

**TENNESSEE STATE SCHOOL BOND AUTHORITY**  
**August 19, 2024**

The Tennessee State School Bond Authority (the "TSSBA", or the "Authority") met on August 19, 2024, at 2:30 p.m., CT, in the Volunteer Conference Center on the 2<sup>nd</sup> floor of the Cordell Hull Building, Nashville, Tennessee. The Honorable Tre Hargett, Secretary of State, was present and presided over the meeting.

The following members were physically present:

Jamie Wayman, proxy for The Honorable David H. Lillard, Jr., State Treasurer  
Commissioner Jim Bryson, Department of Finance and Administration  
Angela Scott, proxy for Dr. Flora W. Tydings, Chancellor, Tennessee Board of Regents

The following members participated electronically as authorized by Tennessee Code Annotated § 8-44-108:

The Honorable Jason Mumpower, Comptroller of the Treasury  
Luke Lybrand, proxy for Randy Boyd, President, University of Tennessee

The following members were absent:

The Honorable Bill Lee, Governor

Secretary Hargett recognized a physical quorum present, with Comptroller Mumpower and Mr. Luke Lybrand participating electronically, and asked Ms. Sandi Thompson, TSSBA Assistant Secretary and Director of the Division of State Government Finance (SGF), to call the roll. Ms. Thompson called the roll:

Jamie Wayman – Present  
Secretary Hargett – Present  
Commissioner Bryson – Present  
Angela Scott - Present  
Comptroller Mumpower – Present  
Luke Lybrand – Present

Secretary Hargett called the meeting to order. In accordance with Public Chapter 300 and Board guidelines, Comptroller Mumpower asked Ms. Thompson if any requests for public comment had been received. Ms. Thompson responded that no requests for public comment had been received.

Secretary Hargett stated that the first item on the agenda was the consideration and approval of the minutes from the July 22, 2024, meeting of the Authority. Secretary Hargett asked if there were any questions or discussion regarding the minutes. Hearing none, Secretary Hargett asked for a motion to approve the minutes. Commissioner Bryson moved approval of the minutes, Mr. Wayman seconded the motion, and Ms. Thompson took the roll:

Comptroller Mumpower – Aye  
Luke Lybrand – Aye  
Jamie Wayman – Aye  
Secretary Hargett – Aye  
Commissioner Bryson – Aye  
Angela Scott - Aye

The minutes were unanimously approved.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of a “Resolution to Approve the Borrowing of Money by Another Method for the University of Tennessee, Knoxville” – Core Spaces Lease. Secretary Hargett stated this item was being deferred.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of a “Resolution to Approve the Borrowing of Money by Another Method for the University of Tennessee, Knoxville” – Southern Depot Lease. Secretary Hargett stated there was an amendment to the resolution. Secretary Hargett stated the resolution in the packets currently stated “Whereas, the average annual Rent cost for the initial five-year Lease term will be seven hundred forty-nine thousand three hundred seventy-three dollars and seventy-five cents (\$749,373.75) and the total average effective cost (including operating costs) for the initial five-year Lease term will be one million two hundred two thousand three hundred eighty-five dollars and no cents (\$1,202, 285.00)” and with the distribution of the new lead sheet the total amount on the resolution should be one million two hundred eighty-two thousand, eight hundred twenty-six dollars and twenty-five cents (\$1,282,826.25). Secretary Hargett recognized Mr. Austin Oakes, Assistant Vice President of the Office of Capital Projects at the University of Tennessee (UT) to present the request. Mr. Oakes explained that UT was requesting a five-year lease with one five-year option to extend. Mr. Oakes stated the base rent would be \$25.00 per square foot, escalating annually by 3%, including during the option term, if exercised. Mr. Oakes stated UT would also pay \$100.00 per month per space for up to 65 parking spaces. Commissioner Bryson moved approval of the request with an amended resolution, Mr. Wayman seconded the motion and Ms. Thompson took the roll:

Comptroller Mumpower – Aye  
Luke Lybrand – Aye  
Jamie Wayman – Aye  
Secretary Hargett – Aye  
Commissioner Bryson – Aye  
Angela Scott - Aye

The motion was approved unanimously.

Secretary Hargett stated that the next item on the agenda was the consideration and approval of a “Resolution to Approve the Borrowing of Money by Another Method for the University of Tennessee, Knoxville” – Cherokee Mills. Secretary Hargett recognized Mr. Oakes to present the request. Mr. Oakes explained that the request is for an amendment to the lease. Mr. Oakes stated that the parties mistakenly referenced the actual usable square footage of Suite 108 as 11,872 in the lease which should have included an additional 1,424 square feet of the Cherokee Mills Complex attributable to Suite 108, for a total square footage of 13,296. Mr. Oakes stated the rates would stay the same, but with the increase in square footage the total annual effective cost would be \$269,509.92. Commissioner Bryson moved approval of the request, Secretary Hargett seconded the motion, and Ms. Thompson took the roll:

Comptroller Mumpower – Aye  
Luke Lybrand – Aye  
Jamie Wayman – Aye  
Secretary Hargett – Aye  
Commissioner Bryson – Aye  
Angela Scott - Aye

The motion was approved unanimously.

Secretary Hargett stated the next item on the agenda was the consideration and approval of a project for Tennessee Technological University (TTU). Secretary Hargett recognized Mr. Jim Cobb, Director of Capital Project and Planning to present the request.

- **Tennessee Technological University – New Tucker Stadium West (932)**; Cost: \$57,204,066 of which \$42,204,066 will be funded by TSSBA; Term of Financing: 20 years at an assumed tax-exempt rate.

Mr. Cobb stated TTU was requesting \$42,204,066 of TSSBA funding to construct a new west stadium. Mr. Cobb stated that the current stadium has both an east and west side. Mr. Cobb stated they were proposing to replace the west stadium with a modern facility that includes premium seating – suites, club and chairback seating– that will generate revenues to support this project. Mr. Cobb stated the current stadium was built in 1967 with no major upgrades since that date. Mr. Cobb stated Richard C. Rinks & Associates conducted a physical facilities survey of the football stadium in 2016. Mr. Cobb explained that the west side of the stadium was rated at 48.5% and since that time, TTU has closed off approximately one-half of the seating capacity on the west side due to unsafe conditions. Mr. Cobb stated the University has removed concession facilities, offices, and equipment storage from the facility due to water leaks from rain and snow. Weather conditions continue to deteriorate this facility.

Mr. Cobb stated the new west stadium would provide seating for approximately 3,700, including premium seating options, enhanced concessions, and open views of Overall Field. The project also includes surrounding site work consistent with the University’s Master Plan and campus goals to create space for an enhanced tailgate experience, pedestrian plaza, and entry plaza. The Overall Field, video scoreboard, and east side of the stadium are to remain in place.

Secretary Hargett moved approval and Commissioner Bryson seconded the motion. Secretary Hargett asked if there were any questions or discussion on the project. Commissioner Bryson stated that he wanted to get a better understanding of the breakdown of fees and revenues. Ms. Claire Stinson, Chief Business and Fiscal Officer of TTU, stated that there was sufficient revenue to support the project. Ms. Stinson stated that there would be two premium suites, twelve regular suites, club level suites, and a new field level seating area that would be available through increased rates. Ms. Stinson added that there is also the Student Athletic fee that currently generates approximately \$13 million annually of which this project would be allocated \$440,000, and the Facilities Development fee that currently generates approximately \$3 million annually of which this project would be allocated \$600,000. Mr. Bryson asked that a copy of the analysis of the revenues be provided to him before the State Building Commission meeting. Mr. Bryson asked if any current funds were being considered for the project. Ms. Stinson stated they were not, but there were debt service fees that would be available prior to the completion of the project that could be considered. Ms. Stinson also stated there was a back-up plan where they were looking at some auxiliary funds and bookstore revenues that could be used. Secretary Hargett asked if there was a surplus of the Student Activity fee. Ms. Stinson stated there was not a surplus, but a portion of that fee is allocated and used for athletic purposes. Hearing no other questions or discussion, Secretary Hargett asked Ms. Thompson to take roll:

Comptroller Mumpower – Aye  
Luke Lybrand – Aye  
Jamie Wayman – Aye  
Secretary Hargett – Aye  
Commissioner Bryson – Aye  
Angela Scott - Aye

The motion was approved unanimously.

Secretary Hargett stated that concluded the business on the agenda. Commissioner Bryson made a motion to adjourn, Mr. Wayman seconded the motion, and Ms. Thompson took the role:

Approved on this 23<sup>rd</sup> day of September 2024.

Respectfully submitted,

  
Sandra Thompson  
Assistant Secretary