

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**July 31, 2025**

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The State Building Commission Executive Subcommittee met this day at 8:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 8:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

**MEMBERS PRESENT**

Jim Bryson, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
Jason Mumpower, Comptroller of the Treasury

**ORGANIZATION**

- Department of General Services

**PRESENTER**

Interim Commissioner Jeffery Holmes

**OTHER PARTICIPANTS**

Commissioner Bryson noted that there had been several requests for public comment on the agenda item and that each person would be given 2 minutes to speak and asked State Architect McGauran to keep track of the time. The following people shared their concerns and comments at the meeting:

Senator Heidi Campbell  
Representative Justin Jones  
Jacob Francy  
Pastor Frank Stevenson  
Jack Slagle  
Senator Charlane Oliver  
Johanna Keohane  
Representative Shaundelle Brooks  
Salette Holloway  
Kaitlyn Porter  
DJ Carter  
Shani Glapion  
Odessa Kelly  
Rev. Emily Haynes

## DEPARTMENT OF GENERAL SERVICES

### Disposal – Lease (Land)

**Requested Action:** Approval of disposal by lease with waiver of advertisement

**Transaction Description:** Transaction No. 25-07-008

- **Location:** Downtown Nashville Parking Lot 16  
Davidson County – 0.8 +/- acres – 637 Rosa L. Parks Blvd., Nashville, Tennessee
- **Tenant:** TBC-TN, LLC, a Tennessee limited liability company
- **Term:** August 1, 2025 – March 31, 2027
- **Cost:** No Cost/Mutual Benefit
- **Source of Funding:** TBC-TN, LLC (REM Fees) (O)

**Comment:** Tenant intends to construct vehicular tunnels in Nashville connecting downtown to the airport and needs a site downtown from which its tunnel boring machine can be launched and from which Lessor can manage construction activities related to the tunnel project. The State's downtown parking lots are not fully utilized, and this portion of Lot 16 has been determined to be surplus for the term of this lease. At the end of the lease term, Tenant will restore the leased area to the same or a better condition as existed at the start of the lease term.

The lease may be terminated by the State if Tenant's tunnel construction project does not progress, or Tenant is not using leased area. Waiver of advertisement and a no cost lease are requested because of the benefits that will accrue to the State if the tunnel project is constructed and operationalized.

**Minutes:** 07/31/2026 ESC Commissioner Bryson asked if this Tenant currently has a license to occupy the site and Commissioner Holmes responded in the affirmative and stated that granting a license for limited use was within his authority as Commissioner of General Services. This license allows the Tenant to do very limited activities like installing a fence and geotechnical exploration. Commissioner asked if granting a license was unusual and Commissioner Holmes responded that it was a very commonly used tool within the industry to allow access to certain properties. Commissioner Bryson asked what happens if the Tenant abandons the tunnel project and Commissioner Holmes responded that the state has secured a line of credit from the Tenant that would be used to restore the site to its current condition. Commissioner Bryson confirmed that these monies would come from the Tenant and Commissioner Holmes said that was correct.

Secretary Hargett thanked Commissioner Holmes for his service and noting that some of the public comment questioned parking utilization, he asked about the utilization of the parking area prior to the fence being installed. Commissioner Holmes shared that the parking was available for state employee parking and public use for certain events and that it was about 30% utilized.

The Subcommittee approved the disposal by lease with waiver of advertisement.

Approved:



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Tre Hargett  
Secretary, State Building Commission Executive Subcommittee  
Secretary of State