

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's a waterfront area with a river or lake. Several small boats are on the water. To the left, a person with blonde hair and a backpack is seen from the back, looking towards the water. The overall style is artistic and sketchy, with a muted color palette of greens, blues, and greys.

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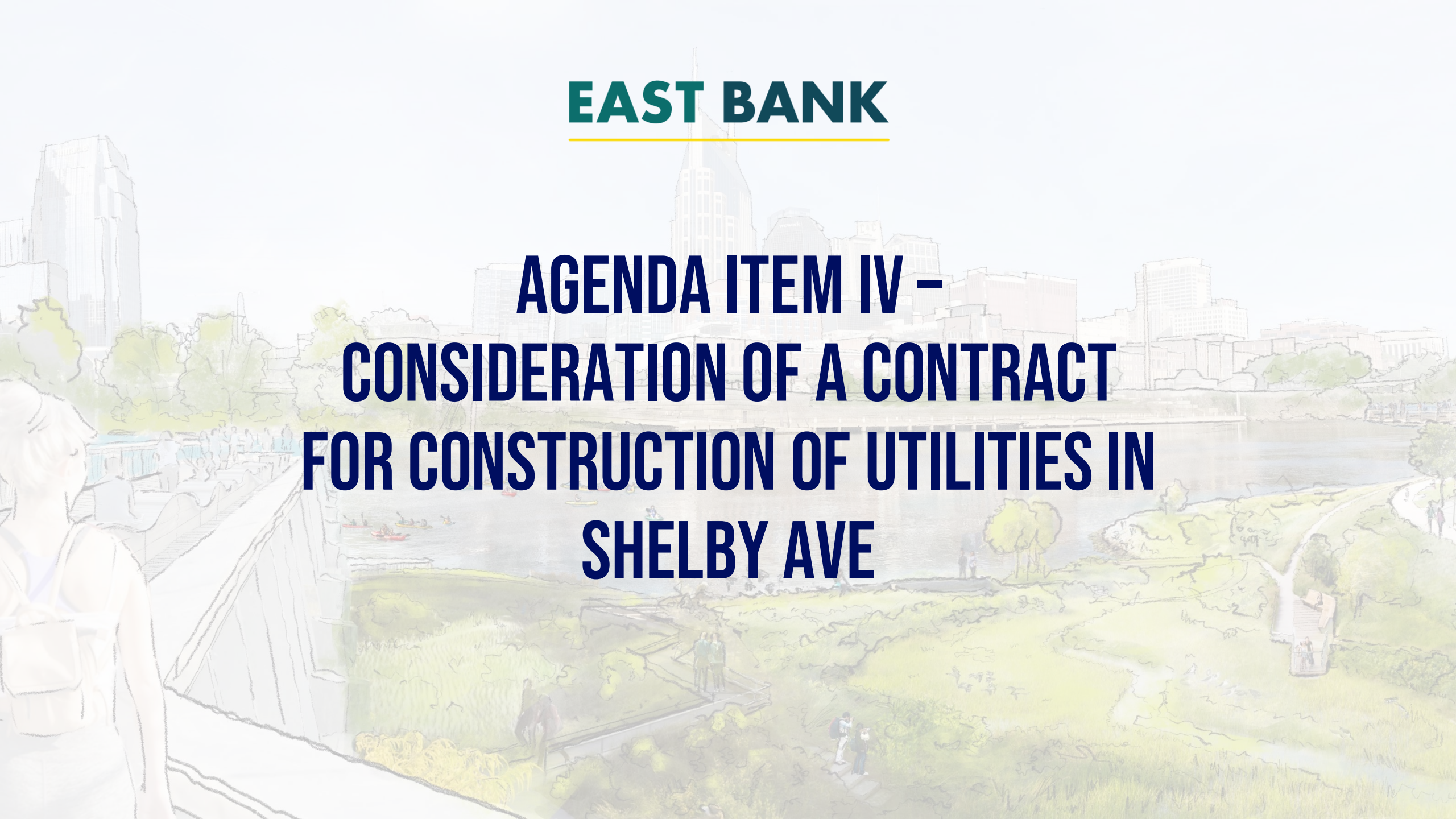
**EAST BANK
DEVELOPMENT AUTHORITY**

Board Meeting

June 15, 2026

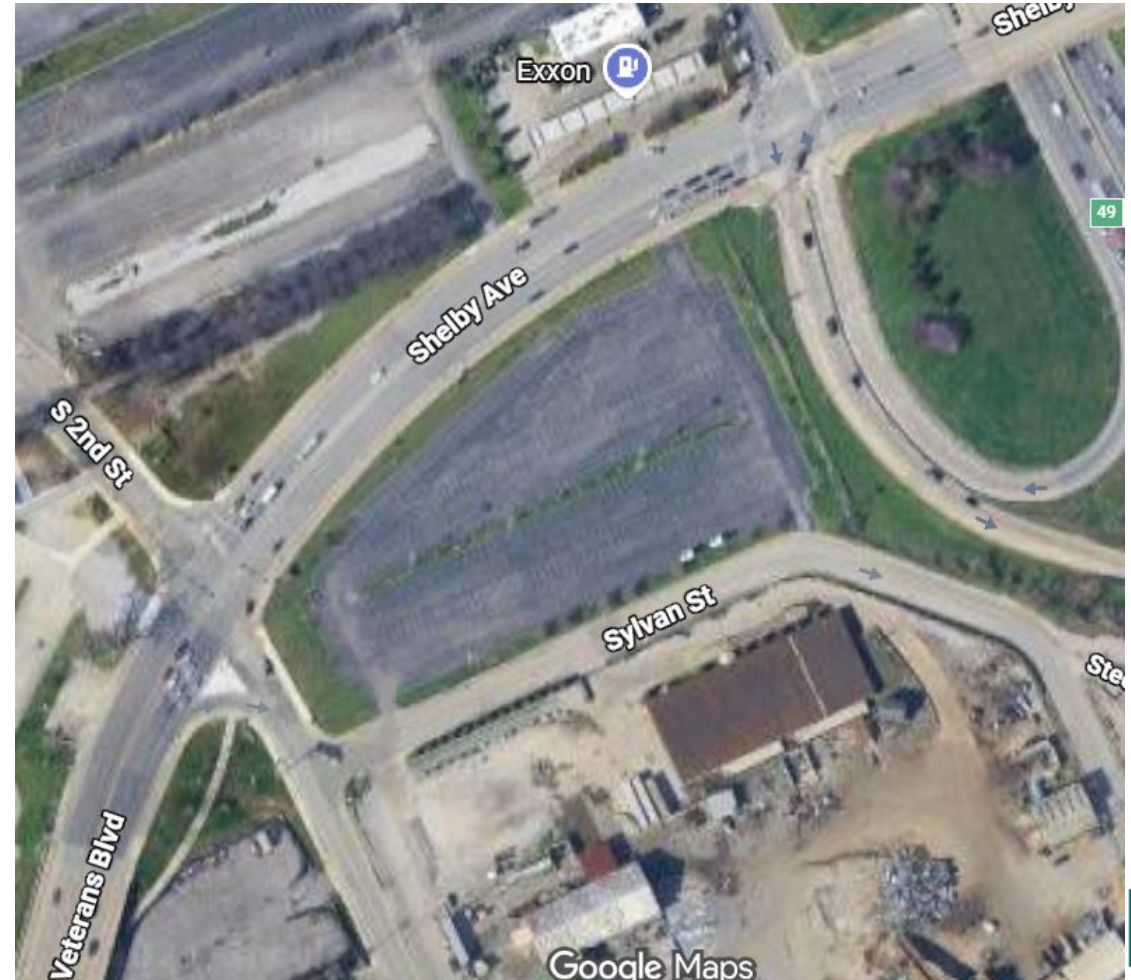
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AGENDA ITEM IV – CONSIDERATION OF A CONTRACT FOR CONSTRUCTION OF UTILITIES IN SHELBY AVE



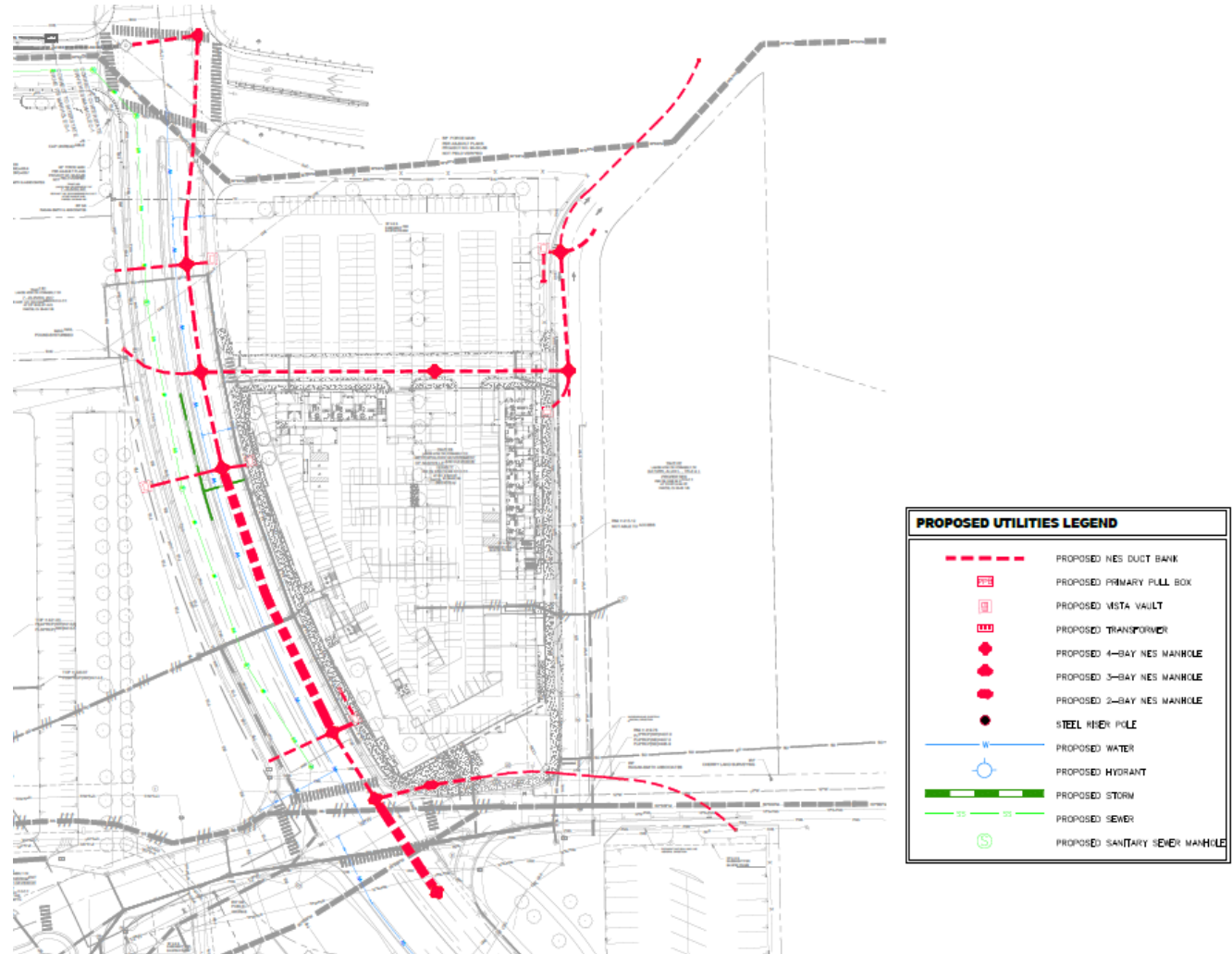
SHELBY UTILITIES: UNDERGROUND UTILITY WORK

- **Phase 1:** Underground NES duct bank on south side of Shelby Ave
- **Phase 2:** Additional utilities (to come later)
- Utilizing existing Metro IDIC contract to competitively bid



SHELBY UTILITIES: UNDERGROUND UTILITY WORK

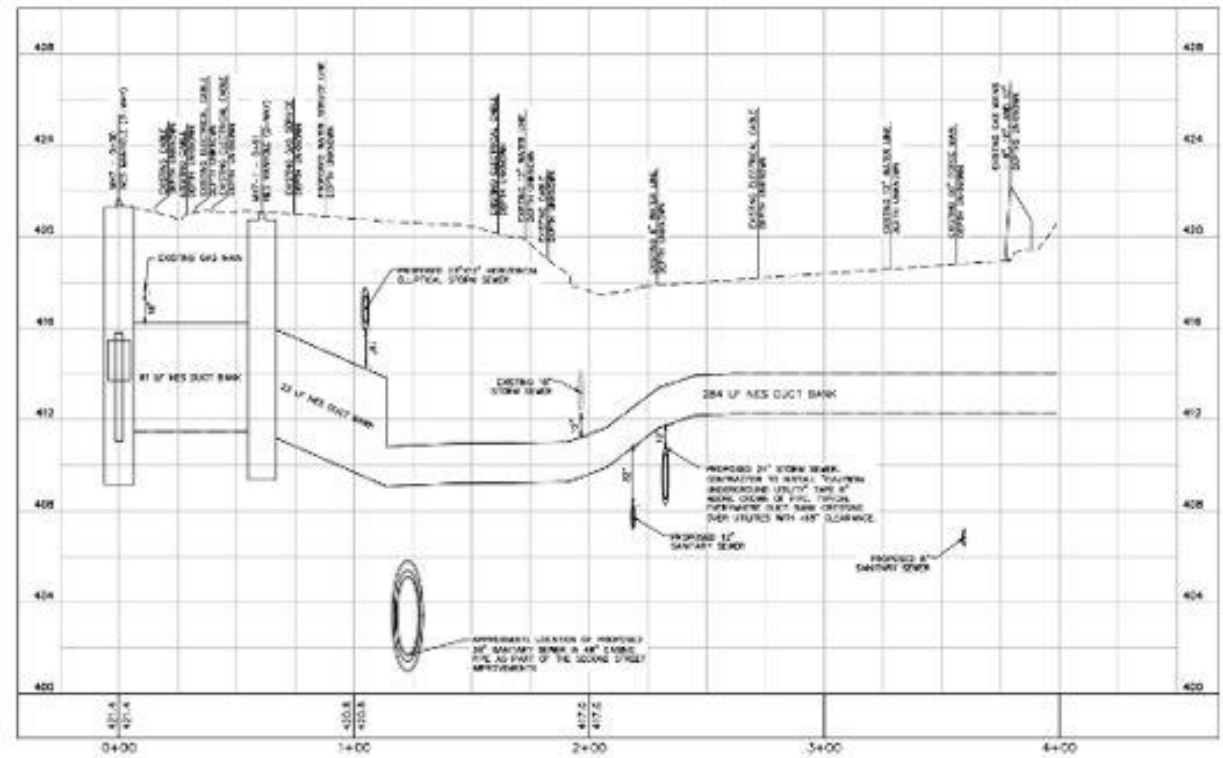
- Metro Water Services' IDIC with 7 contractors
- Pre-Bid Meeting
- Proposals Received
- Selection Committee Review





SHELBY UTILITIES: UNDERGROUND UTILITY WORK

- Recommendation to Board for Consideration
- Project Budget: \$8.4M
 - Includes Construction Estimate + Owners Contingency
- Intent to Award to:
Middle Tennessee Infrastructure, Inc. (MTI)



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AGENDA ITEM V – INFORMATIONAL PRESENTATION ON DESIGN REVIEW – METRO PLANNING DEPT.



N A S H V I L L E
P L A N N I N G

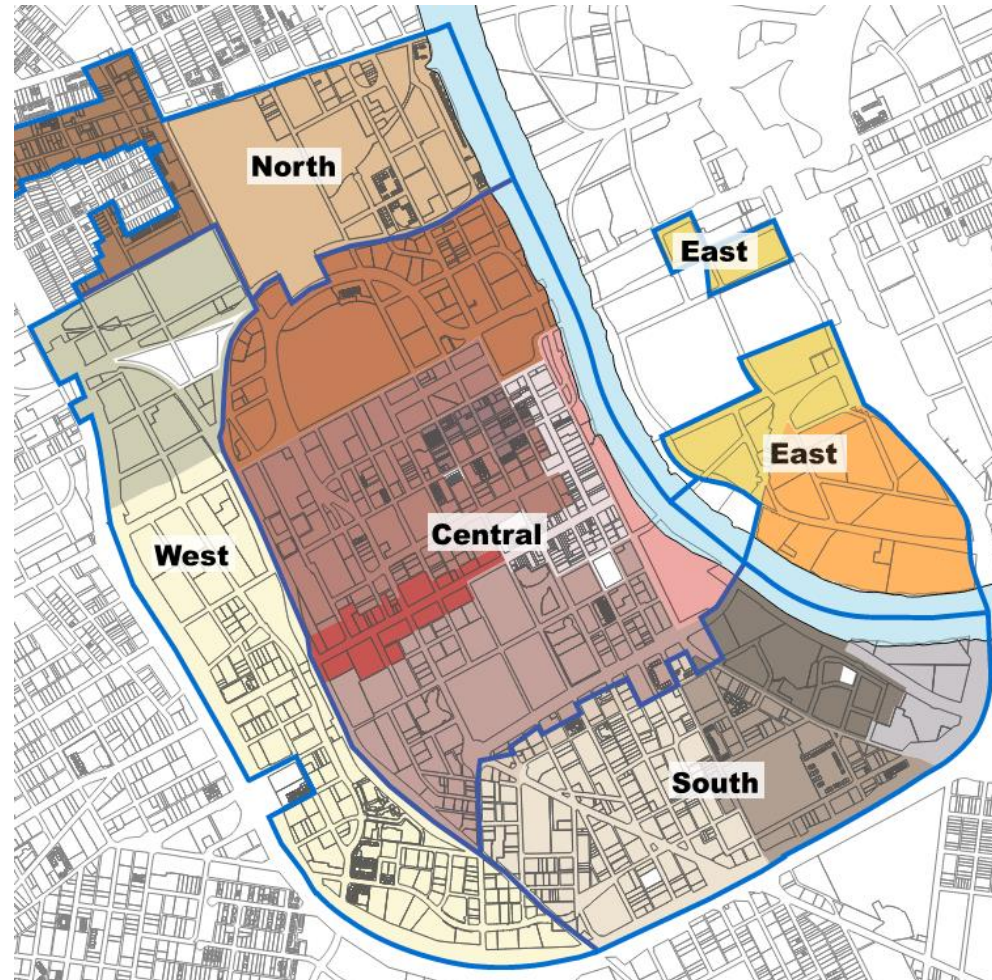
Downtown Code & Design Review Committee

East Bank Development Authority

June 15, 2026

Downtown Code summary

- The Downtown Code (DTC) was first adopted in 2010.
- The DTC is a form-based code.
 - Emphasizes building form & relation to the public realm
- Land Uses are organized into 5 use areas.



Use Areas

DTC Organization

The DTC is organized into 3 categories of standards:

Subdistrict standards

- Ensure development fits within specific neighborhood context

General standards

- Regulate elements that occur throughout the district—e.g. street character, building materials, parking garages, loading & access, fences & walls, & outdoor spaces

Signage standards

Subdistricts:

Core

Core Historic

Upper Broadway

2nd & Broadway

River

SoBro

Lafayette

Rutledge Hill

Rolling Mill Hill

Rutledge River

Gulch North

Gulch South

Hope Gardens

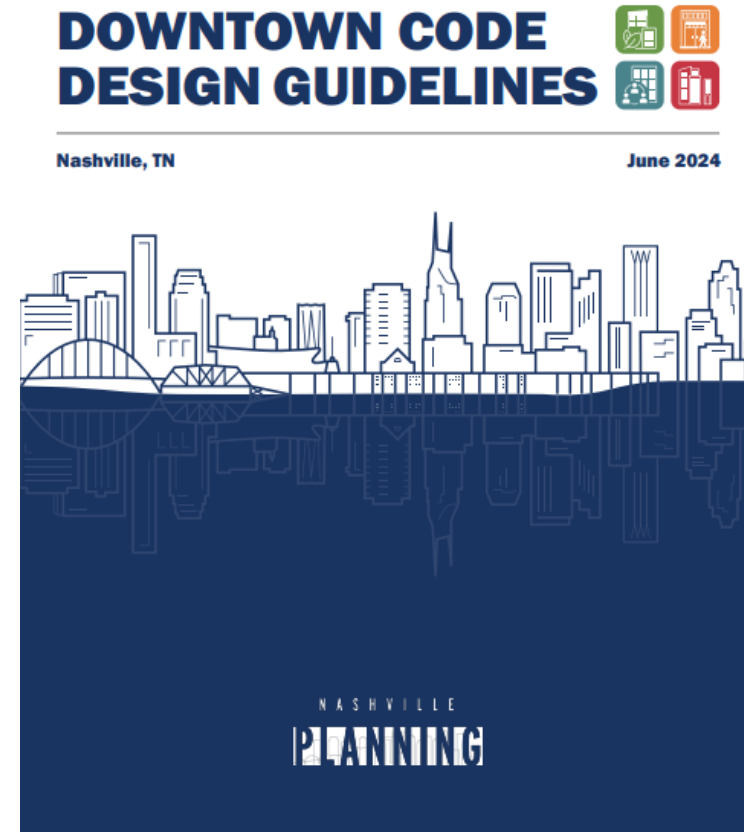
Suphur Dell

East Bank

Wasioto Bend

Downtown Code Design Review

- The DTC establishes a Design Review Committee (DRC) with 8 members.
- DRC is administered by Metro Planning Staff
- The DRC reviews new development projects within the Downtown Code using adopted design guidance.





Metro Planning – Design Studio

- Design Focused team – buildings and public realm
- Team members have specialized training and areas of focus:
 - Landscape Architecture
 - Architecture
 - Urban Design

Current DTC Design Review Committee

- DRC members are appointed or nominated by:
 - Mayor
 - Vice Mayor
 - Planning Commission
 - Historic Commission
 - Downtown Partnership
 - Civic Design Center
 - Urban Residents Association
 - Chamber of Commerce
- Members, except nominees of the Downtown Partnership and Chamber of Commerce, must have a design background.
- The DRC holds regular public meetings synced with the Metro Planning Commission calendar.



Proposed EBDRC

- Legislation has been filed to create an East Bank specific DRC
- Planning Staff are continuing review on proposed structure/membership and no final recommendations have been made.

DTC Process

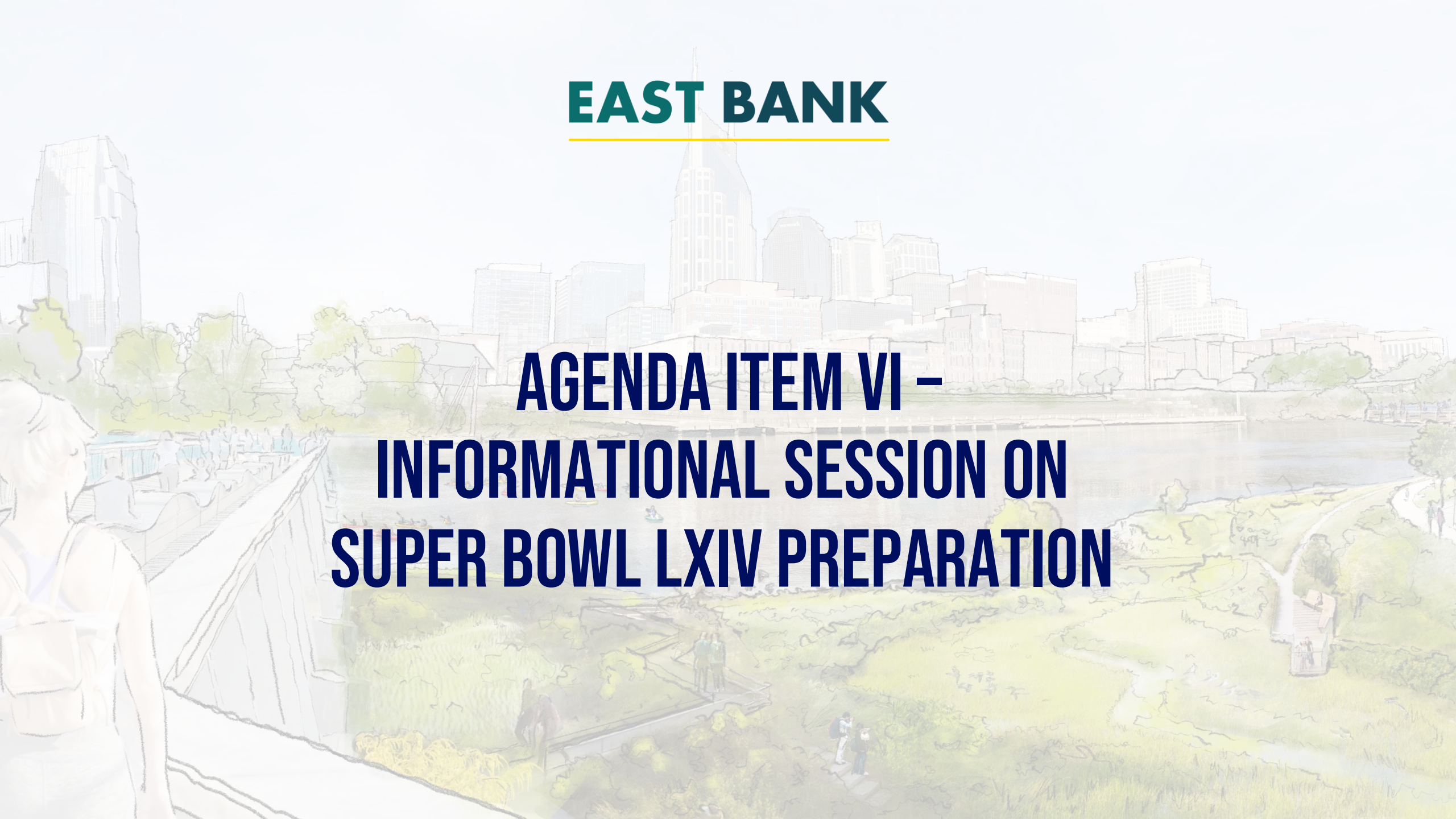
The DTC follows the process for project review outlined below:

1. **Pre-application meeting** with Metro Planning staff
2. **Concept plan** application and review
 - Approved by the Design Review Committee at a public meeting
 - Any major or minor modifications should be filed concurrently
3. **Final site plan** application – staff review
 - Reviewed for consistency with committee approved design
4. **Building permit** – staff review



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AGENDA ITEM VI – INFORMATIONAL SESSION ON SUPER BOWL LXIV PREPARATION



SUPER BOWL LXIV PREPARATIONS



Super Bowl LXIV will be held at Nissan Stadium in **February 2030**.

Most major construction projects on the East Bank will temporarily pause in **October 2029** to allow for security, traffic control, and other specific event preparations to commence.

That means we have approximately 40 months to prepare.

SUPER BOWL LXIV PREPARATIONS



Will the East Bank be ready?

Yes.

SUPER BOWL LXIV PREPARATIONS

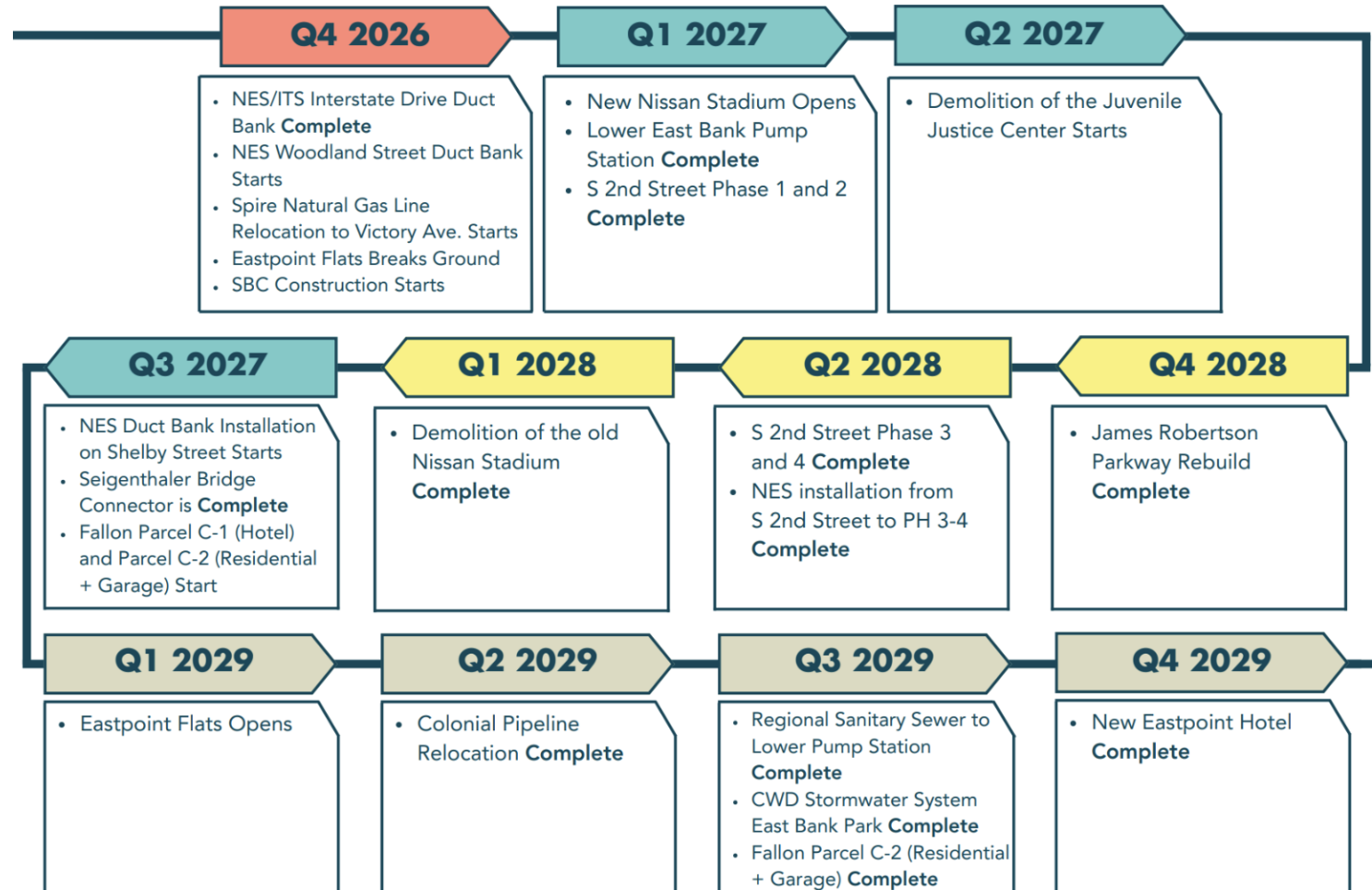


What is EBDA's specific role in preparing the East Bank for Super Bowl LXIV?

Twofold:

1. **Execute** on critical horizontal infrastructure, including placement of utilities, completion of roads and streets, and other foundational work to serve parcels and properties in the Central Waterfront district.
2. **Continue to support** development partners by being the "connective tissue" among numerous Metro agencies to facilitate efficient, coordinated, and prompt construction of specific projects.

SUPER BOWL LXIV PREPARATIONS



Central Waterfront Milestones – 6.15.26

*Dates are tentative and subject to change

SUPER BOWL LXIV PREPARATIONS



Are any specific projects in the Central Waterfront going to be accelerated because of the Super Bowl?

No, but all projects assume additional urgency given the hard deadlines we are facing.

SUPER BOWL LXIV PREPARATIONS



What can Nashvillians expect to see on the East Bank by February 2030?

New Multimodal Infrastructure:

- James Robertson Parkway lowered to grade
- South 2nd Street from Shelby Avenue to Woodland Avenue
- Victory Avenue reconstructed
- Seigenthaler Bridge Connector (SBC) open

SUPER BOWL LXIV PREPARATIONS



What can Nashvillians expect to see on the East Bank by February 2030?

New Open Space:

- South Plaza of Nissan Stadium
- Improvements to Wasioto Park
- River North Greenway

SUPER BOWL LXIV PREPARATIONS



What can Nashvillians expect to see on the East Bank by February 2030?

New Buildings:

- Eastpoint Flats (Parcel G)
- New Hotel (Parcel C)
- Tennessee Performing Arts Center exterior (Parcel E)
- New Nissan Stadium

SUPER BOWL LXIV PREPARATIONS



What can Nashvillians expect to see on the East Bank by February 2030?

Removed:

- Old Nissan Stadium
- Juvenile Justice Center
- Elevated James Robertson Parkway
- Landing of the Seigenthaler Pedestrian Bridge

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AGENDA ITEM VII - INFORMATIONAL SESSION ON PARCEL G



PARCEL G GROUNDBREAKING



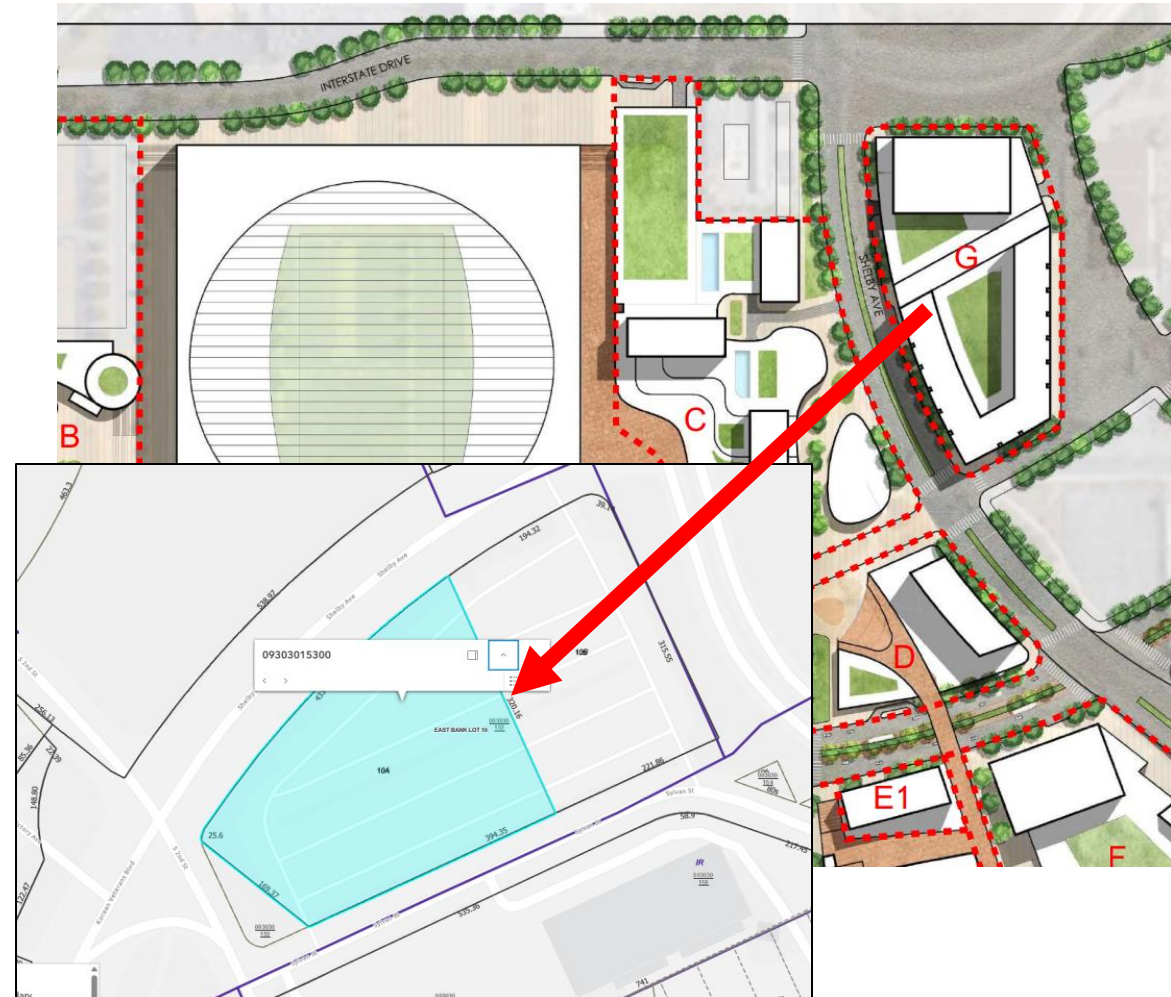
Summary of Eastpoint Flats (Parcel G-1) Project

Prepared for the East Bank Development Authority (the “Authority”)
by Klein Solomon Mills, PLLC

June 15, 2026

Eastpoint Flats Development – Parcel G-1

- Parcel G (currently a parking lot across Shelby Ave from the new stadium) has been divided into two subparcels, G-1 (Lot 10A) and G-2 (Lot 10B)
- Parcel G-1 (shown in inset in blue) to be developed by ECG East Bank, LP, an affiliate of Elmington Capital Group, as affordable housing, pursuant to a 99 year ground lease
- To include 323 100% affordable units, including approx. 228 1BR, 49 2BR, and 44 3BR plans
- Development will also include a daycare, retail, a parking garage, leasing/fitness/office space and assoc. improvements
- Projected to be completed Q1 2029



Eastpoint Flats Rendering



Master Development Agreement Partial Assignment

- TFC Nashville Development LLC (original master developer) previously assigned its entire interest in the MDA to East Point Master Development LLC (circa August 2025) (“Master Developer”) – both entities are affiliated with The Fallon Company
- ECG East Bank, LP (“G-1 Developer”) assumes all rights and obligations of the Master Developer under the MDA, but solely with respect to Parcel G-1, pursuant to a partial assignment by the Master Developer
- The assignment includes the developer’s covenants tied to the First Residential Development Milestone of the MDA (i.e., commencement of construction of 300 Income Restricted Units with a space for a daycare)
- Metro remains the counterparty under the MDA, but like the parties have done, Metro assigned its rights and obligations under the MDA to the Authority solely with respect to Parcel G pursuant to a separate partial assignment agreement
 - Metro remains jointly and severally liable under the MDA, even for Parcel G, until such time as the **entire** MDA has been assigned to the Authority
- In summary, the MDA, as far as it relates to Parcel G-1, will be carved out as it were and now be the responsibility of G-1 Developer and the Authority for purposes of pursuing the Eastpoint Flats development
- Metro expected to continue to assign pieces of the MDA to the Authority on a project by project / parcel by parcel basis as material agreements are negotiated for each

List of Parcel G-1 Agreements to which Authority is a Party (whether directly or by assignment)

- Master Development Agreement – Partial assignment from Metro to the Authority with respect to development of Parcel G only
- Quitclaim Deed (covering entire Parcel G, i.e. G-1 and G-2) from Metro to the Authority
- Ground Lease – 99 year lease by the Authority (as owner/landlord) in favor of G-1 Developer (as master tenant) to develop the Eastpoint Flats development
- PILOT Addendum to Ground Lease – Addendum to lease pursuant to which residential and commercial condominium regime is to be declared and affordable housing restrictive covenants declared on Parcel G-1 development
- Temporary Construction Easement Agreement allows G-1 Developer to construct a temporary project office and store equipment and materials on Parcel G-2 for the duration of the construction of the Eastpoint Flats project
- Access and Utility Easement Agreement – grants the G-1 Developer access easement over 50' strip of Parcel G-2 abutting Parcel G-1 for vehicular and pedestrian access, installation and maintenance of utilities, and construction of a driveway
- Amendment to Campus Operations and Use Agreement – Removes requirement that Parcel G-1 be covered by a Construction Management Agreement with the Stadium/Team (parties determined coordination not needed for Parcel G-1 development)
- Owner's Affidavit (in favor of title insurer)– certifies as to certain routine matters with respect to the Authority's interest in Parcel G-1 as the owner of the parcel
- Removal of Parking Spaces from Stadium Parking Facilities Development, Operation and Use Agreement – removes all of Parcel G spaces from the parking agreement with the Stadium
- The Authority has consented to the partial assignment of the MDA by the Master Developer to the Parcel G-1 Developer per letter agreement

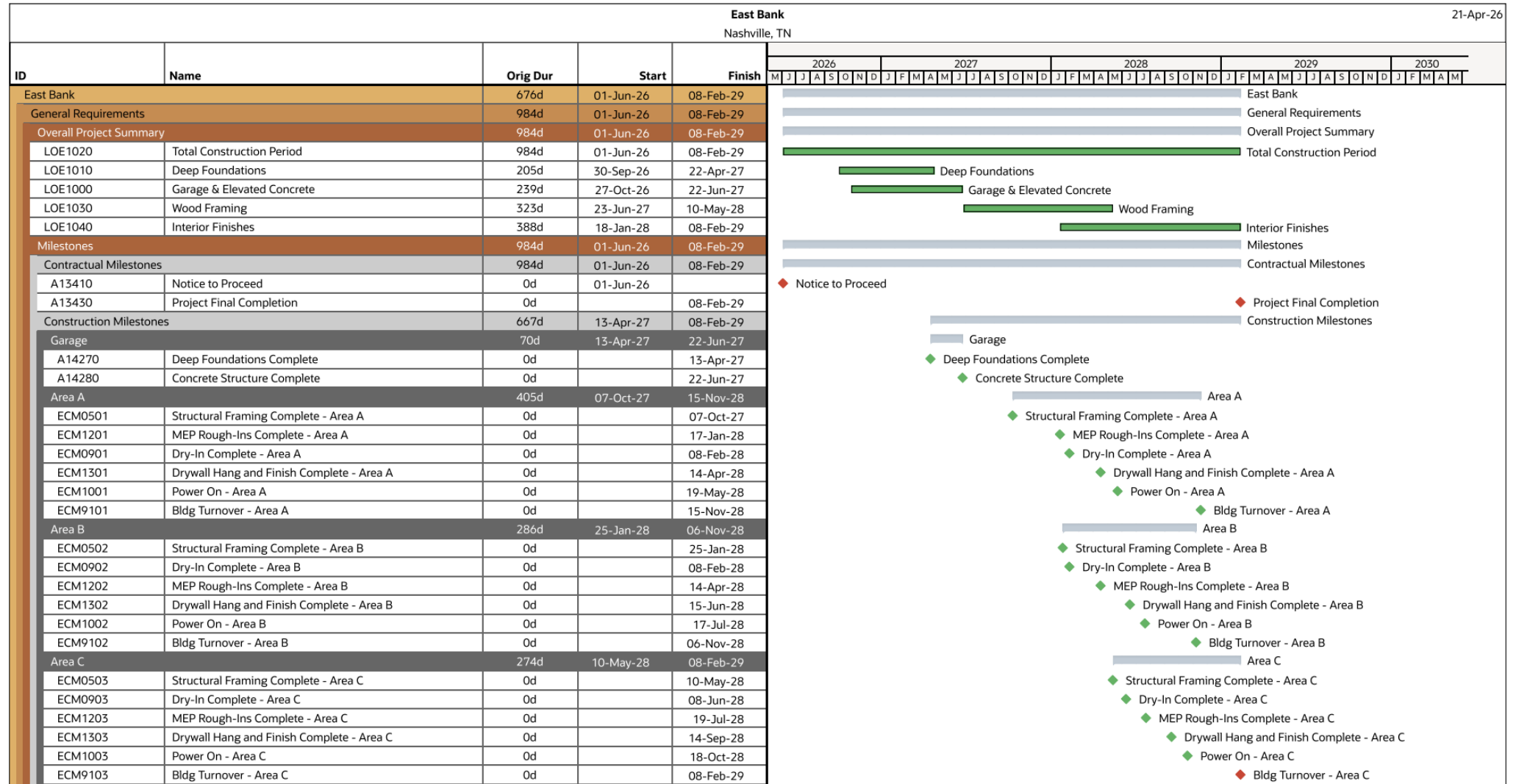
Budget and Sources of Financing

BUDGET COMPOSITION

CATEGORY	AMOUNT
Land Acquisition	\$500,000
Hard Construction Costs	\$100,029,572
Design & Engineering	\$3,325,000
Infrastructure & Site Dev.	\$4,187,025
Regulatory & Gov. Fees	\$2,573,420
Financing & Closing Costs	\$18,403,080
Legal, Dev. & Operations	\$7,839,462
Projected Op. Cash Flow (EB)	\$27,840,823
TOTAL PROJECT COST	\$164,698,382

FINANCING SOURCE	AMOUNT	% OF TOTAL	DESCRIPTION
Freddie Mac Permanent Loan	\$41,465,000	25.2%	Permanent debt
Truist Tax Credit Equity	\$69,688,759	42.3%	Low-Income Housing Tax Credit (LIHTC) equity
Bond Income During Construction	\$6,208,800	3.8%	Earnings on bond proceeds during construction
Amazon Housing Equity Fund	\$20,995,000	12.7%	Mission-driven affordable housing investment
Subordinate Developer Loan	\$26,340,823	16.0%	Deferred developer contribution
TOTAL SOURCES	\$164,698,382	100.0%	

Construction Schedule - Overview



Construction Phase 1: June 2026 – July 2028 (Site Mobilization and Sitework)

- Mobilization, surveying, and erosion control/SWPPP (June 1 – June 26, 2026)
- Demolition of existing asphalt, curb/gutter, sidewalks, storm pipe, and signage (June 29 – August 3, 2026)
- Mass grading and excavation across all areas (August 4 – December 11, 2026)
- Underground utilities: storm/sanitary, domestic/fire, gas line, and site electrical (June 29 – December 1, 2026)
- Site electrical work including NES coordination, manhole installation, duct banks, transformers, and Vista Switches (June 29, 2026 – November 6, 2026)
- Paving and site concrete, site finishes, and courtyard construction (November 2026 – July 2028)

Construction Phase 2: Sept. 2026 – June 2027 (Structural/Concrete Construction)

- Deep foundations (drilled piles, mat foundations, pile caps) across all areas commencing September 30, 2026
- Garage and elevated concrete structure (October 27, 2026 – June 22, 2027)
- Level 0 through Level 3 concrete work progressing sequentially across Areas A, B, C, D, and E
- Tower crane erection and breakdown
- Ramp wall construction (Areas A/B)

Construction Phase 3: June 2027 – June 2028 (Vertical Construction)

- Wood framing commencing June 23, 2027, completing May 10, 2028
- Area A framing: June 23, 2027 – October 29, 2027; Area B: October 25, 2027 – February 11, 2028; Area C: February 7, 2028 – June 15, 2028
- Exterior finishes (house wrap, windows, doors, brick, siding, storefront, railings, gutters) progressing from October 2027 through July 2028
- MEP rough-in work by floor and area from November 1, 2027 through July 19, 2028
- Building electrical, meter centers, and elevator installations (November 2026 – September 2028)

Construction Phase 4: Jan. 2028 – Feb. 2029 (Interior Finishes, Inspections, and Closeout)

- Interior finishes by area and floor: Area A commencing January 18, 2028; Area B commencing April 17, 2028; Area C commencing July 20, 2028
- Final inspections (HVAC, electrical, plumbing, building, fire marshal) by area from February 25, 2028 through January 4, 2029
- Owner Turnover/Acceptance: Area A June 13 – November 28, 2028; Area B July 17 – October 28, 2028; Area C October 28, 2028 – February 8, 2029
- Owner/Architect punch and final clean by area through February 8, 2029

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AGENDA ITEM VII - INFORMATIONAL SESSION ON YEARLY AUDIT



AUDIT BACKGROUND

- Per the Private Act, Section 9:

(a) The Board shall conduct an annual audit of the books and records of the Authority....

- Per the IGA, Section 5:

(d) The Authority shall submit to the Metropolitan Council an annual audit and report of its business affairs and transactions no later than six (6) months after the end of each fiscal year.

AUDIT BACKGROUND



- This year will be the EBDA's first
- Using Metro's contract with Crosslin
- EBDA has a separate engagement letter
- Comparable to the Sports Authority, Airport, NES audit process

SIGNIFICANT DATES



- **October:** Crosslin performs audit
- **December 31:** Audit report issued
- **January board meeting:** Audit findings presented

PREPARATION



Pre-audit readiness review

- Occurring this week
- Administered by ACM, a sub of HDR, providing Program Controls support
- Self-assessment to identify gaps in advance of independent audit
- Findings expected 7/1

New staff

- **Executive Assistant - Ingrid Herrera** started June 8
- **Finance Manager** - first round interviews occurred last week

STAFFING UPDATE



Ingrid Herrera

- BA in International Studies from SUNY Potsdam
- MBA from Mount Saint Mary College
- Previous Experience:
 - Academic Affairs Coordinator at Methodist College at Carle Health
 - Director of HEOP/CSTEP at Mount Saint Mary College



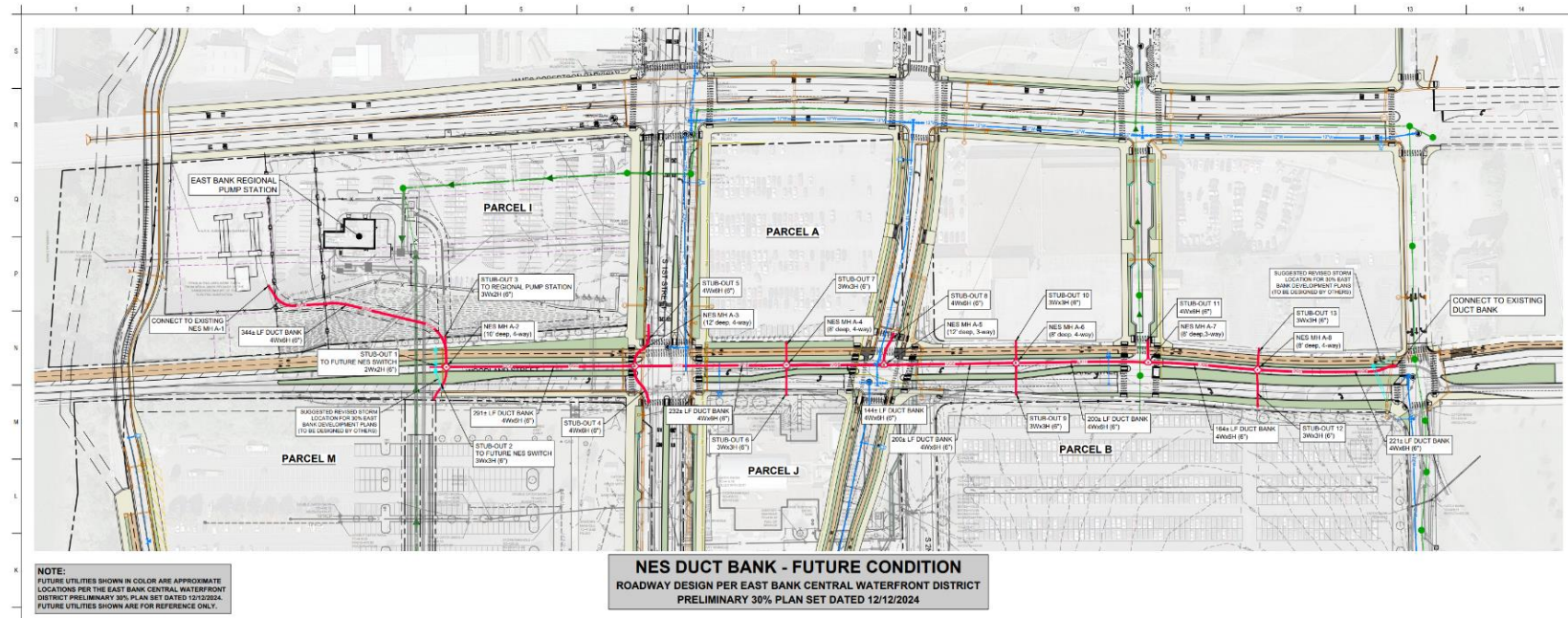
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AGENDA ITEM IX - CONSIDERATION OF MOU WITH TENNESSEE TITANS FOR CONSTRUCTION OF DUCT BANK



WOODLAND DUCT BANK

- Woodland St NES Circuit
 - NES duct bank to allow for a dedicated circuit for the new Nissan Stadium
- EBDA to partner with the stadium to install the duct bank for full neighborhood buildout with stubs to future sites.



WOODLAND DUCT BANK – CONT.



- Partnership includes a 50/50 cost split.
 - The total cost for this project is approx. \$5.4M
 - Project set to start in June 2026 and complete by Q1 2027
 - Primarily set to be “night work”
 - Contractor team working with NDOT on permitting
- EBDA looking at other opportunities to partner on infrastructure.
 - Options to maximize public investment
- Potential partnerships are identified via multiple sources, but primarily from the master schedule maintained by EBDA staff.

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AGENDA ITEM X - INFORMATIONAL SESSION ON MOU WITH NES ON DUCT BANK INFRASTRUCTURE



NES MOU



- Previous MOUs with NES and EBDA for Interstate Drive and Shelby/Sylvan
- We are working together to prepare a Central Waterfront District MOU to continue the partnership and shared responsibility
- **Next project:** Woodland NES Duct
- We intend to present this MOU for Board approval at our July 2026 meeting.

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QUESTIONS?

