



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-190, **Version:** 1

An ordinance authorizing the grant of an easement on various parcels of property comprising a portion of the existing Nissan Stadium campus and approving the grant of a related easement by the Sports Authority for the same purpose. (Proposal No. 2024M-003AG-001).

WHEREAS, pursuant to BL2023-174, the Metropolitan Council approved various agreements relating to the construction of a new, enclosed stadium (the "New Stadium") on the existing Nissan Stadium campus (the "Campus"), one of which authorized the acquisition by the Metropolitan Government from the Sports Authority of the properties (the "Properties") on the Campus; and,

WHEREAS, the Metropolitan Government now owns all of the Properties except the site of the existing Nissan Stadium, which site (the "Existing Stadium Site") the Metropolitan Government holds the right to purchase pursuant to an option agreement (the "Option Agreement") also approved by BL2023-174; and,

WHEREAS, construction of the New Stadium requires the relocation of certain utility lines, including pipelines (the "Colonial Lines") belonging to Colonial Pipeline Company ("Colonial") to portions of the Properties and the Existing Stadium Site; and,

WHEREAS, the Option Agreement requires the Metropolitan Council to approve any encumbrance by the Sports Authority on the Existing Stadium Site; and,

WHEREAS, pursuant to the terms of the easement agreement (the "Metro Easement Agreement") attached to this ordinance as Exhibit 1, the Metropolitan Government proposes to convey an easement to Colonial for the purpose of relocating the Colonial Lines to portions of the Properties; and,

WHEREAS, pursuant to the terms of the easement agreement (the "Sports Authority Easement Agreement") attached to this ordinance as Exhibit 2, the Sports Authority proposes to convey a separate easement to Colonial for the purpose of relocating the Colonial Lines to a portion of the Existing Stadium Site; and,

WHEREAS, it is in the best interest of the citizens of Nashville and Davidson County to approve the Metro Easement Agreement and the Sports Authority Easement Agreement described herein.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The Metro Easement Agreement (Exhibit 1) is hereby approved, and the Director of Public Property or designee is authorized to execute and deliver it.

Section 2. The Sports Authority Easement Agreement (Exhibit 2) is hereby approved, and the Sports Authority is authorized to execute and deliver it.

Section 3. Amendments to the Metro Easement Agreement or the Sports Authority Easement Agreement approved by this ordinance may be authorized by resolution of the Metropolitan Council.

Section 4. This ordinance shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance authorizes the grant of an easement on various parcels of property comprising a portion of the Nissan Stadium campus. The ordinance further approves the grant of a related easement by the Sports Authority.

Pursuant to Ordinance No. BL2023-174, the Council approved various agreements relating to the construction of a new, enclosed stadium on the existing Nissan Stadium campus (the "Campus"). One of these agreements authorized the acquisition by the Metropolitan Government from the Sports Authority of the properties on the Campus. Metro now owns all properties on this site previously owned by the Sports Authority, except for the site of the existing Nissan Stadium. Metro holds the right to purchase this site pursuant to an option agreement also approved pursuant to BL2023-174.

Construction of the new, enclosed stadium requires the relocation of certain utility lines, including pipelines owned by the Colonial Pipeline Company. The Council is required to approve any encumbrance by the Sports Authority on the existing Nissan Stadium site pursuant to the operation agreement approved by BL2023-174.

This ordinance approves a right-of-way easement agreement between Metro and Colonial Pipeline Company to construct, install, maintain, inspect, operate, protect, repair, replace, change the size of and remove a pipeline on the property owned by Metro. This includes related rights of ingress, egress, entry, access, and encroachment over and across the property, a temporary construction easement, and a non-exclusive workspace easement related to the pipeline easement. The Director of Public Property or a designee is authorized to execute and deliver this agreement.

This ordinance also approves a right-of-way easement agreement between the Sports Authority and Colonial Pipeline to construct, install, maintain, inspect, operate, protect, repair, replace, change the size of and remove a pipeline on the property owned by the Sports Authority. This includes related rights of ingress, egress, entry and access over and across the property and a non-exclusive workspace easement related to the pipeline easement. The Sports Authority is authorized to execute and deliver this agreement.

Future amendments to either agreement approved by the ordinance may be authorized by a resolution of the Council.