



louisville arena authority

Board of Directors

August 3, 2026

9:00 am EST

In Person and Zoom Meeting

MINUTES

Attendees: Ms. Shannon Cales, Mr. Tommy Floyd, Mr. Duran Hall, Ms. Emma Hutchens, Mr. John McConnell, Ms. Dixie Pichel, Ms. Seema Singal, Mr. Marcus Withers, Ms. Nicole Yates, Council Member Kevin Kramer, Vice Chair Darrin McCauley, Chair Leslie Geoghegan

Absent: Mr. Nick Bhatta, Ms. Rhonda Hatfield-Jeffers, Mr. Deepak Tiwari, Dr. Dawn Wade,

Consultants and Staff: Mr. Eric Granger, KFC Yum! Center General Manager; Mr. Charles Wilkerson, KFC Yum! Center Marketing Manager; Mr. John Egan, General Counsel; Mr. Chip Sutherland, Baird; Mr. Micheal Oldiges, Baird

Guests: Honorable Craig Greenburg, Mayor of Metro Louisville; Ms. Katy Lippman, Metro Louisville; Council Member Ken Herndon; Mr. Riggs Lewis, Groupset Solutions; Mr. Cody Parsons, Diamond Baseball; Mr. Tim Eifler, Diamond Baseball Legal Counsel; Mr. Brett Sherman, Machete Group; Mr. Geoff Durno, Assured Guaranty; Mr. Phil Pearlman, Forward Associates

Welcome: Chair Geoghegan

Roll Call: Mr. Eric Granger

A quorum was declared.

AGENDA ITEM: Executive Session

Chair Geoghegan announced there was a need to go into Executive Session. General Counsel John Egan stated the basis for executive session is found in KRS 61.810(g) for discussions between a public agency and representatives of a business entity for discussions of a proposal if open discussion would jeopardize the deciding expansion or locating of the business.

A motion to go into Executive Session was made by Mr. Hall and seconded by Ms. Pichel. The motion passed unanimously. The committee went into Executive Session at 9:03 am.

The committee returned from Executive Session with no action taken at 9:34 am.

AGENDA ITEM: Motion

Chair Geoghegan announced there was a motion from the Finance Committee. The motion was read by Chair Geoghegan.

The motion as stated was “RESOLVED that the Board of Directors of the Louisville Arena Authority, Inc. (the “LAA”) consents to the action of Louisville/Jefferson County Metro Government to carveout the development area adjacent to Louisville Slugger Field known as the “Baseball New Development Area” as more specifically described in Ordinance No. 113, Series 2026 of Louisville Metro Council adopted June 25, 2026 (the “Ordinance”) from the two-square-mile Louisville Arena TIF. The Ordinance provides for the release of the 10% occupational license tax increment from the Baseball New Development Area to the Louisville Arena Authority and 80% of the occupational license tax increment from the Baseball New Development Area to the developer of the Baseball New Development Area project. The releases of the occupational license tax increments are to be become effective upon the substantial completion of the Baseball New Development Area project. The LAA expects to receive not less than 10% of the sales tax increment and 10% of the property tax increment from the Baseball New Development Area, pending further discussions with the Commonwealth of Kentucky. The Louisville Arena Authority’s consent is contingent upon the approval of Assured Guaranty, insurer of the Series 2017 Bonds. LAA Chair Geoghegan is authorized to enter into such agreements, amendments and other documents as she deems necessary and appropriate to effectuate such actions, consistent with the approval of the LAA’s Board of Directors as set forth herein.”

Since the motion came from a committee no second is required. There was no further discussion and the motion passed unanimously.

AGENDA ITEM: Executive Session

Chair Geoghegan announced there was a second need to go into Executive Session. General Counsel John Egan stated the basis for executive session is found in KRS 61.810(n).

The Board of Directors, a selection committee and evaluation committee for purposes of KRS 61.810(n), needs to evaluate proposals from a bidder for a contract and to also discuss the structuring of an RFP that will lead to the selection of a bidder for another contract.

A motion to go into Executive Session was made by Mr. McConnell and seconded by Mr. Hall. The motion passed unanimously. The committee went into Executive Session at 9:43 am.

The committee returned from Executive Session with no action taken at 10:19 am.

AGENDA ITEM: Motions

Chair Geoghegan announced there was a motion from the Strategic Planning Committee and approved by the Finance Committee on Friday for the Board to approve the Committee’s scoring of the RFP responses and to award the contract for Construction Manager at Risk for the Guest Experience Project to WEHR Constructors.

As the motion came from a committee, no second was required. Following discussion, the motion passed unanimously.

AGENDA ITEM: Executive Session

Chair Geoghegan announced there was a third need to go into Executive Session. General Counsel John Egan stated the basis for executive session is found in KRS 61.810(n).

The Board of Directors, a selection committee and evaluation committee for purposes of KRS 61.810(n), needs to evaluate proposals from a bidder for a contract and to also discuss the structuring of an RFP that will lead to the selection of a bidder for another contract.

A motion to go into Executive Session was made by Mr. Floyd and seconded by Ms. Pichel. The motion passed unanimously. The committee went into Executive Session at 10:26 am.

The committee returned from Executive Session with no action taken at 10:51 am.

AGENDA ITEM: Motions

Chair Geoghegan announced there was a motion from the Procurement Committee for Long-term Agreements and approved by the Finance Committee for the Board to approve the Committee's recommendation and to award the contract for developing a consolidated RFP and managing the RFP process for four significant arena functions for the Louisville Arena Authority: venue management, food & beverage, sponsorships, and premium sales.

As the motion came from a committee, no second was required. Following discussion regarding the difficulty of finding qualified consultants to effectively handle all four functions, and the concerns over the timeline for an effective, efficient RFP Process, a smooth transition by a July 1, 2027 contract date, and the seamless integration of up to four partners into the Guest Experience Project, the motion passed unanimously.

AGENDA ITEM: New Business

Chair Geoghegan advised the Board that there would be a need for a special meeting on Monday, August 31 at 9 am.

Chair Geoghegan called for a motion to add the special Board meeting on August 31, 2026. The motion was made by Vice Chair McCauley and seconded by Ms. Singal. There were no discussion and the motion passed unanimously.

AGENDA ITEM: Adjournment

Chair Geoghegan entertained a motion to adjourn. A motion was made by Mr. Hall and seconded by Ms. Hutchens to adjourn the meeting. The motion passed unanimously with no abstention. Chair Geoghegan adjourned the meeting.

Respectfully submitted,

Director Nicole Yates
Secretary