

An architectural rendering of a waterfront development. In the foreground, a person with a backpack is seen from the side, looking out over a grassy area with a stone wall. In the middle ground, a river or lake is filled with kayakers. The background features a city skyline with various skyscrapers under a hazy sky.

EAST BANK

**EAST BANK DEVELOPMENT
AUTHORITY**

Board Meeting
February 24, 2026

The background is a stylized, hand-drawn illustration. It depicts a city skyline with various skyscrapers and buildings in the distance. In the foreground, there is a park area with green grass, trees, and several people walking or standing. A body of water, possibly a river or lake, is visible between the park and the city. The overall style is artistic and sketchy, with soft colors and visible line work.

EAST BANK

AGENDA ITEM IV – CONSIDERATION OF BOARD MEETING SCHEDULE FOR 2026

EBDA MEETING SCHEDULE 2026



Currently the schedule is set through Feb 2026

Remainder of the year is as follows:

- 3/24
- 4/28
- 5/26
- 6/23
- 7/28
- 8/25
- 9/22
- 10/27
- 12/01 – combined
Nov/Dec meeting

EAST BANK

AGENDA ITEM V – CONSIDERATION OF RESOLUTION ADOPTING A PUBLIC COMMENT POLICY



KERRY HAYES



- Joined EBDA as Communications Director in November 2026.
- Previously served as the Chief of Staff to Mayor of Chattanooga and a Special Assistant to Mayor of Memphis.
- Currently proud East Nashville resident.



PUBLIC COMMENT POLICY



The policy was crafted through a review of existing Metro public comment policies, including Metro Council's, and with input from Metro Legal.

If adopted, this policy would impose:

- A two-minute limit per speaker
 - A 20-minute total cap for public comment
 - A requirement that remarks be germane to East Bank Development Authority business.
-
- The Chair shall be empowered to maintain a respectful environment by prohibiting personal attacks, derogatory language, or political speech during the comment period.

PUBLIC COMMENT FORM



East Bank Development Authority Public Comment Advance Registration Form

Pursuant to Tenn. Code Ann. § 8-44-101 et seq., the East Bank Development Authority (EBDA) shall reserve a period for public comment at every meeting where actionable items appear on the agenda. This form must be completed in full and submitted at least 48 hours prior to the start time of the meeting at which you wish to speak.

Each speaker shall be allotted two (2) minutes. Total time allowed for public comment will be twenty (20) minutes. Comments must be germane to items on the published agenda.

EBDA Board meeting dates, times, locations, and agendas may be found here: nashville.gov/boards/east-bank-development-authority/meetings. If you have questions, please email EBDA@nashville.gov.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1. Last Name *

2. First Name *

3. Street Address, City, State, and ZIP code *

Please note that you must reside and/or own a business in the state of Tennessee to address the East Bank Development Authority Board of Directors.

EAST BANK

AGENDA ITEM VI – CONSIDERATION OF CONSTRUCTION CONTRACT FOR SYLVAN STREET



SYLVAN ST CONSTRUCTION

- Commitment to provide electrical for Parcel G (Elmington) project
- EBDA & NES coordination and MOU for **temporary** overhead electrical on Sylvan Street
 - Permanent underground electrical utility along Shelby in Q3 2026
- EBDA competitively bid this work



Orange line represents electrical infrastructure

SYLVAN ST CONSTRUCTION

- Utilized NDOTs Right of Way Contract
- 3 qualified bids received
- Recommendation for award Roy T Goodwin
- Project schedule
Approx 5 days

EAST BANK DEVELOPMENT AUTHORITY



Invitation to Bid

Utilizing Existing Contracts: NDOT Annual Metro Right of Way and Metro Property Construction

Accepting Bids For:

East Bank: Sylvan Street project

Submit Bid To:

East Bank Development Authority
C/O Michelle Scopel
Lindsley Hall
730 President Ronald Reagan Way, Suite 103
Nashville, TN 37210
EBDA@nashville.gov

Bid Number:

Bid Opening Date Time

01/07/2026 2:00 pm

Bid Closing Date Time

01/23/2026 5:00 pm

To Whom It May Concern:

The East Bank Development Authority (EBDA) will be accepting bid proposals for the aforementioned **East Bank: Sylvan Street project**.



EAST BANK

AGENDA ITEM VII - CONSIDERATION OF RESOLUTION APPROVING A PILOT AGREEMENT FOR EAST BANK FLATS

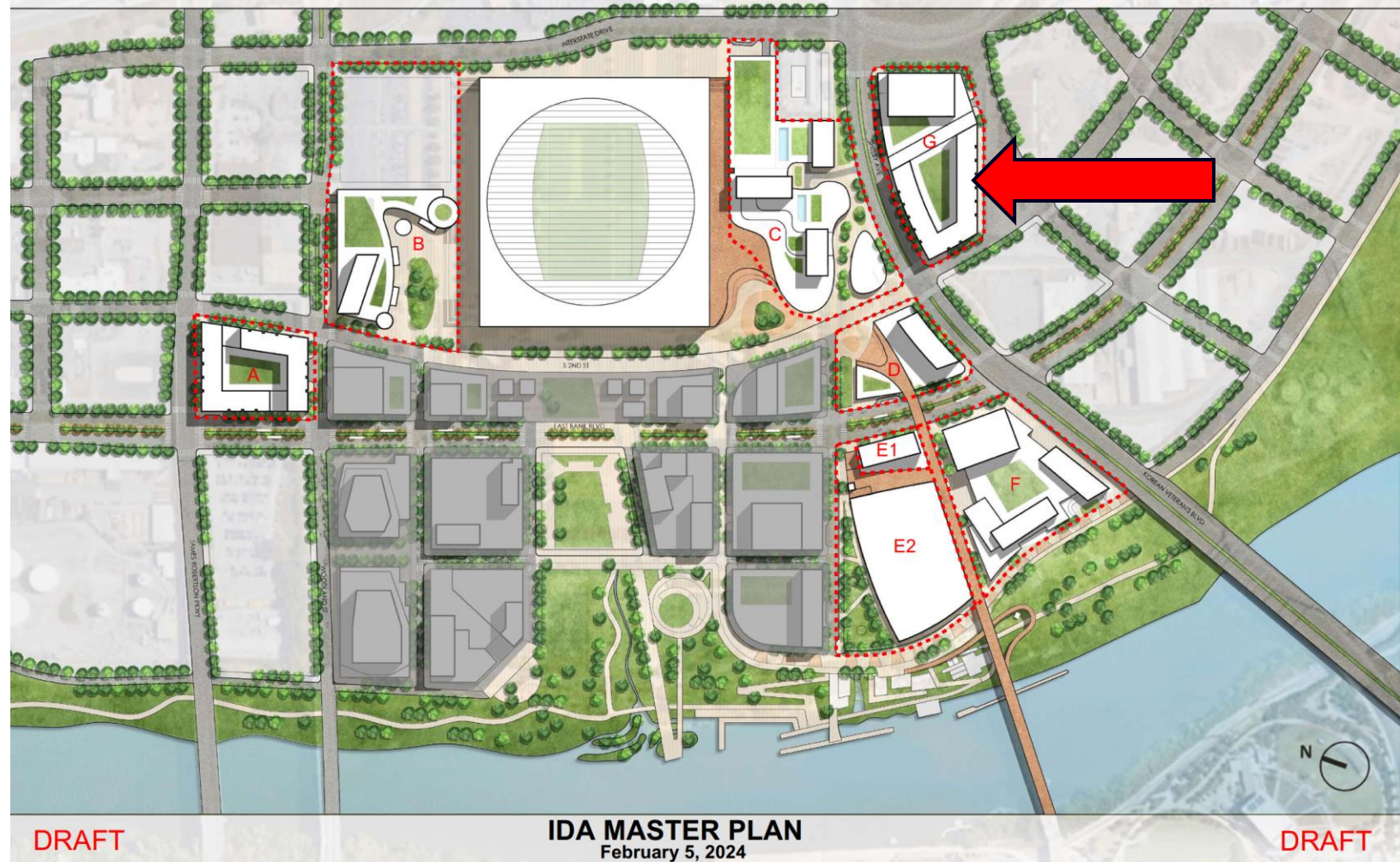


LOCATION



East Bank Flats is identified in the IDA Master Plan as Parcel G1

1 of 2 buildings in the MDA required to be entirely income-restricted and is an implementation of *Imagine East Bank*



PROGRAM

PILOT Program

- 323 Affordable Units
 - 245 1-bd
 - 40 2-bd
 - 38 3-bd
 - 30% AMI: 80 units
 - 60% AMI: 136 units
 - 80% AMI: 107 units
- 8,700 SF Daycare

Not subject to the PILOT

12,700 SF Ground Floor Retail



SHELBY AVE & 2ND STREET

PILOT INFORMATION



- PILOT term is 15 years
- PILOT escalates 3% for first 10 years
- PILOT is re-calibrated at year 11
 - This accounts for dynamics of the project's economics
- Current use of site generates \$0 in property tax
- Year 1 Abatement estimated to be \$899,574

Tax Year	In-Lieu of Tax Payment
1	50,000
2	51,500
3	53,045
4	54,636
5	56,275
6	57,964
7	59,703
8	61,494
9	63,339
10	65,239
11	749,482
12	771,966
13	795,125
14	818,979
15	843,548

REQUEST



- Approve a PILOT agreement with ECG East Bank, LP (ECG)
 - Implemented by an addendum to the Ground Lease
 - PILOT term of 15 years
 - Lease term is 49yrs with renewal for another 49yrs
 - Fallon assigned its rights under the MDA for Parcel G1 to ECG
 - ECG expects to receive 4% LIHTEC credits from THDA
 - PILOT conditioned on LIHTEC award and compliance

EAST BANK

AGENDA ITEM VIII - INFORMATIONAL PRESENTATION ON EBDA PROCUREMENT POLICY



EAST BANK PROCUREMENTS



Past East Bank Procurements:

- The Fallon Company (IDA Master Developer) – Metro Procurement
- HDR Inc. (Program Manager) – Metro Procurement
- Kimley Horn Assoc. (Civil Engineering Services) – Metro Procurement
- Garney (Duct Bank Construction) – NES Cooperative program
- Proposed Contractor (Sylvan Street) - Metro/NDOT Procurement

EAST BANK PROCUREMENT POLICY

- Establish East Bank (EBDA) dedicated procurement code:
- Currently utilizing various Metro, State and Independent Boards standards
 - Working through several examples to develop the policy (MDHA, NES, MCC, Metro)
 - Meeting with other agencies to discuss successes and lessons learned
 - The goal is to provide policy that complies with law and provides efficiency and expediency

EAST BANK PROCUREMENT POLICY



Next Steps:

- Complete draft of EBDA Procurement Policy
- Request EBDA Board Approval and Adopt Policy
 - Potentially at the March 24th Board meeting
- Prepare Request for Qualifications (RFQ) for:
 - Planning & Design Services (AE IDIQ Contract)
 - Construction Services
 - Other

EAST BANK

AGENDA ITEM IX - INFORMATIONAL PRESENTATION ON SEIGENTHALER PEDESTRIAN BRIDGE CONNECTOR

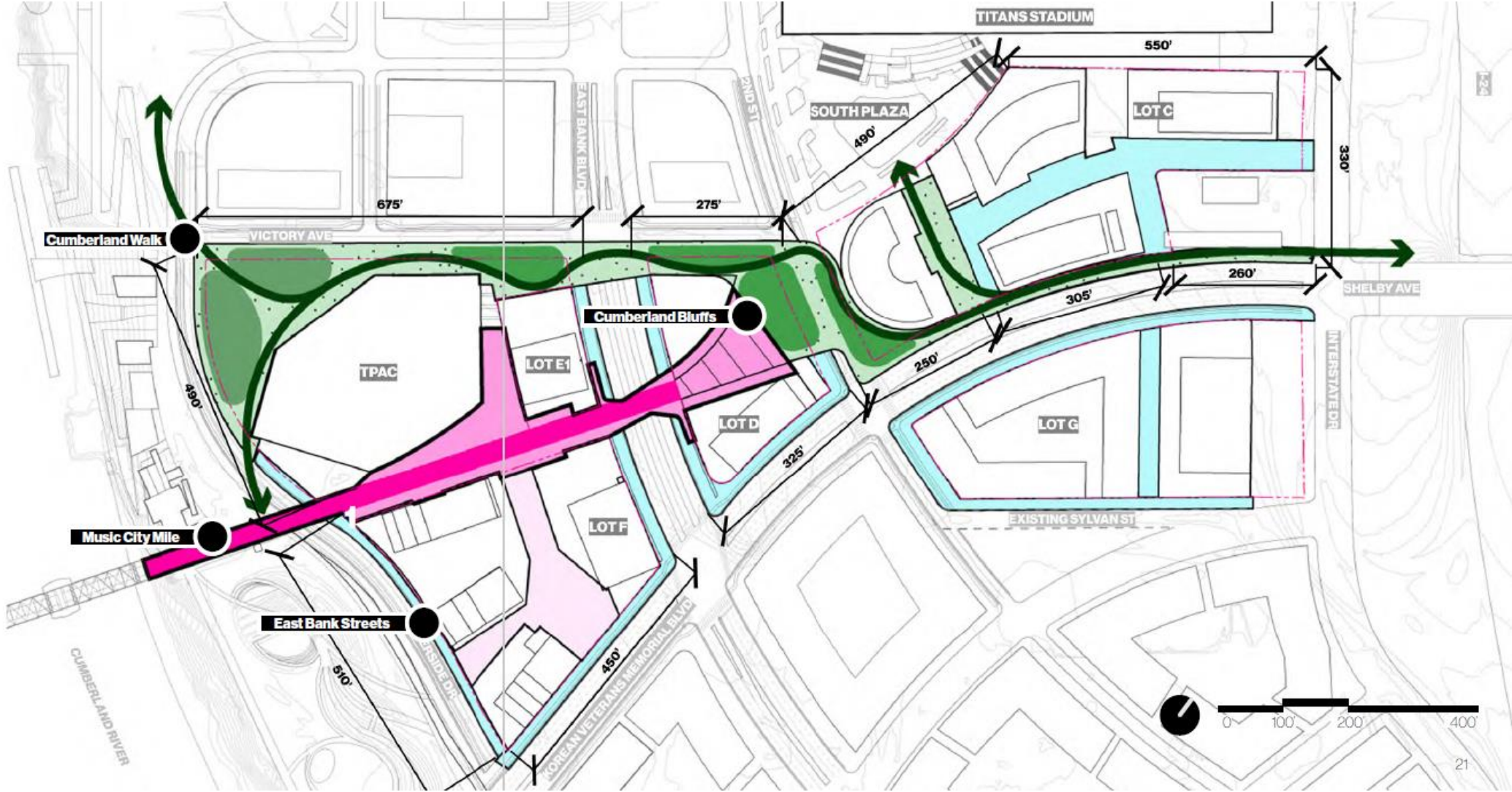


GREENWAY CONNECTOR DESIGN



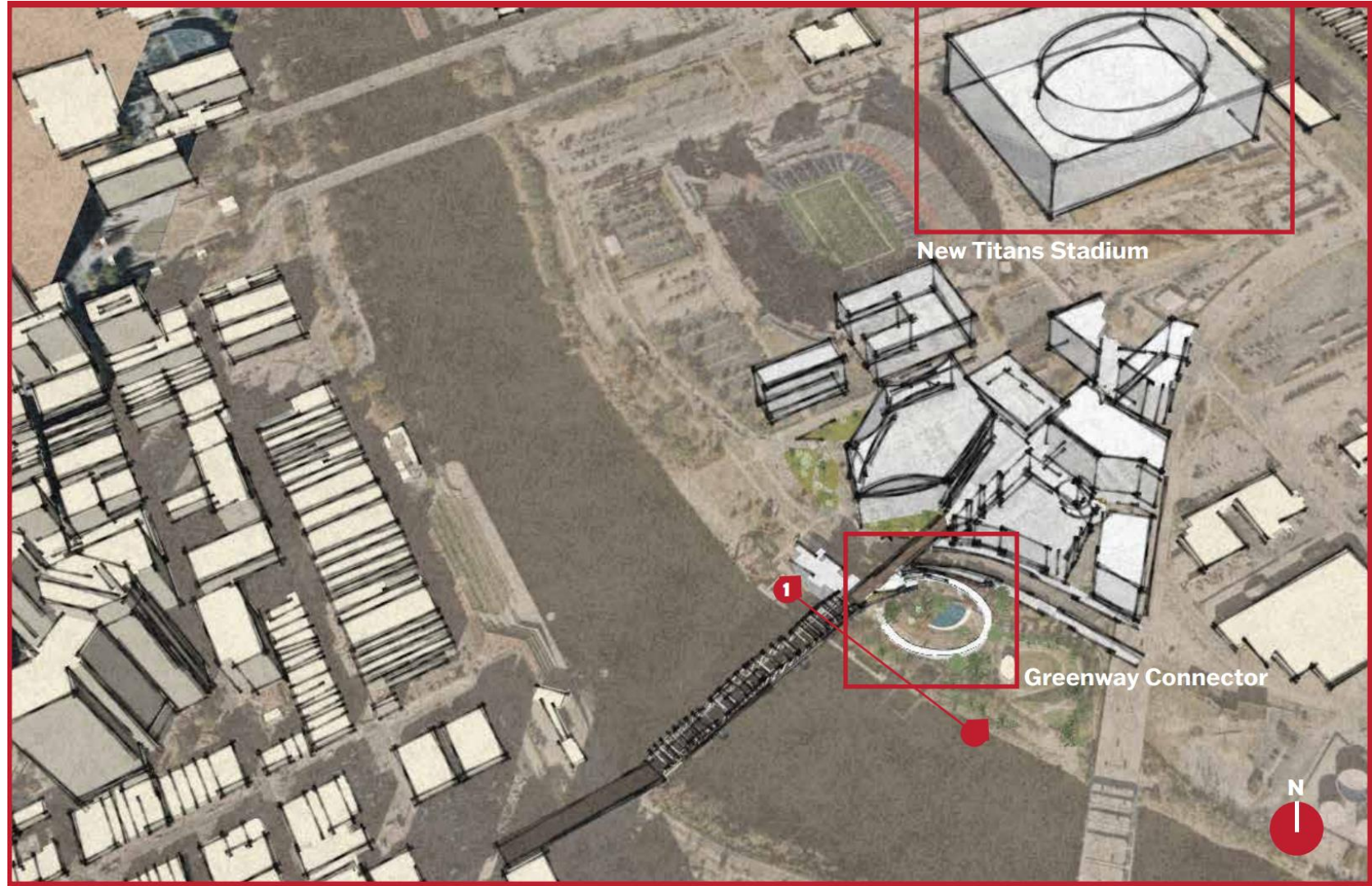
- The TN Titans will lead the design and construction.
- EBDA Staff is working with several guiding principles:
 - Remain “open” throughout construction period.
 - Minimum 20’ width and final width to be confirmed during design.
 - Increase engagement with Cumberland and Wasimoto Park.
- EBDA Staff is working with Metro Departments and EB Stakeholders.
- Design and construction to meet an expedited schedule to align with delivery of TPAC and Stadium.
- Project is available for funding as a portion of the Eligible Projects Fund, due to its ability to support stadium events.

IDA PEDESTRIAN & BIKE ACCESS – SITE LAYOUT



GREENWAY CONNECTOR LOCATION

- Conceptual site layout
- Final layout and design to be coordinated with Titans design team

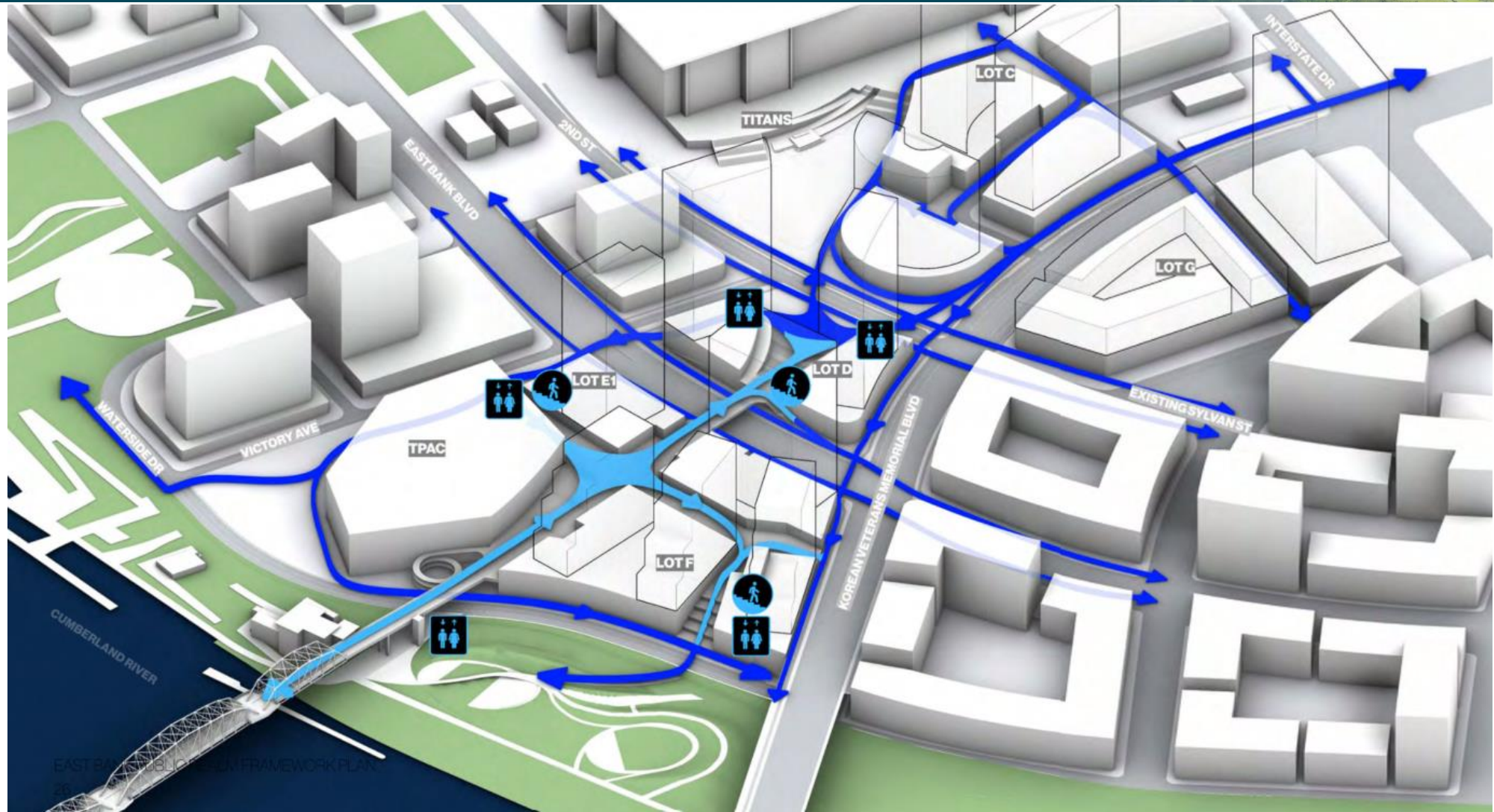


GREENWAY CONNECTOR

- Conceptual rendering
- Final design parameters are being coordinated with Metro Departments and Titans design team



IDA PEDESTRIAN & BIKE ACCESS

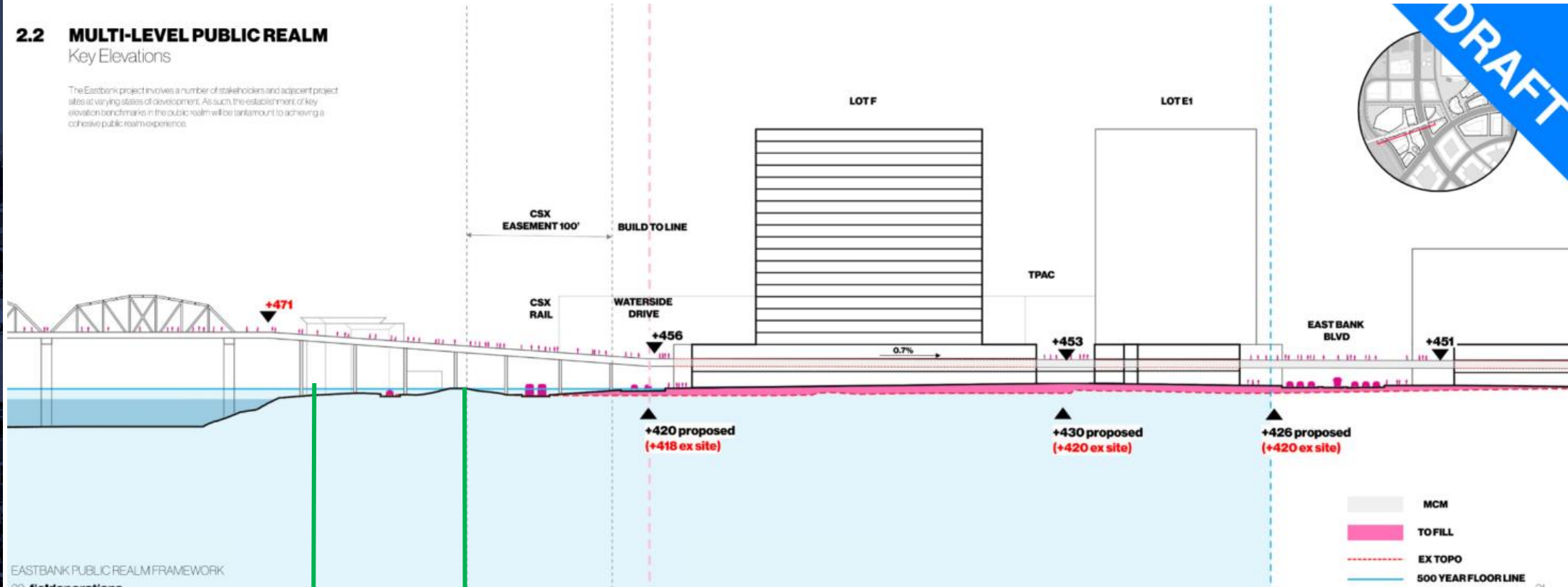


Seigenthaler Bridge East Approach

2.2 MULTI-LEVEL PUBLIC REALM

Key Elevations

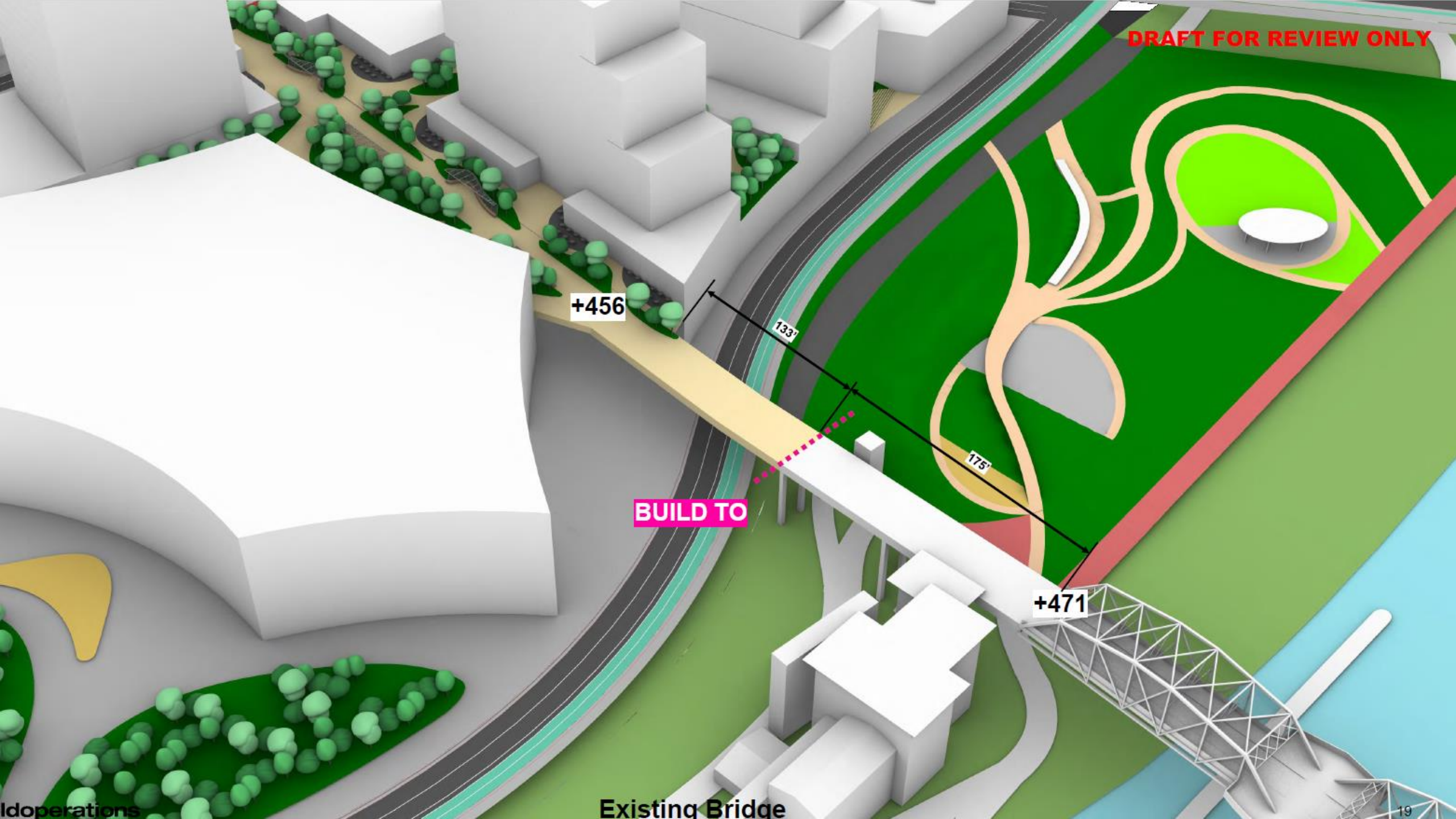
The Eastbank project involves a number of stakeholders and adjacent project sites at varying states of development. As such, the establishment of key elevation benchmarks in the public realm will be tantamount to achieving a cohesive public realm experience.



Wasioto\

Cumberland

Park



+456

133'

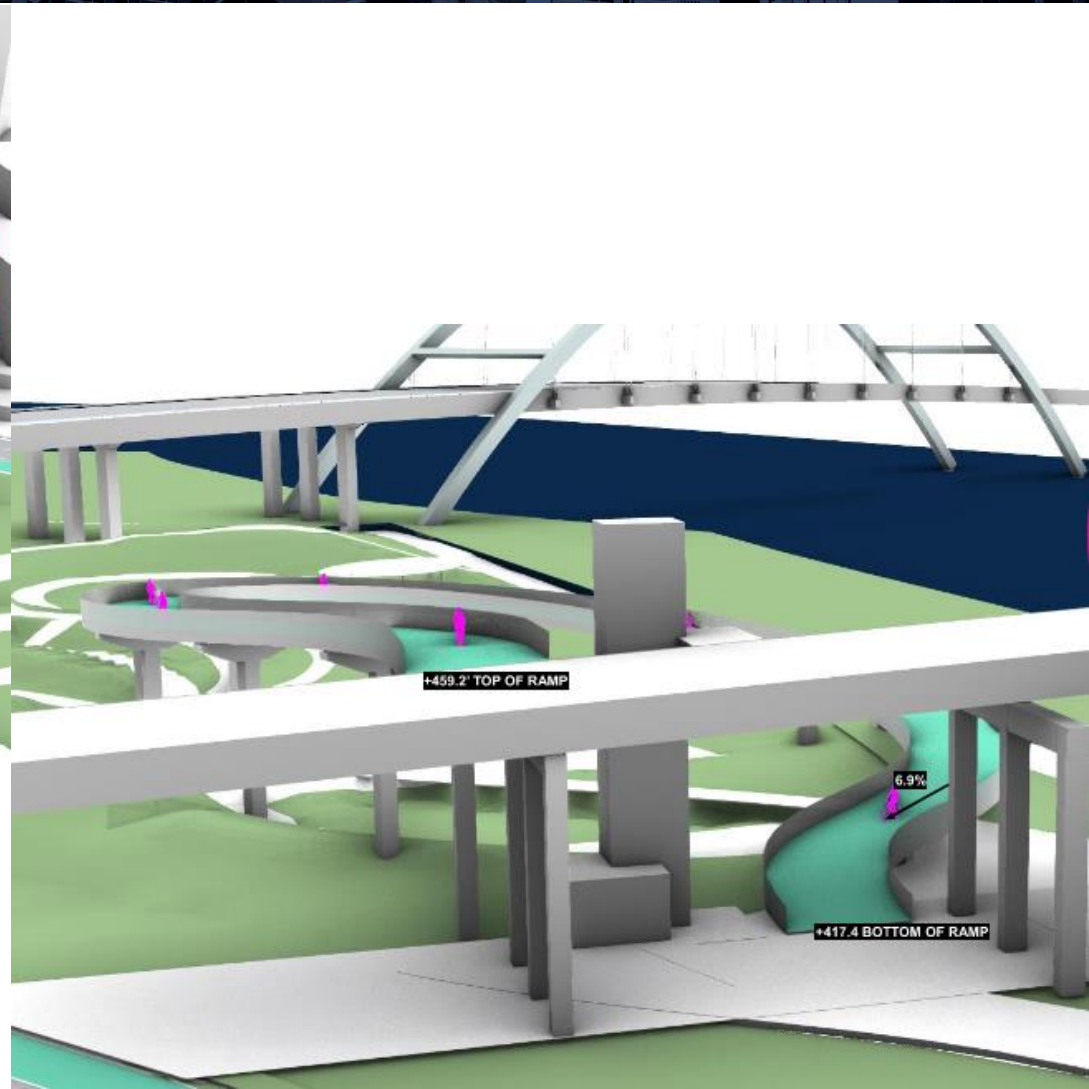
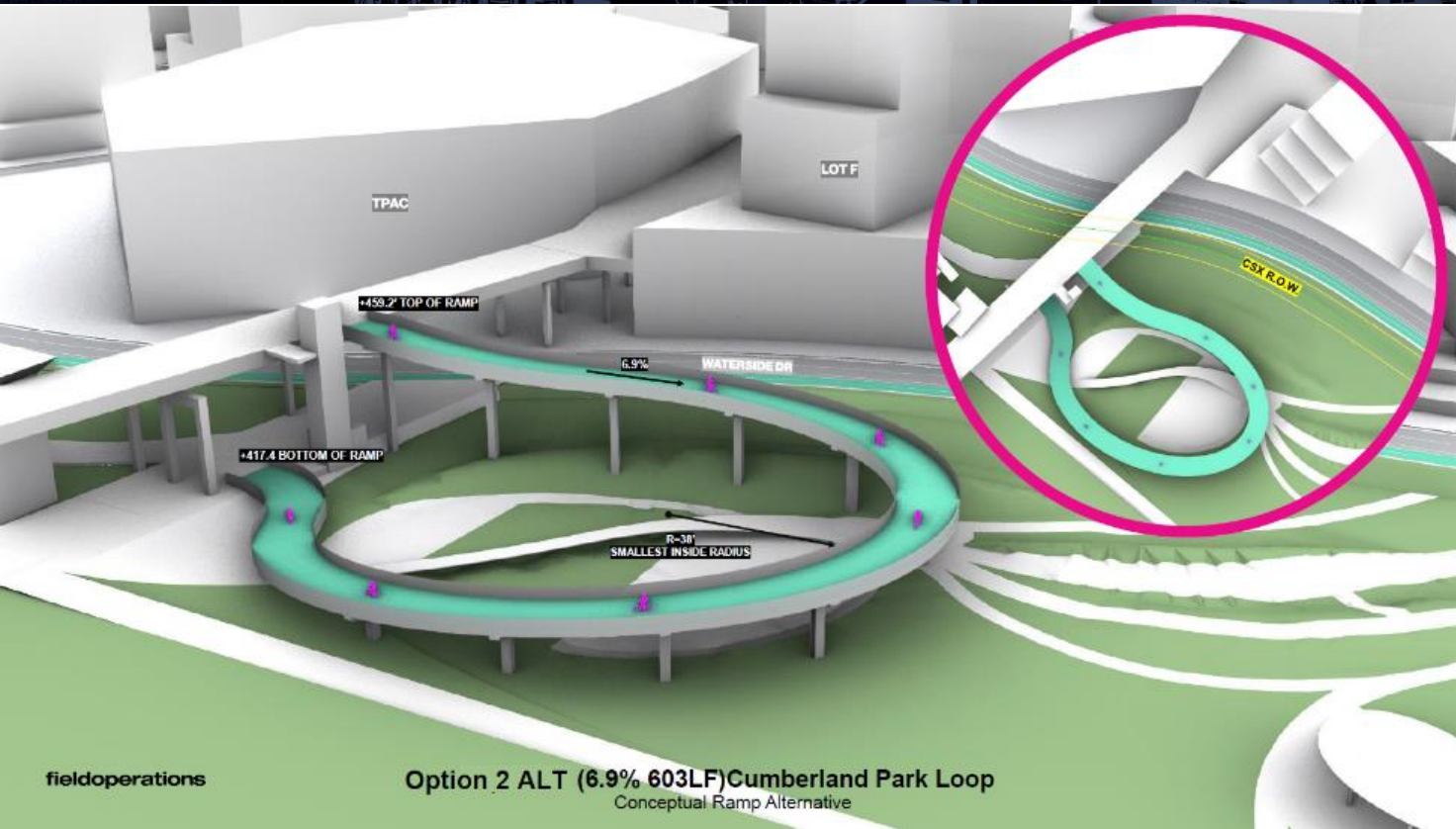
BUILD TO

175'

+471

Existing Bridge

Option - 20' wide oval



EAST BANK

AGENDA ITEM X - INFORMATIONAL UPDATE ON AECOM CONTRACT



EBB STATUS RECAP



- AECOM initiated work in October 2024
- April 2025: First NEPA required public meeting
- July/August 2025: paused AECOM environmental and design work
- Q3-Q4 2025: Coordination with CHYM, WeGo, Planning, NDOT, EBDA
- AECOM data gathering and analysis to support coordination
- March/ April 2026 AECOM restart

BOULEVARD PROJECT OVERVIEW



- Backbone of the East Bank development – serves as a dedicated fixed guideway transit facility
- **Resiliency** – the boulevard elevation would be raised above the future 100 yr flood elevation to provide access during potential high water events.
- **Connectivity** – the boulevard will intersect with four existing east-west corridors and provide connectivity to employment opportunities and destinations.
- **Safety** – East Bank Boulevard would provide continuous wide sidewalks, safe pedestrian crossings, and functional spaces for pedestrians, reducing the opportunities for conflicts.

SCOPE OVERVIEW - ORIGINAL

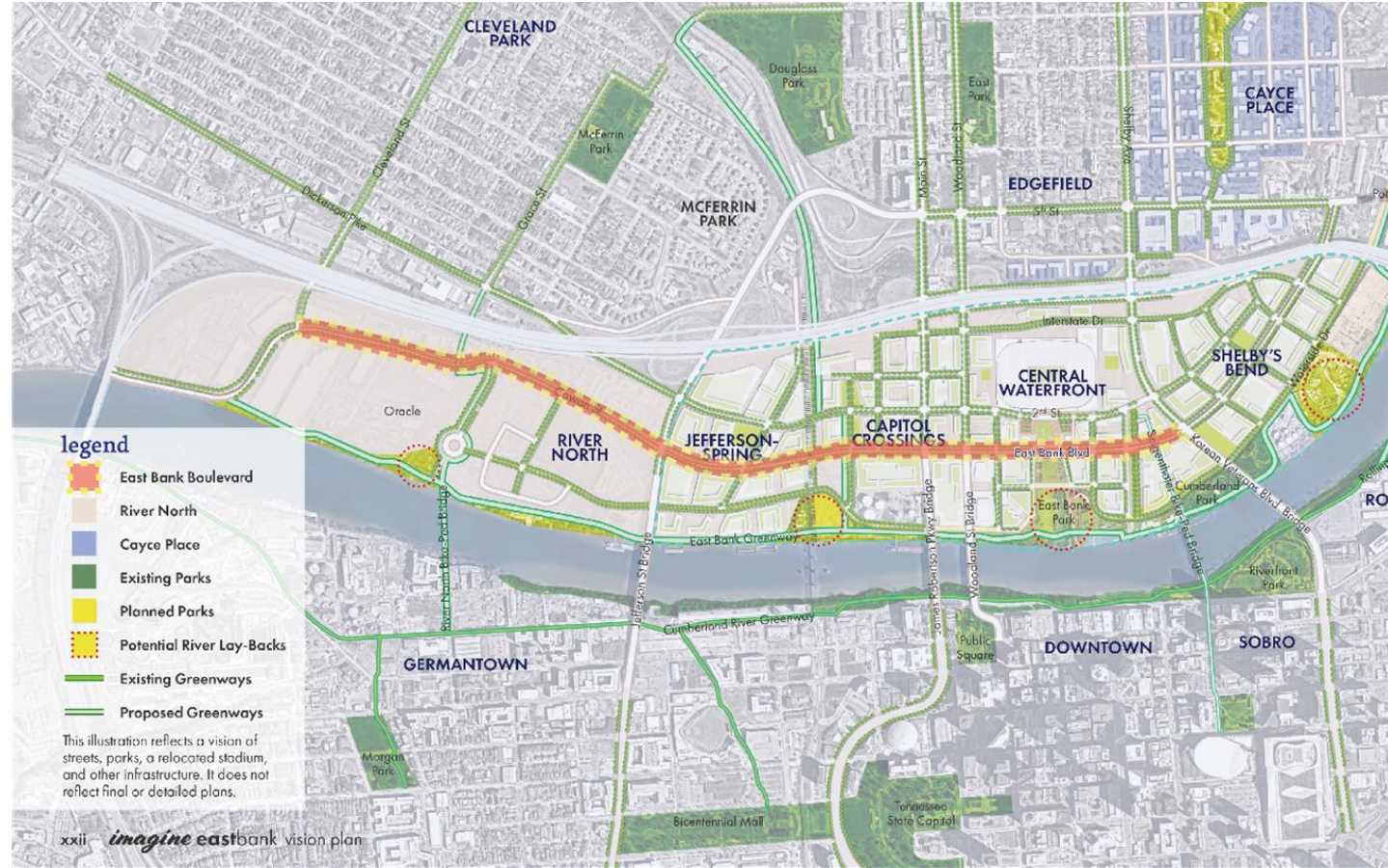


East Bank Boulevard from
Cleveland Street to Korean
Veterans Boulevard:

- NEPA
- Preliminary Plans Design (30%)
- ROW Plans Design (60%)
- Utility Coordination
- ROW Acquisition

East Bank Boulevard from Korean
Veterans Boulevard to S 5th Street:

- Alignment Alternatives Study Only



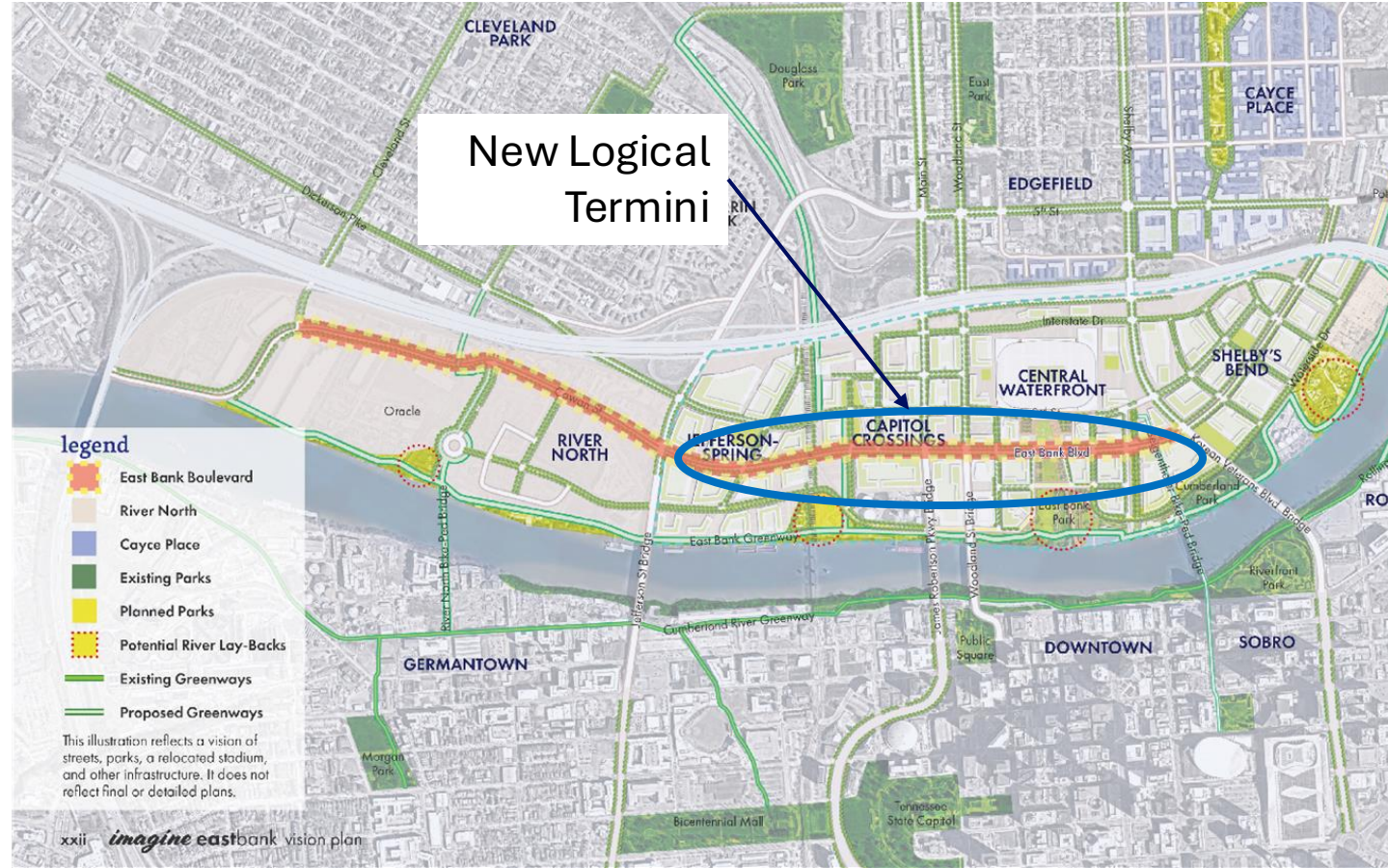
SCOPE AMENDMENT

East Bank Boulevard from **Jefferson Street** to Korean Veterans Boulevard:

- NEPA
- Preliminary Plans Design (30%)
- ROW Plans Design (60%)
- Utility Coordination
- ROW Acquisition

East Bank Boulevard from Korean Veterans Boulevard to S 5th Street:

- **OMITTED FROM SCOPE**



EBB – CROSS SECTION DISCUSSION ITEMS



Typical Section Element	Description
Dedicated BRT	Center Running
Wide Sidewalks	Min 10' Width
Green Infrastructure	5' Width Bioswales
Raised Center Median	Continuous for Access Management
Intersection Design	NACTO, Vision Zero Best Practices
Number of “Active” Travel Lanes Needed Prior to Full Build-Out	By EBB Sections & Based upon Traffic Operations
Desired Use of “Non-Active” Travel Lanes	Uses dependent on Sections where opportunities exist
Nominal ROW	110' (ROW Sections Phased for Future Flexibility)

NEXT STEPS ON EBB



- Restart AECOM
- Evaluate street design by phases with a flexibility lens
- Community update and feedback on phased evaluation by Summer 2026 (tentative)
- Compete for grant funding opportunities to construct EBB.

EAST BANK

QUESTIONS?

