK? It's not Metro's responsibility to speak on behalf of the report authors – who are independent experts – but we can of course be helpful in helping make sense of it all.

From: Stephenson, Cassandra <ckstephenson@tennessean.com>
Sent: Thursday, November 3, 2022 10:15 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Re: VSG contract w/scope

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hi TJ,

I hope your morning is going well! Any news on when I might be able to speak with Sam, or a contact I can reach out to in VSG? I'm available until noon, and then from 1 p.m. to 2 p.m.

Thanks again,

Cassie

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Wednesday, November 2, 2022 5:18 PM
To: Stephenson, Cassandra <ckstephenson@tennessean.com>
Subject: VSG contract w/scope

Scope here. There are three tasks as you can see on page 3:

1. Facility condition assessment of Nissan Stadium (the cost of maintaining Nissan Stadium to a serviceable level until 2026 – this is only relevant if we move forward with the new stadium. The report found this to be \$37m, which we'd have to pay over 4 years from general fund)
2. Review of the Gensler Master Plan and Pricing (answering the question, indep analysis of what will it cost Meto to be in compliance with our current lease until 2039)
3. Comparison of Nissan Stadium to Hard Rock Stadium

Russ from VSG is who you need to talk to, I'm getting that arranged

Jameson, Mike (Mayor's Office)

From: Friedman, Adam <afriedman@tennessean.com>
Sent: Wednesday, August 31, 2022 4:28 PM
To: Ducklo, TJ (Mayor's Office)
Subject: The Tennessean

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hey,

I got passed some polling from the Beacon Center that we're going to write up. It found that 61% of voters in Tennessee opposed the state funding for the Titans stadium. The question is phrased this way, "Do you approve or disapprove of the state putting up to \$500 million in funding toward a new Tennessee Titans stadium?" I wanted to offer y'all a chance to comment. It's a relatively quick turn, if you want to comment can you let me know by 6 p.m.?

Thanks

Adam Friedman
State government and politics reporter
The Tennessean - USA Today Network
Twitter: @friedmanadam5
Call, text or Signal @ 615-249-8509



Tennessean.
PART OF THE USA TODAY NETWORK

Jameson, Mike (Mayor's Office)

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 11:59 AM
To: Ducklo, TJ (Mayor's Office)
Subject: Re: Deadline

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

One more thing: Will Nissan's naming rights transfer to the new building?

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Wednesday, June 22, 2022 11:57 AM
To: Mazza, Sandy <SMazza@tennessean.com>
Subject: RE: Deadline

Perfect

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 11:57 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Re: Deadline

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Oh to quote Sam? Ok give me a bit to go through them and I'll do that.

Sandy

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Wednesday, June 22, 2022 11:55 AM
To: Mazza, Sandy <SMazza@tennessean.com>
Subject: RE: Deadline

I thought you would send quotes based on your convo with Sam?

If not that OK, and I will send you a statement

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 11:52 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Re: Deadline

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I sent these earlier. Whatever you can add would be great:

- Does Metro plan on incorporating a cultural district with TPAC, an arts high school and museum into the east bank plans? How will that be incorporated? Any details you've got on recent discussions, basically.
- Timeline for larger east-bank development: When might we start to see some of these plans come to fruition (besides the stadium, which we have a timeline for)? Will it be 3-5 years or as soon as this year? When might Metro issue its first RFP for development there?
- Who will oversee the east-bank RFP process? Will the mayor's office dictate parameters for each Metro parcel development?
- Any other comments about where we are in the process and what's important for residents to know?

From: Mazza, Sandy

Sent: Wednesday, June 22, 2022 11:03 AM

To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>

Subject: Deadline

Hi TJ, my deadline is 2:30pm today for quotes.

Sandy

Jameson, Mike (Mayor's Office)

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 10:29 AM
To: Ducklo, TJ (Mayor's Office)
Subject: Request for quotes

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Here are my questions, thanks -

- Does Metro plan on incorporating a cultural district with TPAC, an arts high school and museum into the east bank plans? How will that be incorporated? Any details you've got on recent discussions, basically.
- Timeline for larger east-bank development: When might we start to see some of these plans come to fruition (besides the stadium, which we have a timeline for)? Will it be 3-5 years or as soon as this year? When might Metro issue its first RFP for development there?
- Who will oversee the east-bank RFP process? Will the mayor's office dictate parameters for each Metro parcel development?
- Any other comments about where we are in the process and what's important for residents to know?

Sandy

Jameson, Mike (Mayor's Office)

From: Stephenson, Cassandra <ckstephenson@tennessean.com>
Sent: Thursday, April 21, 2022 2:56 PM
To: Press (Mayor's Office)
Cc: Ducklo, TJ (Mayor's Office)
Subject: Inquiry regarding Titans stadium

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Hello and happy Thursday!

In light of the state legislature's pending vote involving funds for a new Titans stadium, I wanted to check in with the mayor's office again about the state of financing discussions between the city, the Titans and the state.

- Has there been any movement toward a concrete decision to pursue a new stadium instead of renovations?
- House Speaker Cameron Sexton has said negotiations had the city contributing around \$700 million to a new stadium. Is this correct?
- Would the state legislature blocking state funding kill the chances of a deal for a new stadium?

My deadline is noon tomorrow.

Thank you,

Cassandra Stephenson
The Tennessean
Metro Government Reporter
731-694-7261 | ckstephens@gannett.com



Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Friday, April 21, 2023 7:39 AM
To: dplazas@tennessean.com
Subject: FINAL Tennessean Op-ed: Gamble Allen Druffel 4.21.23
Attachments: Op-ed Gamble Allen Druffel 4.21.23.docx

See attached

By Jennifer Gamble, Burkley Allen, and Thom Druffel – Members of Metro Council

The new Titans stadium proposal is the largest and most thoroughly discussed public project in Nashville history. Though initially skeptical, we understood the appeal of a new, state-of-the-art facility that could bring big events and would now be owned by the people of Nashville. But through this discussion, our biggest question has been, “Does this project save Nashville taxpayers’ money, improve the lives of our neighbors, and make Nashville a better place?” After careful review, we believe that answer is a solid yes, and many of our constituents are coming to the same conclusion.

Right now, under the current lease with the Titans, Nashville taxpayers are under obligation to maintain and improve the current stadium....but we can’t afford it. In addition to past due obligations over \$60 million, we’re required to fund stadium upgrades to match “comparable facilities.” There’s been much debate over what that number could be following two analyses estimating a figure near \$1.8 billion. Whether or not you believe that figure, what we know is that a large number of NFL stadiums are currently renovating or building new stadiums, the majority of which cost \$100 million and above. In short, the current lease requires us to keep up with the growth of comparable facilities; that growth is not slowing anytime soon; and we have a contractual obligation to cover it with Nashville taxpayer’s dollars. That is an enormous liability that we, as your Councilmembers, cannot accept.

The new proposal relies on funds from sources other than Nashville taxpayer dollars. The Titans are bringing in \$840 million to new stadium construction, and the State is contributing \$500 million. An additional \$760 million will be financed through dedicated revenue streams generated primarily by visitors and users of the stadium and its campus. Those sources include a 1% increase in hotel taxes, in-stadium sales tax, 50% of future campus sales tax, and team rent; and those same revenue sources will maintain the building – a Metro-owned asset. Most importantly, Nashvillians’ property taxes, which support our community’s greatest needs -- such as education, public safety, and transit -- will not be part of the new stadium equation. We also recently negotiated an increase in rent that the Titans will have to pay into the new stadium, bringing in another \$120 million to the city.

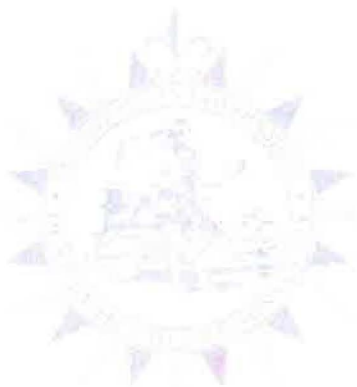
But this proposal also presents an enormous opportunity for Metro’s pocketbook. The new stadium agreement returns acres of land to Nashvillians that currently exist as empty parking lots under the control of the Sports Authority. This is key riverfront real estate in the heart of one of the most appealing cities in the country. Over the next 30 years, private development on this new acreage is estimated to bring almost a billion dollars in property taxes and sales taxes to the city. And that projection doesn’t yet include ground rent from development partners -- another significant source of revenue. This money goes directly into our city’s operating budget -- dollars completely unavailable to us if not for this project. But under the current lease, the parking lots covering the East Bank will remain parking lots -- 365 days a year.

We simply cannot pass up this opportunity to support our city’s greatest needs.

This proposal has been the subject of 40 public meetings over many months, plus an additional 50 community meetings surveying neighborhood and community desires for the East Bank that lead to the *Imagine East Bank Vision*. A dedicated Metro Council committee focused solely on the East Bank stadium with public meetings beginning last June. The proposal removes an enormous liability off the shoulders of Nashville taxpayers and generates revenue returns that will benefit our residents and taxpayers for decades to come. We appreciate the enormous community input and engagement on this important investment for our city and look forward to Metro Council’s final approval on Tuesday.

Jameson, Mike (Mayor's Office)

From: Press (Mayor's Office)
Sent: Friday, February 24, 2023 12:36 PM
Subject: PRESS RELEASE: Mayor Cooper and Titans Submit Stadium Agreement for Council Approval
Attachments: Press Release - Mayor Cooper and Tennessee Titans Submit Stadium Agreement for Metro Council Approval.pdf



METROPOLITAN GOVERNMENT OF NASHVILLE

JOHN COOPER
MAYOR

FOR IMMEDIATE RELEASE

Date: February 24, 2023

FOR MORE INFORMATION:

Contact: press@nashville.gov

Mayor Cooper and Tennessee Titans Submit Stadium Agreement for Metro Council Approval

Deal Documents Follow the Term Sheet Framework Overwhelmingly Approved by Council in December

NASHVILLE, Tenn. – Today, Mayor John Cooper filed legislation for a proposed final agreement with the Tennessee Titans and the State of Tennessee to construct a new, enclosed stadium that will relieve the existing enormous unfunded financial burden on the city, return over 60 acres of land surrounding the current Titans stadium back to city control, and keep the Titans in Nashville for the long-term.

The agreement serves as the launching pad to channel future development on Nashville's East Bank into the kind of neighborhood that serves all residents, transforming land currently used as surface parking lots into a large park, greenways, affordable housing, a multi-modal boulevard, local businesses and more.

"I'm proud of this deal because it eliminates the enormous liability hanging over the city and returns valuable land back to Metro so we can build new affordable housing, beautiful parks and greenways, a powerful transit hub that reconnects neighborhoods and so much more," **said Mayor John Cooper**. "We took on this complex and decade-old problem of the old stadium lease and fixed it – refusing to pass the buck to the next administration – and came out on the other side with a more fiscally responsible deal for taxpayers and a future world-class city asset. This is a win for Nashville, and I'm grateful to our partners at the state and the entire team who has worked tirelessly for over a year to get it done."

“We are extremely appreciative of the efforts of Mayor Cooper and his office over the past several months as we worked to complete definitive documents,” said **Burke Nihill, Titans President and CEO**. “We believe these documents embody the core principles we presented in December and look forward to our upcoming discussions with Metro Council and the Sports Authority.”

On December 21st, Metro Council voted by a two-thirds margin to approve the framework where football-related funding sources including the Titans, the NFL, and personal seat license (PSL) sales will combine to represent the largest source of funding for the new stadium. At least **\$840 million** for the new stadium and **any construction cost overruns** will come from the Titans, NFL, and PSL sales. **\$500 million** will come from a one-time state contribution. The remaining **\$760 million** will come from revenue bonds issued by the Metro Sports Authority to be repaid by revenue generated primarily by hotel visitors and users of the new stadium. Both revenue sources designated by state statute for the Sports Authority bonds can only be used to fund stadium related construction and maintenance, and in the case of the hotel tax contingent upon the building of a new, enclosed stadium.

The proposed final agreement incorporates feedback received from community leaders, council members and Nashville residents. Enhancements to the proposed final agreement include:

- In the original framework, the Titans agreed to cover the infrastructure required to open the new stadium as part of the overall project budget, for which the Titans are ultimately responsible for cost overruns. The final agreement adds additional infrastructure included in the project scope of what the Titans will be covering, including funding towards parts of the street and plaza infrastructure.
- Excess revenue generated by the sources used to repay Sports Authority bonds may now be used to fund additional debt service reserves or to prepay portions of the bonds early, reducing interest costs paid and potentially saving millions of dollars.
- In the term sheet, Metro was responsible for capital expenses to keep Nissan Stadium functional until the new enclosed stadium opens without limits. In the final agreement, the team agrees to front these costs, with Metro reimbursing the team up to \$42 million through sources such as cash on hand at the Sports Authority and sales taxes generated by PSL sales. Metro’s maximum exposure is capped at that amount.
- The creation of the Nashville Needs Impact Fund, which the Titans will make annual payments over the term of the lease totaling at least \$47 million, to be used by nonprofits serving Nashville and Davidson County for public education, public transit, gender equity in sports and affordable housing. This provision is aimed to fulfill amendment F in RS2022-1827, the term sheet resolution passed in December.

###

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Friday, February 24, 2023 11:11 AM
To: Davis, Molly (Tennessean);Schubauer, Elizabeth (The Tennessean)
Subject: embargoed until 1230p CT - molly calling you shortly

Mayor Cooper and Tennessee Titans Submit Stadium Agreement for Metro Council Approval

Deal Documents Follow the Term Sheet Framework Overwhelmingly Approved by Council in December

Today, Mayor John Cooper filed legislation for a proposed final agreement with the Tennessee Titans and the State of Tennessee to construct a new enclosed stadium that will relieve the existing enormous unfunded financial burden on the city, return over 60 acres of land surrounding the current Titans stadium back to city control, and keep the Titans in Nashville for the long-term.

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###

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Monday, November 21, 2022 12:05 PM
To: Stephenson, Cassandra (Tennessean)
Subject: Kelly doc
Attachments: EXHIBIT A.pdf

Attached – embargoed until later this afternoon

--

TJ Ducklo

Chief Communications Officer and Senior Advisor
Metropolitan Government of Nashville & Davidson County
Office of Mayor John Cooper
615.663.2800

EXHIBIT A

Revenues Available For Stadium Capital Funding

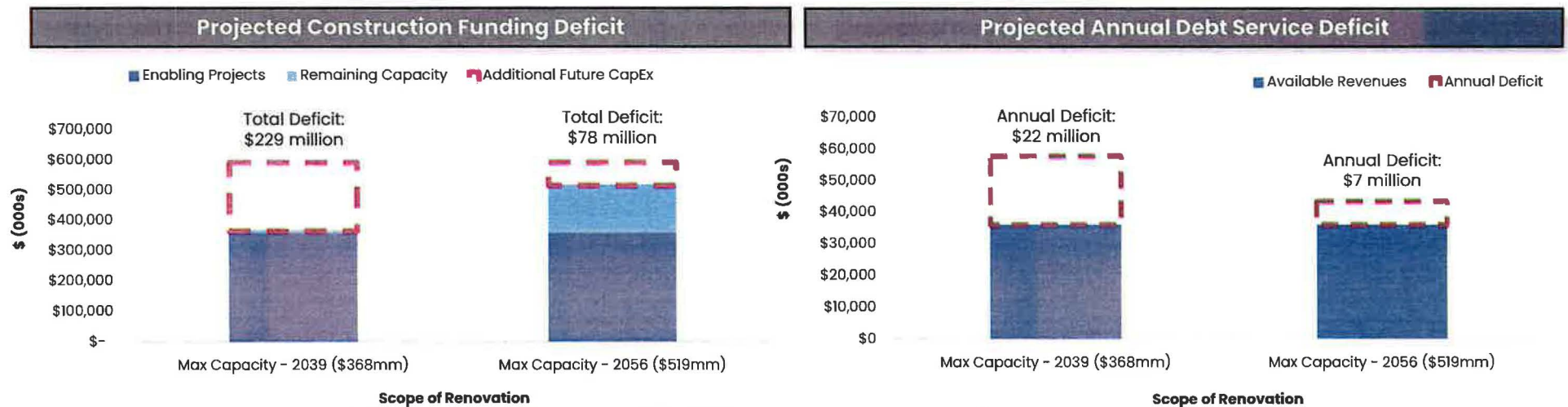
- Eight revenue streams generate ~\$23 million in FY 2023
- Annual revenue grows to ~\$36 million by FY 2030 assuming i) inflationary growth, ii) expiration of the State stadium tax withholding, and iii) Council implementation of area sales tax diversion and development of non-Metro owned land
- Total funding capacity: ~\$368 million (assuming debt issued with a term matching current Lease term)
- Funding capacity increases to ~\$519 million if debt is issued on 30-year basis (17 years beyond term of Lease)
- Most, if not all, debt issued would require a General Fund backstop

Projected Annual Revenue		
	FY 2023 (\$000s)	FY 2030 (\$000s)
100% Stadium State and Local Sales Tax	\$13,197	\$20,351
50% Area State and Local Sales Tax	-	5,800
\$3 Per Ticket Tax on Stadium Events	3,780	3,780
Water & Sewer PILOT	4,000	4,000
General Fund Contribution	1,000	1,000
TSU Rent	132	132
Parking Revenue	235	289
Authority Share of CMA Revenues	612	753
Total	\$22,956	\$36,105



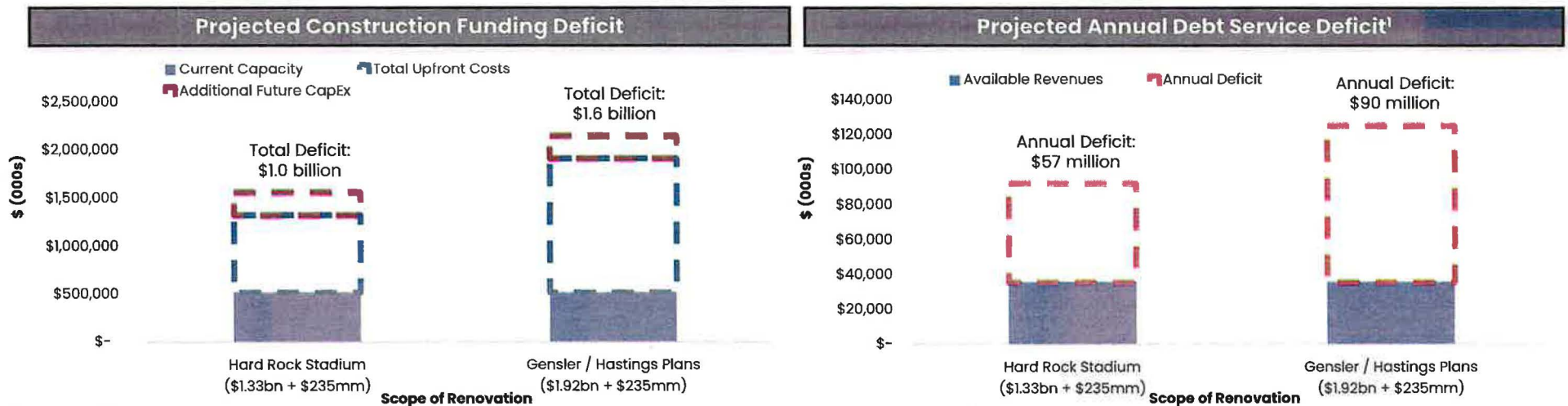
Capacity to Fund Basic Stadium Improvements

- VSG identified ~\$597 million of projects needed to keep the Stadium in “good condition and repair”
 - \$362 million of enabling projects to return the Stadium to “good condition and repair”, comprised of \$257 million in hard construction costs and \$105 million in architectural / engineering, soft costs, and contingency
 - \$235 million of ongoing projects to maintain it in this condition
- This does not include additional improvements required to keep up with Comparable Facilities or any additional future capital expenses



Capacity to Fund Complete Stadium Renovation

- VSG analyzed the Gensler / Hastings Plans and estimated the upfront costs to be \$1.92 billion with an additional \$235 million of ongoing capital expenses through 2039
- VSG also analyzed the cost of recent renovations to one of the listed Comparable Facilities (Hard Rock Stadium in Miami) and estimated the upfront costs to be \$1.33 billion, before any additional ongoing capital expenses



¹ Assumes 30-year debt structure



Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Thursday, November 3, 2022 5:38 PM
To: Stephenson, Cassandra (Tennessean)
Subject: vsg

From me: "The final, independent report from Venue Solutions Groups shows it would cost Metro roughly \$1.9B to comply with the Nissan Stadium lease. Without a responsible plan to pay for it, Mayor Cooper believes this is an unacceptable option. Moving forward with the enclosed stadium agreement eliminates this unfunded liability and delivers a world-class asset to the city of Nashville."

--

TJ Ducklo
Chief Communications Officer and Senior Advisor
Metropolitan Government of Nashville & Davidson County
Office of Mayor John Cooper
615.663.2800

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Tuesday, November 1, 2022 11:16 AM
To: Stephenson, Cassandra (Tennessean)
Subject: Fwd: VSG stadium condition assessment report
Attachments: 0417_001.pdf; Nissan Stadium facility assessment report 10-31-22 (N0501958xD719A).pdf

Attached

From: Cross, Thomas (Legal)
Sent: Monday, October 31, 2022 1:54 PM
To: Darby, Margaret (Metro Council) <margaret.darby@nashville.gov>
Subject: VSG stadium condition assessment report

I'm sending a copy of the VSG report and a brief letter explaining what's in it. Would you please distribute the report to Council members?

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



JOHN COOPER
MAYOR

WALLACE W. DIETZ
DIRECTOR OF LAW

DEPARTMENT OF LAW
METROPOLITAN COURTHOUSE, SUITE 108
P O BOX 196300
NASHVILLE, TENNESSEE 37219-6300
(615) 862-6341 • (615) 862-6352 FAX

October 31, 2022

Margaret O. Darby
Director and Special Counsel,
Metropolitan Council
Metropolitan Courthouse, Suite 204
Nashville, TN 37219

margaret.darby@nashville.gov

via email only

Re: Nissan Stadium Condition Assessment Report

Dear Margaret:

The Metropolitan Council included funding in the Sports Authority's operating budget for a Nissan Stadium condition assessment. The Department of Law engaged Venue Solutions Group to perform the assessment, which is now complete. I am sending with this letter a copy of VSG's final report, which includes cost estimates for Stadium repairs and renovations through the maximum term of the lease; an evaluation of the costs incurred in connection with upgrades at a comparable NFL facility; and repair-cost estimates for structural, mechanical, electrical, plumbing, vertical transportation, and technology elements likely necessary through 2026 even if a new stadium is built. Would you please have it distributed to members of the Council?

Best regards,

A handwritten signature in black ink that reads "Tom".

Thomas G. Cross
Deputy Director

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Monday, October 24, 2022 9:50 AM
To: Stephenson, Cassandra (Tennessean)
Subject: Legislation
Attachments: Final Res. with Signatures (N0500652xD719A).PDF; Resolution Signed (N0500597xD719A).PDF; Nashville NFL Term Sheet (FINAL) (11-17-22) (N0500592xD719A).PDF; Hotel Occupancy Privilege Tax Final Signed (N0500617xD719A).PDF

Attached.

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Monday, October 17, 2022 8:15 AM
To: Stephenson, Cassandra (Tennessean)
Subject: Embargoed until 2pm CT
Attachments: 011322 Metro VSG prelim memo.pdf; Press Release -- Cooper Titans Deal Monday6am.pdf

Attached. Let's chat with any questions between now and then.



October 13, 2022

Mr. Thomas Cross
Deputy Director
Dept of Law
Metropolitan Government of Nashville and Davidson County
1 Public Square, Suite 108
Nashville, TN 37201

Dear Tom:

Following up on our recent conversations, I am submitting this memo as documentation of Venue Solutions Group's preliminary findings regarding the condition of Nissan Stadium. Since beginning our condition assessment on August 29, 2022, the VSG team has performed a comprehensive assessment of stadium infrastructure in accordance with the scope of work outlined in Task 1 of our August 8th agreement.

Our team has evaluated major systems including mechanical, electrical, plumbing and fire protection infrastructure. We have assessed the condition of technology systems including structured cabling, Wi-Fi, surveillance, and access control. We have examined the condition of the structure including load bearing walls, exterior sidewalks, and stadium facade. Our work also included a thorough assessment of the function and condition of the elevators and escalators throughout the facility.

While our final report is forthcoming in the next few weeks, I can report to you that VSG's preliminary independent investigation pursuant to Task 2 of the agreement indicates that the costs of renovating Nissan Stadium to a "first class condition" and maintaining the stadium in such condition as stipulated in the 1996 lease would cost the Metro Nashville Government between \$1.75 billion and \$1.95 billion. While this range is in the order of magnitude of the Tennessee Titans' consultant's report, VSG had the benefit of additional time in the facility and a more complete look into the current systems with fewer assumptions necessary in our process.

Thank you for the opportunity to produce this report for Nashville and we look forward to providing our full report by the end of October.

Sincerely,

A handwritten signature in black ink that reads "Russ Simons".

Russ Simons
Managing Partner



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

JOHN COOPER
MAYOR

OFFICE OF THE MAYOR
METROPOLITAN COURTHOUSE
NASHVILLE, TENNESSEE 37201
PHONE: (615) 862-6000
EMAIL: mayor@nashville.gov

Embargoed until 2pm CT, October 17, 2022

New Stadium Proposal Relieves Taxpayer Burden of at Least \$1.75 Billion

Mayor John Cooper and the Tennessee Titans Agree on Terms That Return 66 Acres of Land Surrounding the Stadium for Future Park, Affordable Housing, Multi-Modal Boulevard, Greenways, and More

NASHVILLE, TN -- Today, Nashville and Davidson County Mayor John Cooper and the Tennessee Titans announced they have agreed to terms for a new enclosed stadium that would relieve a nearly \$2 billion burden on Nashville taxpayers by voiding the current lease agreement.

The lease for Nissan Stadium, signed in 1996, legally obligates Nashville to provide a “first-class” stadium until 2039. The Mayor’s Office worked with Metro Council to hire Venue Solutions Group (VSG), an independent and nationally recognized public facility consulting firm, to assess the condition of Nissan Stadium and estimate Metro’s financial obligation to the Titans. VSG estimates that renovating and maintaining Nissan Stadium would cost between \$1.75 billion and \$1.95 billion over the remaining 17 years of the current stadium lease. This liability would require general fund dollars that could otherwise support essential priorities like public schools and first responders.

Faced with the challenge of a \$1.75B-1.95B unfunded liability on an aging stadium, Mayor Cooper pursued other options to shift the cost off the general fund. After months of negotiation, and with a generous contribution from the Tennessee State Legislature, the city and team have agreed to terms that would bring a new, enclosed stadium to Nashville at no cost to the city’s general fund. The enclosed option unlocks two revenue sources that wouldn’t otherwise be available – investments from the state and the hospitality industry.

“This new stadium proposal protects Metro taxpayers by not spending a single dollar that could be spent elsewhere on our core priorities like education and public safety,” said **Mayor John Cooper**. “Doing nothing was not a legal option for us, and renovating the current stadium proved to be financially irresponsible, so we are proposing a new stadium paid for by the team, the state, tourists and spending around the stadium -- not by your family.”

Additionally, the team agrees to waive \$32 million of outstanding bills owed by the city for construction and maintenance performed on Nissan Stadium over the past four years. As part of the overall project budget, the team also agrees to pay off the remaining \$30 million in

bonds owed on Nissan Stadium. This represents \$62 million in additional unfunded liabilities relieved as part of the agreement.

The proposed stadium would be built directly east of Nissan Stadium on land that is currently parking lots. As part of the proposal, Metro would regain control of over 66 acres of land, including the existing Nissan Stadium site. Land that would have remained surface parking for the next 17 years can now serve Nashville with a large park, greenways, affordable housing, a multi-modal boulevard, local businesses and more – all without selling any public land.

“I’m grateful to Amy Adams Strunk, Burke Nihill and the entire Titans organization for their commitment to Nashville,” added **Mayor Cooper**. “Residents’ tax dollars can go to core city services because the Titans have stepped up to cover future ongoing maintenance on the new stadium. I’d also like to thank Governor Lee and our partners at the state legislature for recognizing the Titans’ enormous economic contributions. Together, we are making sure that the Titans stay in Tennessee for generations to come.”

“When my father brought this team to Tennessee 25 years ago, I don’t think he could have imagined a better home for our organization,” said **Titans controlling owner Amy Adams Strunk**. “The way the people of Tennessee have embraced this team as their own is truly something special, and I am thrilled that with this new agreement, we will cement our future here in Nashville for another generation.”

Funding for the new stadium comes from four separate revenue sources, described in detail below. The Titans, the NFL, and personal seat license (PSL) sales combined represent the largest source of funding for the new stadium. General obligation bonds are not a part of the proposal, and zero dollars are required from Metro’s operating budget.

Sources of funding for the new stadium:

- 1) Football-Related Sources: Titans, NFL (subject to final NFL approval), and PSL sales;
- 2) State: a one-time contribution contingent on the building of a new, enclosed stadium;
- 3) Hospitality: Tourists and visitors through a new 1% hotel/motel tax contingent on the building of a new, enclosed stadium; and
- 4) Stadium/ Campus: Sales and use taxes collected at the stadium and on its campus.

\$840 million for the new stadium and any construction overruns will come from the Titans, NFL, and PSL sales. **\$500 million** will come from the one-time state contribution. The remaining **\$760 million** will come from revenue bonds issued by the Metro Sports Authority to be repaid through the revenue streams described above, all of which, per state statute, can only be used for this project or other stadium-related costs.

The Titans have agreed to maintain and backstop upkeep over the life of the lease, and Metro will own the stadium when the lease expires— creating a multi-billion dollar asset for the city.

"Nashville's new stadium will be a game changer for the community, enhancing the national and international reputation of our great city and state and delivering world-class events to our doorstep that we could never have dreamed of 25 years ago," said **Titans President and CEO, Burke Nihill**. "We couldn't be more appreciative of Mayor Cooper's commitment to prioritizing the taxpayers of Nashville and his vision for a bold future on the East Bank. We look forward to the discussion of these terms with Metro Council and the Sports Authority, and hearing from our neighbors in the community as this process continues."

Additional key facts:

- The new stadium will be home to up to FOUR Tennessee State University home games each year, and TSU will have a dedicated locker room in the facility. **TSU will pay no rent** under this new deal.
- Venue Solutions Group (VSG) will be providing a full report to Metro Council of their findings that details their methodology and approach by November 1. A summary of their initial findings thus far was provided to Mayor Cooper Friday, at his request.
- The new lease will run for a minimum of 30 years, and the new stadium could be ready as early as the 2026 NFL season.
- The Titans have agreed to cover any construction cost overruns.
- The Titans will expand their current impact programs and launch a new community benefits platform with economic inclusion, small business and workforce development and direct support for community priorities. That plan will be detailed on Thursday, Oct. 20.
- Local businesses, goods, and labor will be prioritized in construction and vendor contracts.
- Costs of stadium-related infrastructure and demolition of the old stadium are built into the deal.
- The new stadium will also feature other world-class, iconic events to take place right in our backyard, such as CMA Fest, concerts, and potentially major sporting events like the Super Bowl, NCAA Playoff Games, WrestleMania and more.

Contact:

Mayor's Office:

TJ Ducklo

tj.ducklo@nashville.gov

Tennessee Titans:

Kate Guerra

kguerra@titans.nfl.com

###

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Wednesday, September 7, 2022 7:25 PM
To: Marshall, Brandon (Mayor's Office);Albright, Richel (Planning);Stone, Cortnye (NDOT)
Subject: Embargoed: Memo on East Bank Transportation
Attachments: East Bank Transportation Memo .pdf; EB Neighborhood Connections.jpg

Hi all –

Attached you'll find a memo Mayor Cooper asked members of Metro's transportation leadership to write in response to questions stemming the East Bank outreach process.

This memo is **embargoed until 11am CT tomorrow**, which is the same time that the Mayor and several of the memo's authors will provide an update and answer questions about East Bank public engagement.

We plan to distribute this memo to the public after tomorrow's event, but thought it might be useful for you to have it in advance.

I'm also attaching a hi-res version of the map on page two of the memo here.

The event details for tomorrow are below in case you need them.

Happy to answer any Qs you may have.

Best,
TJ

--
TJ Ducklo

Chief Communications Officer and Senior Advisor
Metropolitan Government of Nashville & Davidson County
Office of Mayor John Cooper
615.663.2800

Mayor Cooper to Provide Update on the *Imagine East Bank* Vision's Public Participation and Engagement Process

WHAT **Nashville Mayor John Cooper** will host a media availability with updates on the city's inclusive and robust public engagement process related to the *Imagine East Bank* Plan.

WHEN **Thursday, September 8**
11:00 a.m.

WHERE **Future Site of the North Nashville Transit Center**
Clarksville Pike & 26th Avenue North
Nashville, TN 37208

WHO

Mayor John Cooper

Steve Bland, WeGo Public Transit Chief Executive Officer

Diana Alarcon, Nashville Department of Transportation and Multimodal Infrastructure (NDOT) Director



TO: **Mayor John Cooper**
FROM: **Diana Alarcon**, Director, Nashville Department of Transportation
Steve Bland, CEO, Nashville Metro Transit Authority
Bob Murphy, Director of Development & Special Projects, Metro Planning
DATE: September 8, 2022
RE: Community questions about the *Imagine East Bank* vision plan for mobility

As you know, Metro Planning has been hosting community events and public conversations to gather input and answer questions about the Imagine East Bank Draft Vision Plan. Led by Metro Planning Director Lucy Kempf, this period of public engagement is essential to understanding how we might adapt the vision to meet the community's needs, and to help the public understand the key goals for what is the most robust planning process since NashvilleNext.

A common question we hear as these conversations continue around Nashville is: I don't live near the East Bank, so how will this vision benefit my neighborhood?

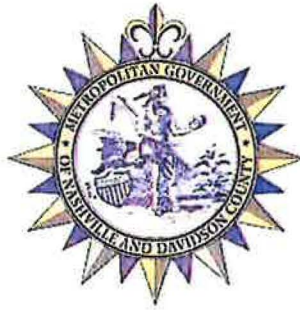
We heard that same question frequently during the 18 months of community engagement that preceded these recent discussions as well.

That question has several very good answers: from the opportunity to create Nashville's next great park and connect greenways that reach beyond East Nashville, to the chance to build many affordable housing units where none currently exist, to major potential advancements in the city-wide effort to become more sustainable and resilient, to the prospect of activating a waterfront on the Cumberland River accessible for all so Nashvillians can properly enjoy one of our best natural resources.

As transportation professionals – and after consulting mobility experts across the country – we want to focus specifically on how the transportation section of the Vision will benefit neighborhoods across Nashville.

Those benefits can be summarized by these 5 points :

1. Making travel to and from North and East Nashville easier
2. Adding a critical hub for Nashville's mass transit network
3. Reducing the need for local interstate travel by adding a core north/south transit spine
4. Creating a seamless experience for cyclists, walkers and runners across the city
5. Improving regional connectivity and creating new opportunities for neighborhoods



The enhanced connectivity will also improve commutes for residents in neighborhoods including Whites Creek to the north and Donelson to the southeast making travel more convenient and reliable.

A Critical Hub for Nashville's Mass Transit Network

Nashville has been an auto-oriented city since the last streetcar stopped service in the 1940s, which means we lack the modern transit infrastructure that many cities – even those our size – have that make the transit trip more reliable than auto travel.

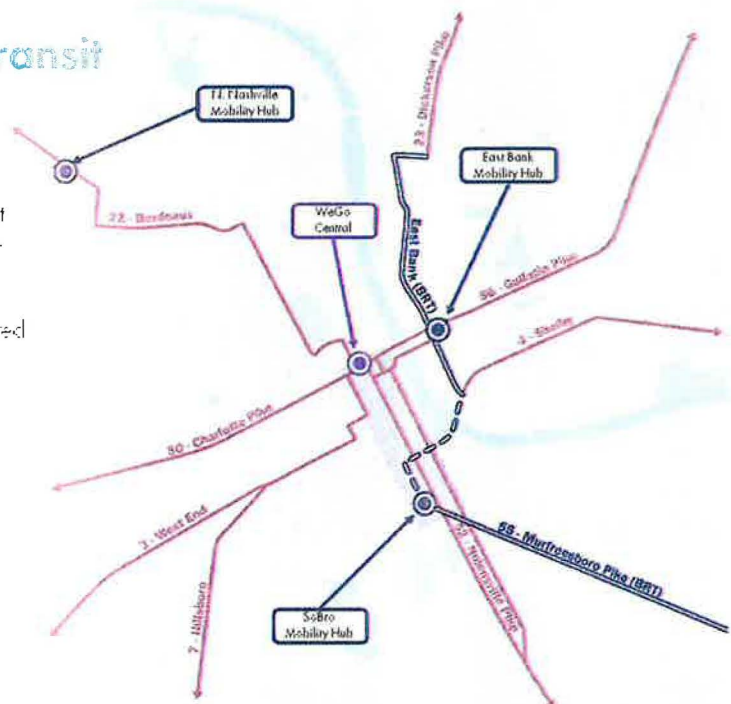
When fully built out, and in conjunction with other projects envisioned in the Metro Nashville Transportation Plan, bus rapid transit along the envisioned East Bank Boulevard would connect the neighborhoods of Madison, East Nashville, Whites Creek, Dickerson Pike, Antioch, South Nashville, West Nashville, The Nations, Bordeaux and North Nashville (and many others) with a connected, seamless and reliable transit system through the East Bank and Downtown.

neighborhood mobility - transit

Connecting the dedicated transit lanes and BRT on the East Bank and Murfreesboro Pike is critical to connecting cross-city routes

The exploration of dedicated transit lanes should be explored

- A north-south route through the downtown core
- Along Shelby Avenue, I-75 and Rep. John Lewis Way
- Along a new bridge across the Cumberland River



East Bank Transit Hub is a critical connector to Nashville's wider MTA network



Through a planned “Cleveland Street Connector,” Dickerson Pike buses (carrying the fourth highest ridership levels in the WeGo system) and regional commuter bus routes from Montgomery, Robertson and Sumner Counties would access the East Bank Boulevard Bus Rapid Transit facility. There they would join buses that already operate through the East Bank and out to the Whites Creek area. Beyond serving future development along the East Bank, such as the planned Oracle campus, the dedicated lanes provided for transit along the Boulevard would improve overall travel time reliability for all transit services into the Downtown Core.

The envisioned East Bank Mobility Hub would serve as a major connection point between these services and East Nashville transit service along routes 4 – Shelby and 56 – Gallatin Pike (carrying the second highest levels of ridership in the WeGo system).

As development occurs on the East Bank, connections from the Southeastern, Southern, Western and Northern ends of the County (including Bordeaux and North Nashville) would be improved as various routes in the WeGo system could be routed through the Elizabeth Duff Transit Center at WeGo Central and on to the East Bank hub, eliminating the need to transfer. Future development of “end of line” transit centers on major routes could allow for an even more complete connection of route pairs, creating more “one-seat ride” opportunities between various neighborhoods of Nashville. For example, the 23 – Dickerson Pike could be paired with the 55 – Murfreesboro Pike allowing for a seamless connection between the Skyline area and Antioch.

Reducing The Need for Local Interstate Travel

Central to the proposed street grid on the East Bank is a north/south spine road – the East Bank Boulevard -- which will include dedicated transit lanes and wide, landscaped sidewalks. This boulevard, along with the comprehensive network of streets that are planned will significantly enhance multimodal connectivity, from a local and regional perspective.

Nashville’s many east/west roads – such as West End Boulevard, Church Street, Charlotte Pike, Trinity Lane, Thompson Lane – make the need for a non-interstate north/south boulevard even more critical.

Currently, north/south access through the East Bank area is discontinuous which translates to very poor accessibility for the area and an overreliance on I-24 for short, local trips. The East Bank Boulevard will parallel I-24 and offer a more convenient option for those local trips that currently must use I-24 as the only continuous north/south route in the area.



The vision also advances MTA's long-term vision of seamless, efficient and reliable transit connection from Southeast Nashville and the Airport to Downtown Nashville and the rest of the transit system along one of the most populated and congested corridors in the region, Murfreesboro Pike.

A Seamless Experience for Cyclists, Runners and Walkers Across Nashville

The East Bank Vision Plan imagines a multimodal transportation spine that prioritizes transit rather than cars, and puts safety at the forefront of design with wide sidewalks to accommodate pedestrians tied to the development opportunities.

Planning for the East Bank includes an extensive network of high-quality, low-stress bike facilities and well-designed, comfortable sidewalks that will significantly enhance safety, comfort and accessibility for non-motorized travel.

The East Bank's robust system of interconnected bicycle facilities will create Nashville's most comprehensive bike network. Protected on-street and off-street bicycle facilities are included on the north/south streets that will be parallel to the Boulevard as well as on east/west intersecting streets. These state-of-the-art, low-stress bike facilities will translate directly to enhanced safety and higher comfort levels for cyclists of all ages and abilities.

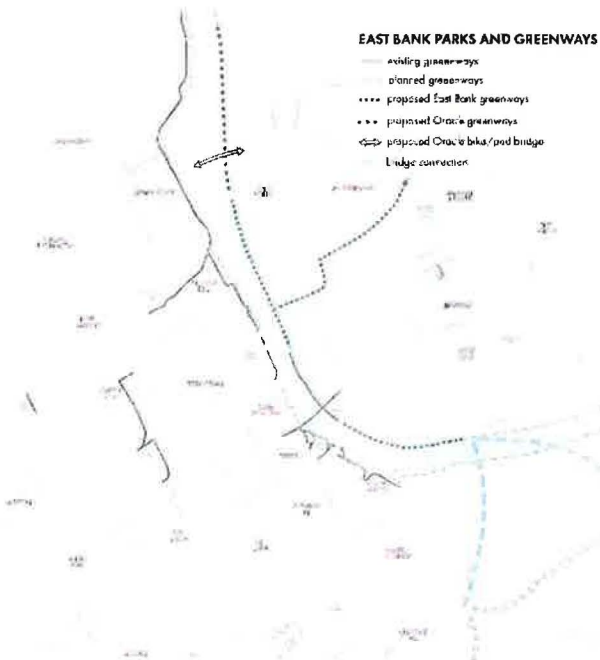


The East Bank's bike network will be Nashville's most robust



The planned extensions of the East Bank Greenway, in combination with the Oracle and Grace Street bicycle/pedestrian bridges will result in new greenway connections to a multitude of neighborhoods. The new Oracle Bridge will connect the east side of the river to the west, providing a direct connection to the Cumberland River Greenway in Germantown, which continues north to the MetroCenter Greenway. This bridge, combined with the extension of the East Bank Greenway, will provide safe and comfortable bicycle and pedestrian access between Germantown, Salemtown and North Nashville and the East Bank. The connection of the East Bank Greenway to the planned Grace Street bicycle/pedestrian bridge, along with the protected bike lanes on the Cleveland Street connector will enable bicycle/pedestrian connections to McFerrin Park, Frederick Douglass Park, and the Cleveland Park area, as well as greater East Nashville. Meanwhile, the planned southern extension of the East Bank Greenway to the south will ultimately result in a direct connection to Shelby Park and the Shelby Bottoms Greenway which also connects the Donelson and Hermitage neighborhoods via the Stones River Greenway.

The East Bank Greenway will also connect to the Seigenthaler Pedestrian/Bicycle Bridge and to the Jefferson Street, Woodland, and Korean Veterans Boulevard bridges, which will enhance access between the East Bank and downtown. In addition to significantly improving local access, these various greenway connections will result in important regional access for cyclists, runners and walkers.



New greenways in the East Bank will connect to our existing network for a seamless experience



Improving Regional Connectivity and Creating New Opportunities for Neighborhoods

The proposed East Bank transportation plan is an enormous opportunity for Nashville residents and our neighbors outside Davidson County to have new access to opportunities and events in downtown and throughout the core of Nashville.

The potential for future regional connections to Lebanon Pike, Murfreesboro Road, the airport and southeast Nashville can be realized with the bridge to the south over the Cumberland River. This would stitch together communities divided by the water and interstate, and provide continuity for commuters on the south end of the multimodal corridor.

Cycling facilities on the proposed Waterside Drive, 2nd Street and Riverfront Greenway would connect existing bikeway and greenway facilities and make key safe connections for those commuting along the east side of the river.

From a mass transit perspective, regional commuters in Wilson, Rutherford, Williamson, Dickson, Montgomery, Robertson and Sumner counties would have access to a broader array of employment and entertainment opportunities – including easier access to events at Nissan Stadium, Bridgestone Arena, and other downtown venues via this network.

The East Bank Mobility Hub would also be a focal point for event-based regional services. In much the same way that “The Titans Express” operates today on the WeGo Star, providing reliable travel times from Wilson County, Hermitage and Donelson Stations to Titans games; transit priority on the East Bank and the East Bank Mobility Hub would permit similar types of express bus services to various stadium events from Montgomery, Sumner, Robertson, Dickson, Williamson and Rutherford Counties.

###

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Wednesday, June 22, 2022 12:00 PM
To: Mazza, Sandy
Subject: RE: Deadline

That's a Q for the Titans I think

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 11:59 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Re: Deadline

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

One more thing: Will Nissan's naming rights transfer to the new building?

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Wednesday, June 22, 2022 11:57 AM
To: Mazza, Sandy <SMazza@tennessean.com>
Subject: RE: Deadline

Perfect

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 11:57 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Re: Deadline

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Oh to quote Sam? Ok give me a bit to go through them and I'll do that.

Sandy

From: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Sent: Wednesday, June 22, 2022 11:55 AM
To: Mazza, Sandy <SMazza@tennessean.com>
Subject: RE: Deadline

I thought you would send quotes based on your convo with Sam?

If not that OK, and I will send you a statement

From: Mazza, Sandy <SMazza@tennessean.com>
Sent: Wednesday, June 22, 2022 11:52 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Re: Deadline

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

I sent these earlier. Whatever you can add would be great:

- Does Metro plan on incorporating a cultural district with TPAC, an arts high school and museum into the east bank plans? How will that be incorporated? Any details you've got on recent discussions, basically.
- Timeline for larger east-bank development: When might we start to see some of these plans come to fruition (besides the stadium, which we have a timeline for)? Will it be 3-5 years or as soon as this year? When might Metro issue its first RFP for development there?
- Who will oversee the east-bank RFP process? Will the mayor's office dictate parameters for each Metro parcel development?
- Any other comments about where we are in the process and what's important for residents to know?

From: Mazza, Sandy
Sent: Wednesday, June 22, 2022 11:03 AM
To: Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Deadline

Hi TJ, my deadline is 2:30pm today for quotes.

Sandy

Jameson, Mike (Mayor's Office)

From: Ducklo, TJ (Mayor's Office)
Sent: Wednesday, May 11, 2022 7:09 PM
To: Eagles, Benjamin (Mayor's Office); dplazas@tennessean.com
Subject: RE: Mayor op-ed on Titans
Attachments: Titans Oped Mayor Cooper final .docx

Thank you David! Final draft attached.

From: Eagles, Benjamin (Mayor's Office) <Benjamin.Eagles@nashville.gov>
Sent: Wednesday, May 11, 2022 7:07 PM
To: dplazas@tennessean.com; Ducklo, TJ (Mayor's Office) <TJ.Ducklo@nashville.gov>
Subject: Mayor op-ed on Titans

Hi David,

Copying TJ here. He is about to send over the Mayor's op-ed. I think we'd mentioned releasing digitally tomorrow at 2:30pm and then running on Sunday in print. Thanks so much for being easy to work with.

Best,

Benjamin

Benjamin Eagles
Senior Advisor
Office of Mayor John Cooper
One Public Square
Nashville, TN 37201
Office: 615.880.3349 | Cell: 615.879.7219
benjamin.eagles@nashville.gov
www.Nashville.gov