

An architectural rendering of a modern urban development. The scene features several tall, multi-story buildings with a mix of glass and wood paneling. In the foreground, there is a large, open public space with a green lawn, paved walkways, and many trees. People are shown walking, sitting on benches, and playing in a small park area. The sky is blue with some light clouds.

EAST BANK

**EAST BANK
DEVELOPMENT AUTHORITY**

**Board Meeting
September 22, 2026**

EAST BANK

AGENDA ITEM IV – EBDA PROJECTS STATUS REPORT



NEW SOUTH 2ND STREET

Scope - Construction of new S. 2nd Street from Shelby to Woodland

Contractor -
Bell Construction via Metro/Titans Stadium Development Agreement

Completion Dates:
Q4 2026 (Phase 1&2)
Q4 2028 (Phase 3&4)



WOODLAND STREET NES DUCT BANK

Scope - Underground NES duct bank from existing NES Substation to Interstate Dr

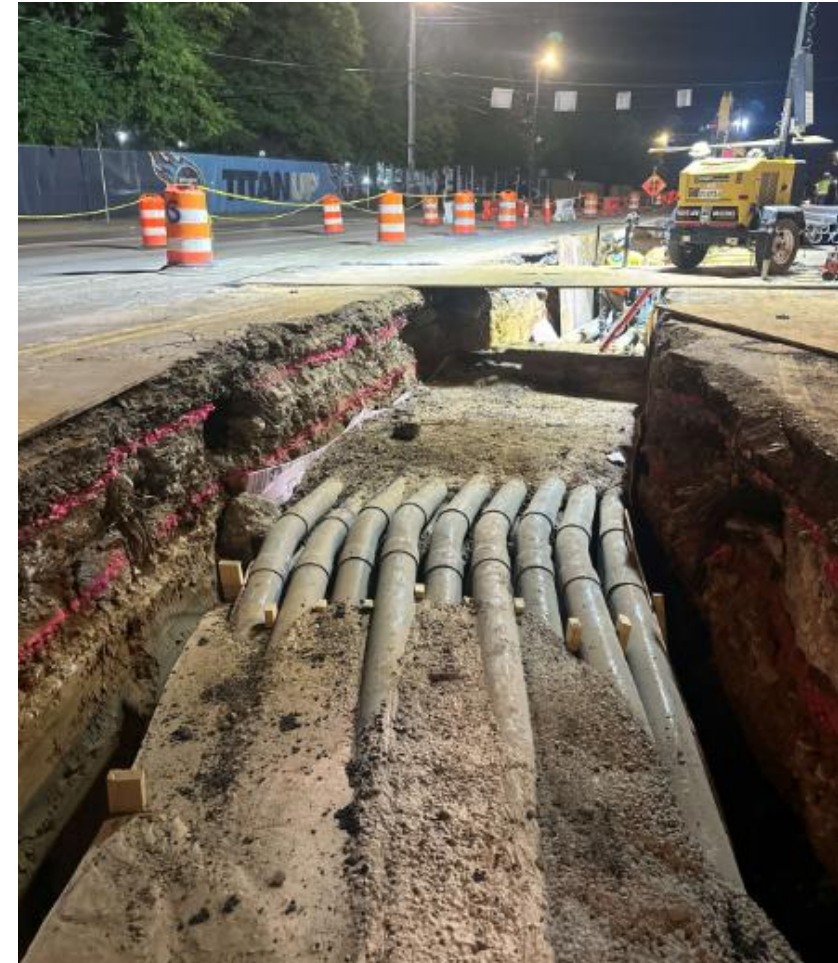
Contractor - Garney

Board Action - Approved EBDA/Titans MOU for 50/50 financial partnership, June 15, 2026

Project Budget: \$6.6M

Completion: 40%

Completion Date: EOY 26



INTERSTATE DRIVE NES & ITS DUCT BANK

Scope - Underground NES duct bank and ITS duct bank along Interstate Drive

Contractor - Garney

Board Action - Approved contract for construction Dec 2, 2025

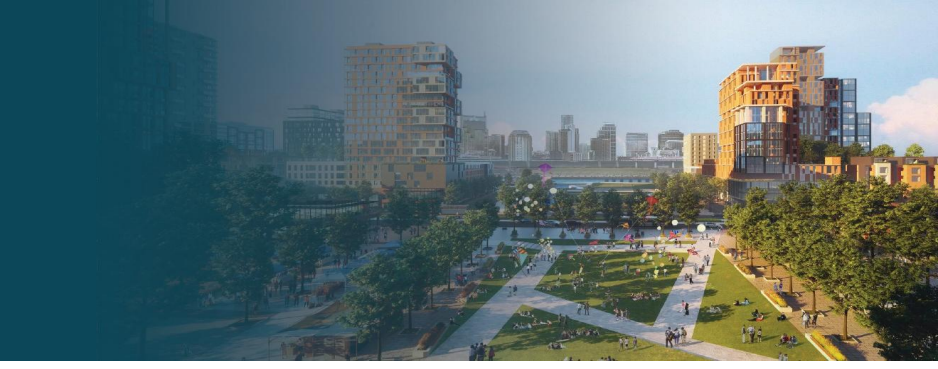
Project Budget: \$5.6M

Completion: 100%

Completion Date: Q3 2026



SHELBY AVE UTILITIES PHASE 1



Scope - Underground NES duct bank on south side of Shelby Ave

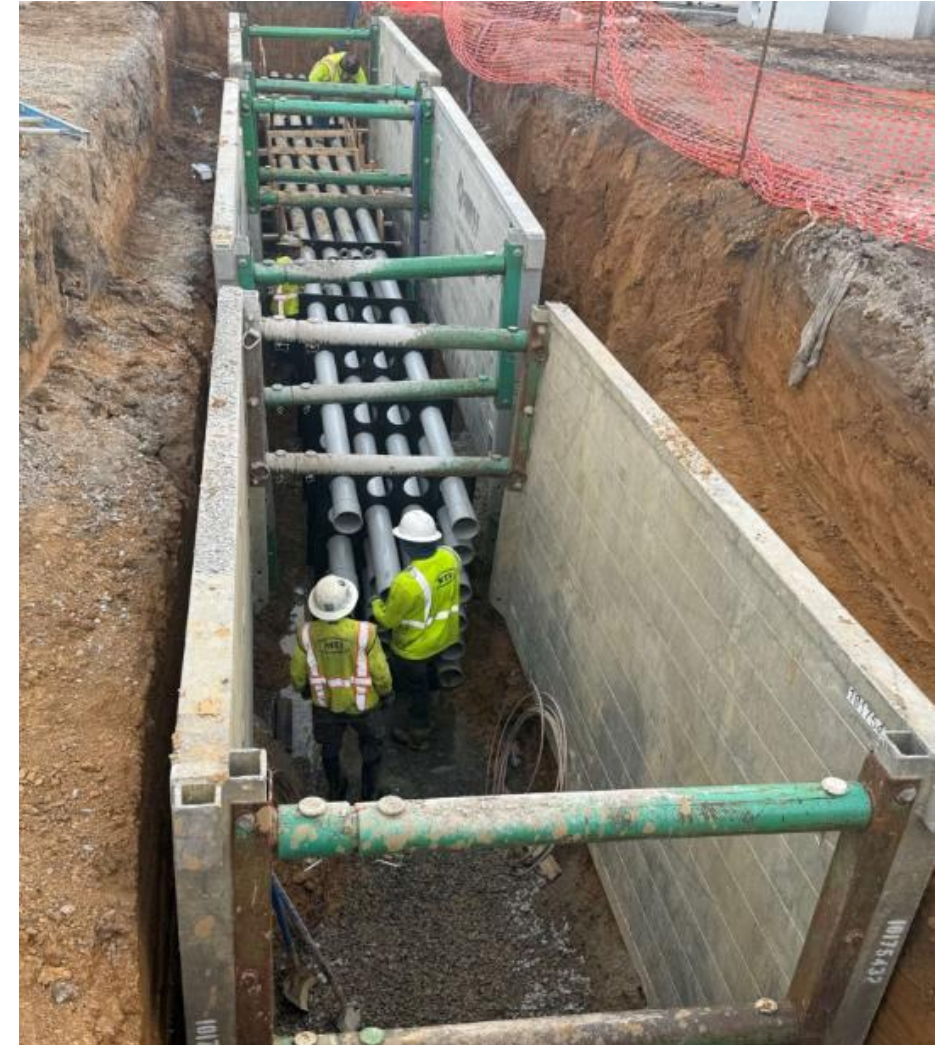
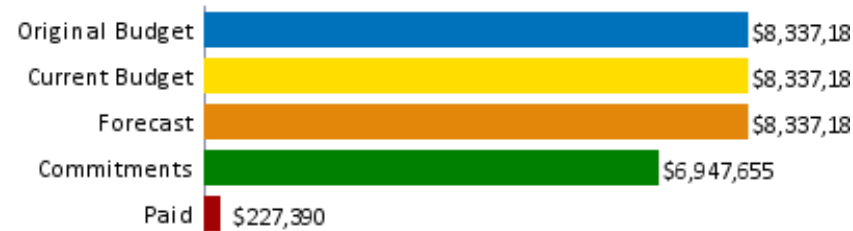
Contractor - Middle Tennessee Infrastructure, Inc. (MTI)

Board Action - Approved contract for construction June 15, 2026

Project Budget: \$8,337,186

Completion: 7%

Completion Date: Q1 2027



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AGENDA ITEM V – NISSAN STADIUM UPDATE





TENNESSEE
TITANS

E B D A S t a d i u m P r e s e n t a t i o n

S e p t e m b e r 2 2 , 2 0 2 6

NEW NISSAN STADIUM UPDATES

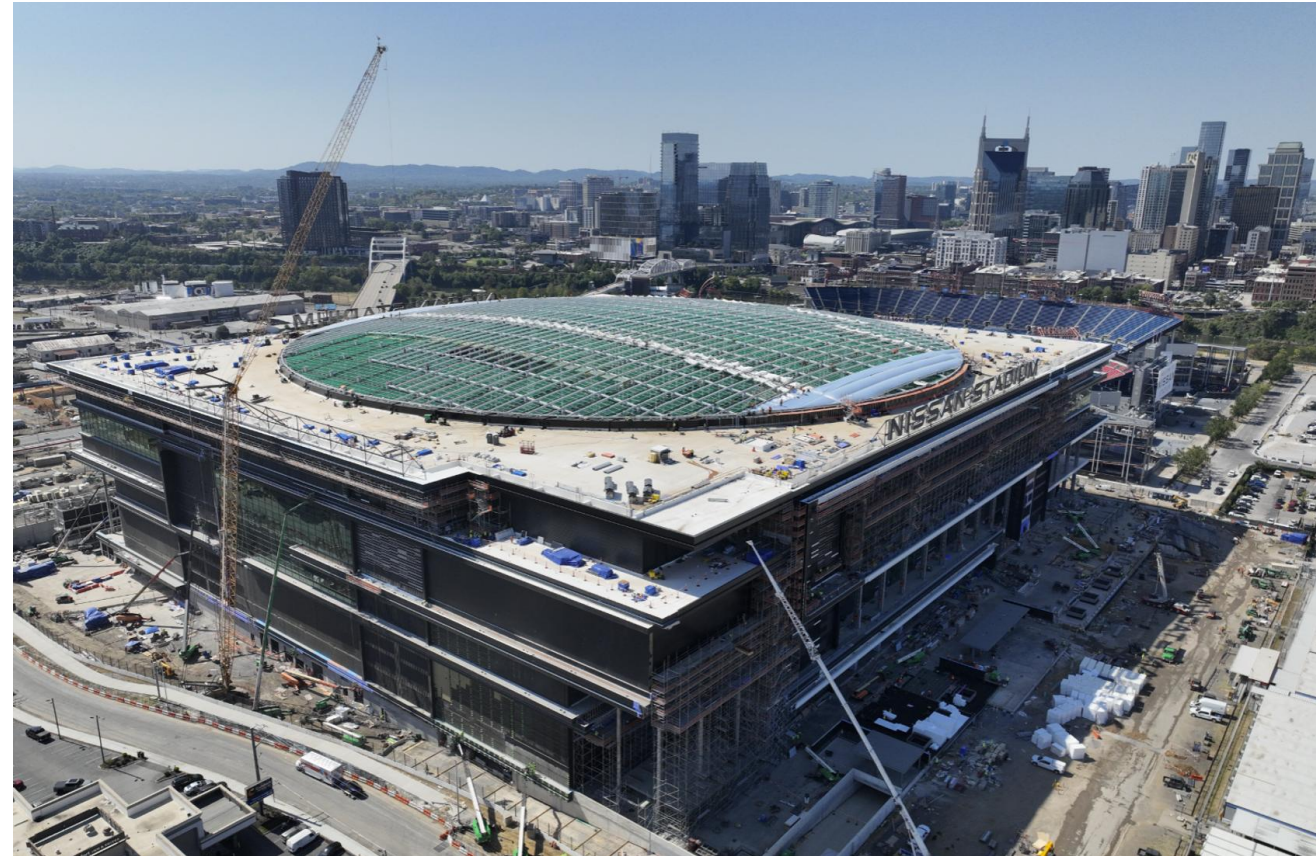
5 Months Remaining for Construction

- Early turnover spaces ready **January 7, 2027**
- Substantial completion **February 17, 2027**
- First event ????

Progress happening on all levels and elevations of the building

Major Highlights

- ETFE roof structure complete mid-October
- Super Flush set for November
- Video control room construction begins
- First seats starting to be installed
- Stadium Demolition in early 2027



STADIUM ADJACENT INFRASTRUCTURE UPDATES

1

New S. 2nd Street Construction

Southern portion (Phases 1 and 2) complete at the end of November

2

Interstate Drive (Woodland to Shelby)

Repaving and restriping set for the end of October

3

East Bank Sewer Pump Station

Nearing completion; ready for full stadium use by the end of the year

4

Woodland Street Duct Bank

Approximately 40% complete; finished by the end of the year

5

Juvenile Justice Center Coordination

Ongoing coordination with JJC to prepare for demolition

6

Seigenthaler Bridge Connector

Design phase nearing completion; construction to start November 2026 and targeted completion at the end of December 2027

7

Seigenthaler Bridge Reconstruction (Music City Mile)

Approved by Sports Authority Board

INFRASTRUCTURE PROGRESS PHOTOS



Above: Aerial Image of S. 2nd Street Phases 1 and 2

Below: Ground level looking South on S. 2nd



Above: Ground level looking North on S. 2nd

Below: Aerial Image of EB Pump Station



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AGENDA ITEM VI – RESOLUTION APPROVING FUNDING OF EAST BANK INFRASTRUCTURE



RESOLUTION

- Commits EBDA to the transfer of funding, not to exceed \$75 million, from the East Bank Infrastructure funds to the Sports Authority.
- For the reconstruction and extension of the East Bank side of the Seigenthaler Pedestrian Bridge.
- Funds will be held by the EBDA and distributed as needed and as approved by the CEO.



WHAT IS THE PROJECT?

Critical infrastructure necessary to:

- Facilitate the full use of TPAC.
- Improve pedestrian access to the new NFL stadium and the broader East Bank.
- Improve mobility and safety for pedestrians traveling between the East Bank and downtown Nashville.
- Implement the vision of Imagine East Bank.



SCOPE OF WORK



Connection to existing Seigenthaler Pedestrian Bridge is located east of the elevator and new Seigenthaler Bridge Connector (SBC)

- Size: 35+ feet wide and 700+ feet long
- Walking surface: painted/decorative concrete
- Columns: standard form liner finish for a decorative measure at grade
- Handrails: includes decorative lighting
- Cost: not to exceed \$75 million

A phase two of work is anticipated to enhance the pedestrian experience post Super Bowl, as adjacent parcels develop, and funding is available.

PROJECT TIMELINE

Project Timeline	
Q4 2026	Refine high level design in coordination with East Bank partners (Titans, Sports Authority, EBDA, TPAC, Fallon , Metro Finance, Planning, Parks, and Transportation Departments)
2027	Design, geotech/environmental, early utility relocations, permitting, early enabling work, and construction
Q1 2028	Demolition and start of major construction
2028 - 2029	Construction
Fall 2029	Bridge opens

ROLES & RESPONSIBILITIES – EBDA WILL

East Bank Development Authority will:

- Pay for the project with the East Bank Infrastructure funds.
- Provide cost oversight, construction inspection and payment processing.
- Be a stakeholder in bridge development and coordinate ongoing East Bank infrastructure work.

Sports Authority will:

- Enforce the terms of the stadium development agreement.
- Receive the monthly approved pay applications from the EBDA and forward to Metro for payment processing.

ROLES & RESPONSIBILITIES – METRO WILL

Metro will:

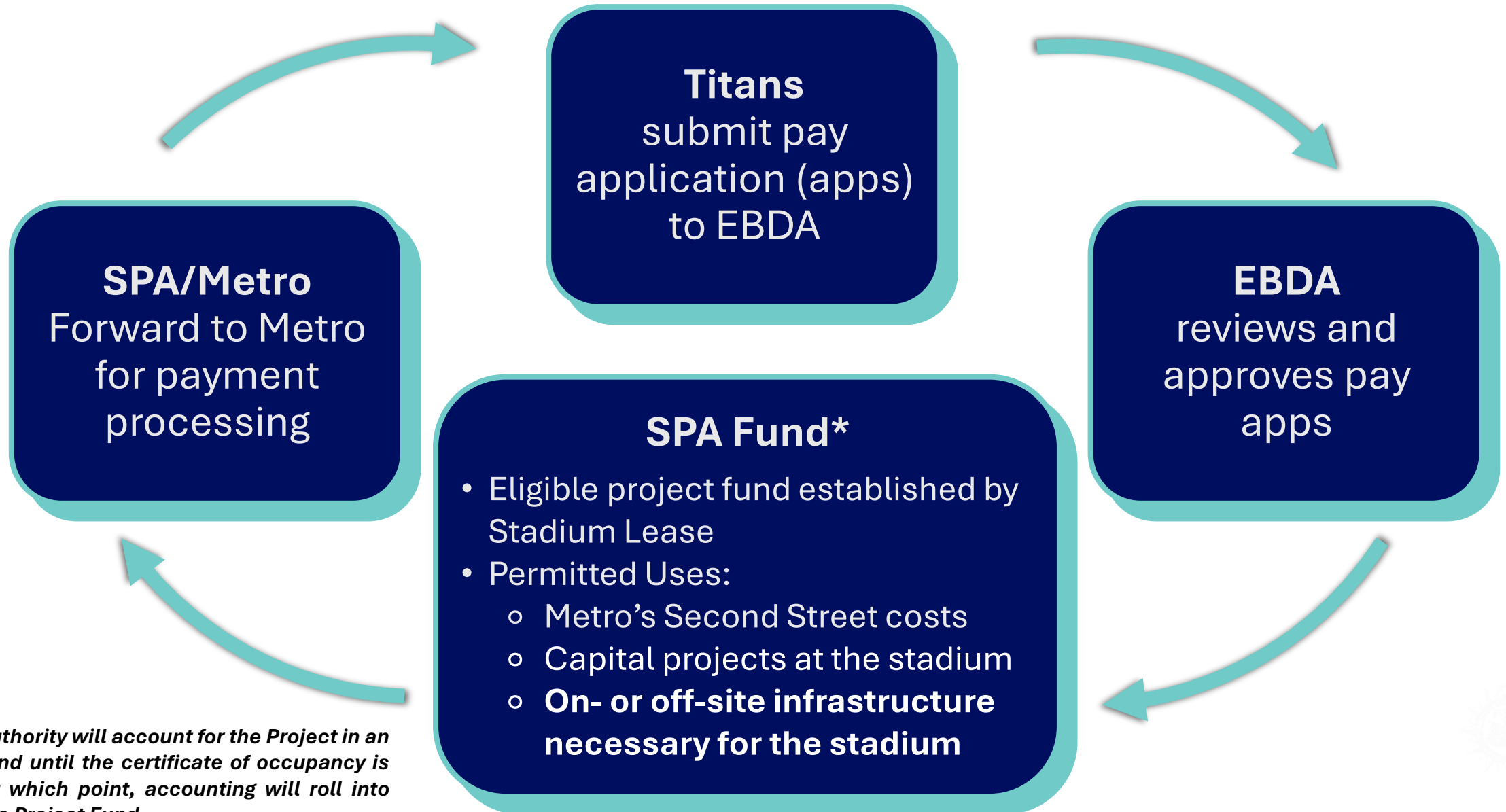
- Approve designs provide cost oversight, construction inspection, and payment processing.
- Provide legal and technical support to the Sports Authority for the project.
- Arrange regular updates for the Sports Authority and the EBDA during the design and construction project
- Assess closure impacts with the Titans and work with Sports Authority and other stakeholders to communicate alternate routes to the public.
- Own the completed Seigenthaler Pedestrian Bridge and be responsible for long-term maintenance.

ROLES & RESPONSIBILITIES- TITANS WILL

Titans will:

- Agree to a change order adding the project to the stadium development agreement scope.
- Engage one or more designers and contractors to design and construct the project.
- Manage project budget, assemble monthly pay applications, and overall accounts payable and receivable for project budget.
- Designs, schedules, and costs will be subject to reasonable approval of the Sports Authority, EBDA, NDOT, Metro Planning and Metro Finance.

PAY APP PROCESS FLOW



WHAT ACTION HAS ALREADY BEEN TAKEN?

- Sports Authority approved a resolution on September 17 that:
 - **Authorizes** StadCo to make a change order to its scope of work under the Stadium Development Agreement to include the design and construction of this project.
 - **Obligates** the Sports Authority to approve the funding of the costs of the change order contingent upon the EBDA transfer of funds.

CONSIDERATION

This resolution commits EBDA to the transfer of funding of not to exceed \$75 million, from the East Bank Infrastructure funds to the Sports Authority. For the reconstruction and extension of the East Bank side of the Seigenthaler Pedestrian Bridge

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AGENDA ITEM VII – EASTPOINT UPDATE



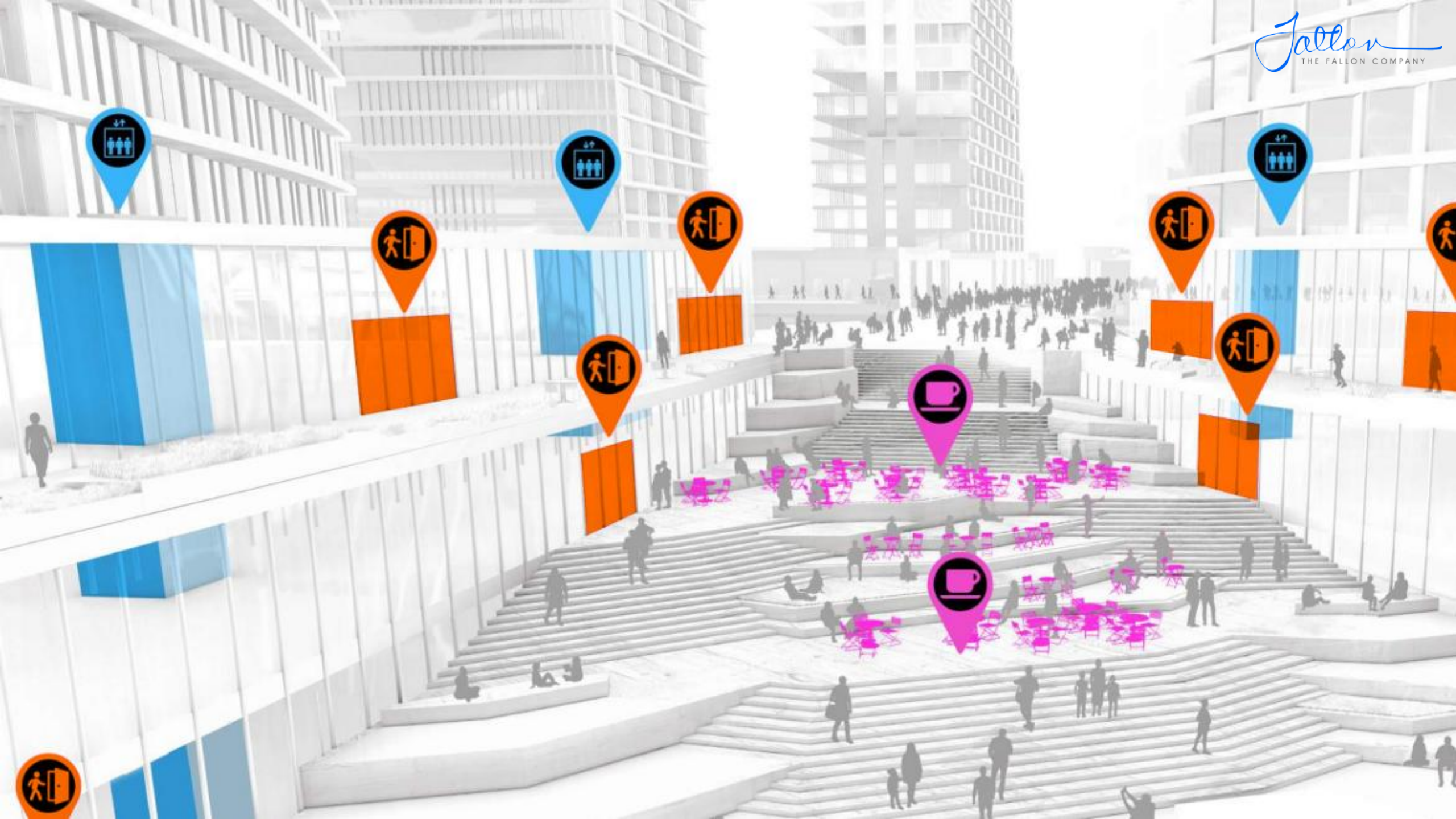
EBDA BOARD

Eastpoint Update

The Fallon Company

Overview of the Eastpoint development process





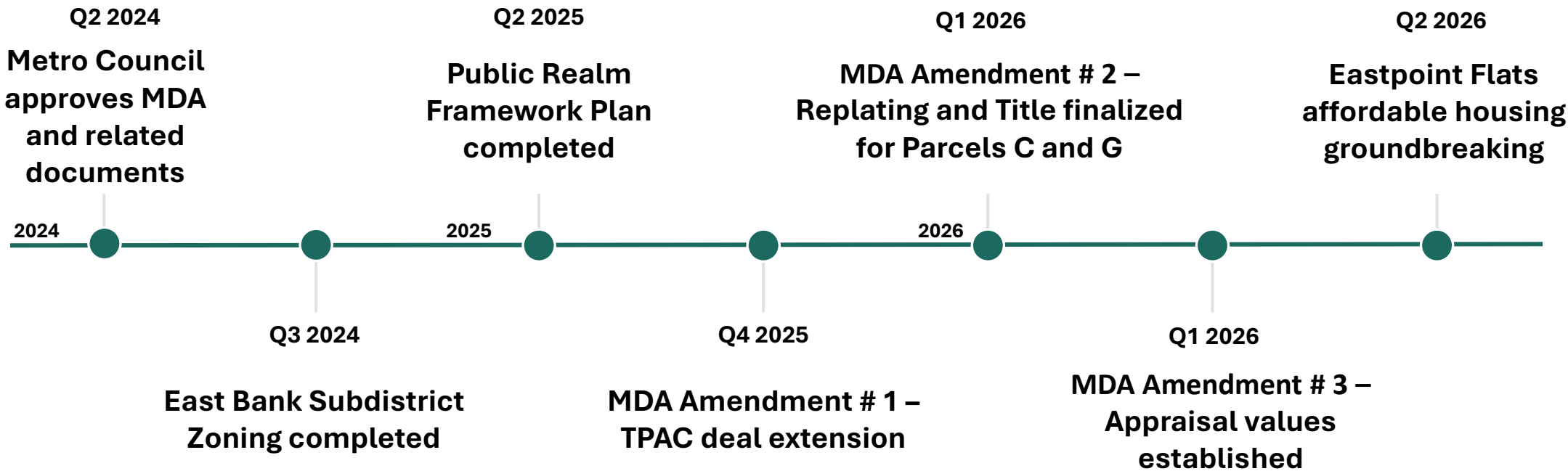








Completed to Date



A look at Eastpoint Flats



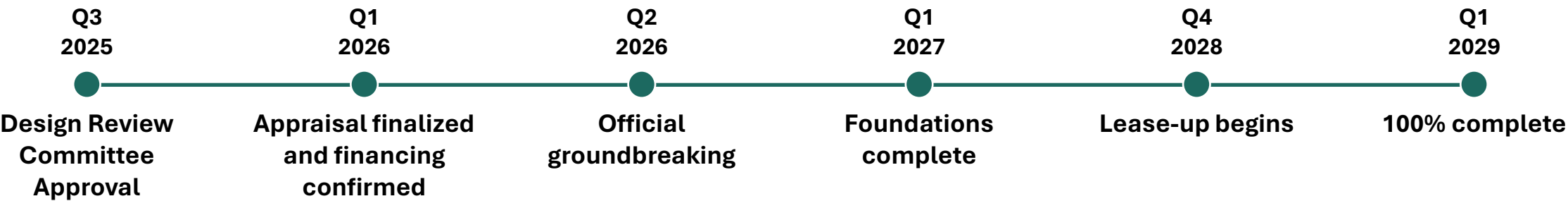
Construction underway

Eastpoint Flats • 323-unit, 100% affordable development • ~20,000 SF of retail, including a daycare facility

CURRENT PROGRESS



KEY DATES





Next steps for Eastpoint

01 *	DESIGN COORDINATION Ongoing Metro Planning/EBDA design review	Evolve design progress through recurring meetings with Metro Planning/EBDA in preparation for formal EB-DRC design review submission.	
02 *	PARCEL C HOTEL PROGRAM 600 Rooms + ~25K SF of retail	Q3 2027 Anticipated Groundbreaking	Q3 2030 Targeted Delivery
03 *	ENABLING INFRASTRUCTURE Utility tie-ins and finalize new intersection	Finalize Shelby Avenue access from the C1 Hotel and all utility tie-in locations with EBDA, Metro and NDOT.	
04	NEIGHBOR COORDINATION Continued collaboration with the Titans, TPAC, and other neighbors	Maintain the open communication that has made those relationships transparent and productive.	
05	EVENT READINESS Super Bowl site requirements	Continue discussions with CVB, Titans, Metro and EBDA to ensure Eastpoint site conditions to support a successful event.	

* Items 1,2 and 3 are interdependent and any unanticipated delay could impact the delivery schedule.

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QUESTIONS?

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