EAST BANK

EAST BANK DEVELOPMENT AUTHORITY

Board Meeting

October 27, 2026



EAST BANK

AGENDA ITEM IV –

2027 PROPOSED BOARD MEETING DATES

2027 PROPOSED BOARD MEETING DATES



9am, fourth Tuesday of every month

- 1/26
- 2/26
- 3/23
- 4/27
- 6/7 - combined May/Jun
- 7/27
- 8/24
- 9/28
- 10/26
- 12/06 – *combined Nov/Dec*

Next board meeting is Friday Dec 11 at 9am

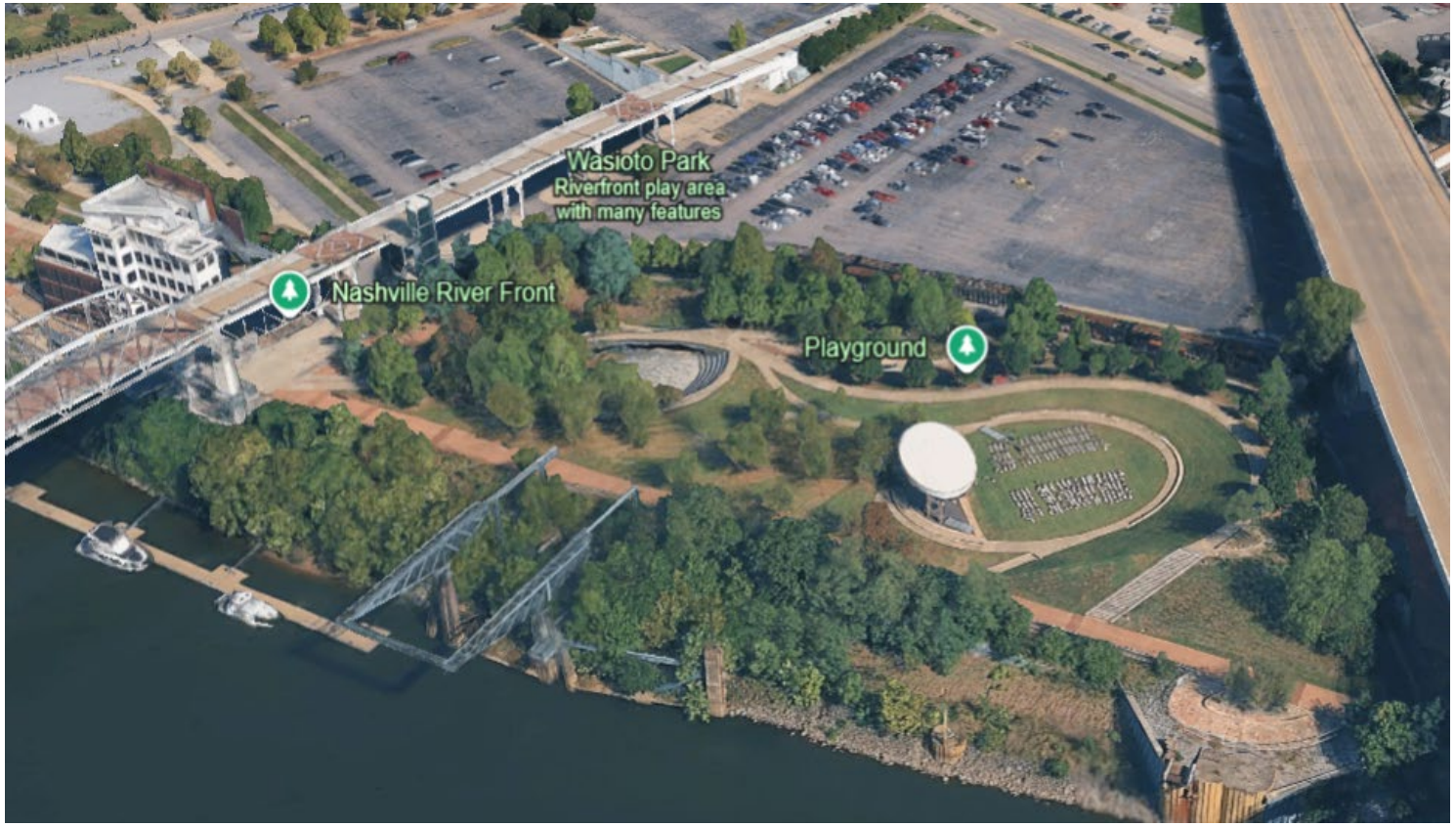
EAST BANK

AGENDA ITEM V – EBDA PROJECT STATUS REPORT



SEIGENTHALER BRIDGE CONNECTOR







Scope: Build 25ft wide ramp from Seigenthaler Bridge to Wasioto Park

Contractor: Reeves Young

Schedule: November 2026 – December 2027

SEIGENTHALER BRIDGE CONNECTOR



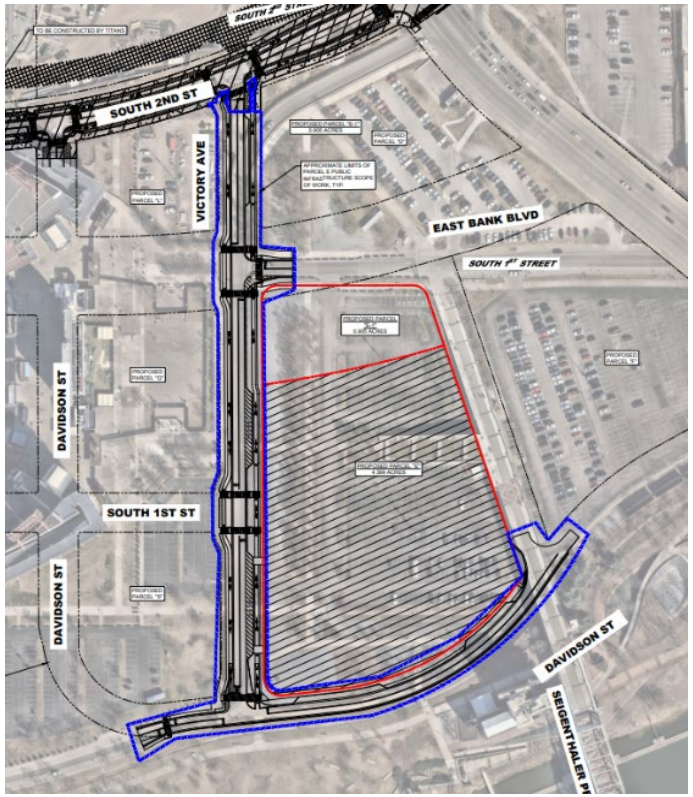






VICTORY AVENUE



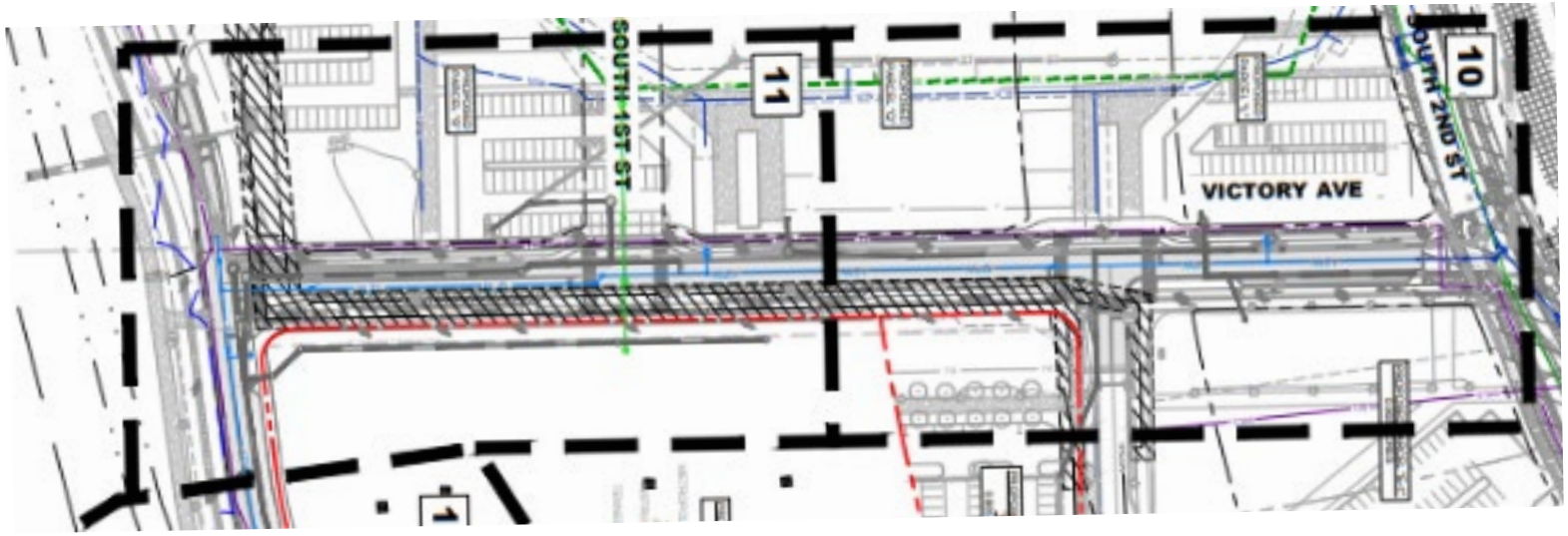


Scope: Underground utilities and roadway construction from S 1st St to S 2nd St (Partnering with TPAC for all of Victory Ave)

Contractor: JE Dunn

Schedule: November 2026 – 2028, in phases

Board Action: Approved MOU for design and construction August 2026



WOODLAND STREET NES DUCT BANK



Scope: Underground electrical duct bank from existing NES Substation to Interstate Dr, night work

Contractor: Garney

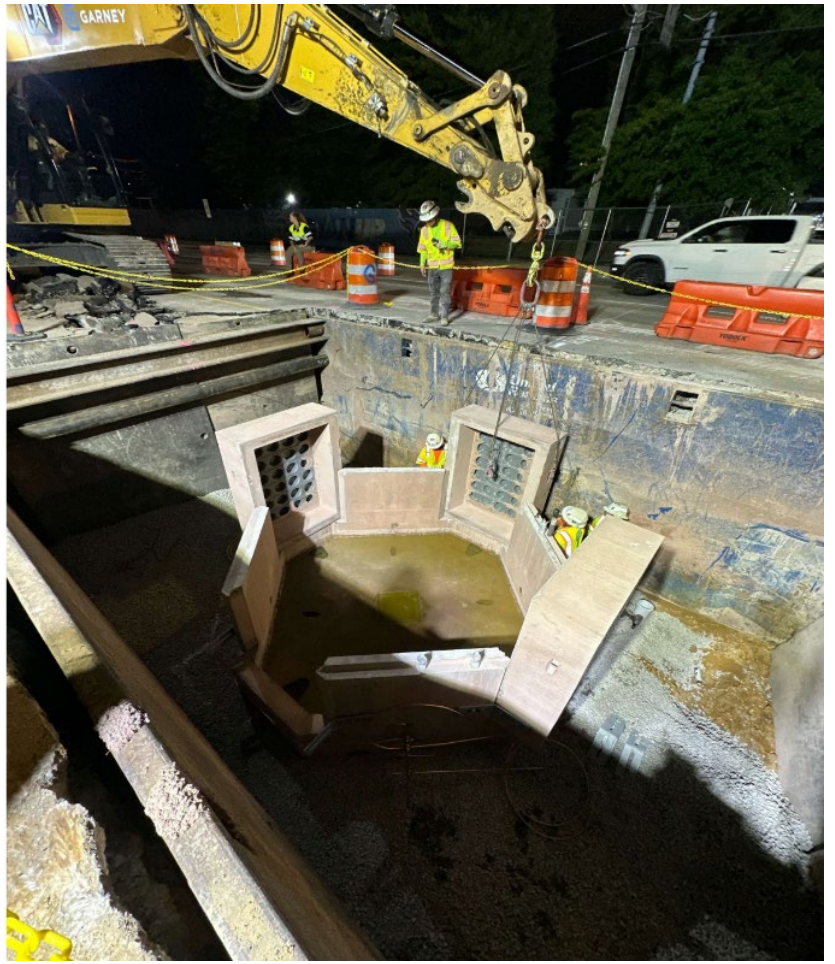
Schedule: June 2026 – Winter 2026

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

Project Budget: $6.6M

Completion: 55%

Completion Date: EOY 26



SHELBY AVE UTILITIES PHASE 1



Scope: Underground electric duct bank on south side of Shelby Avenue

*__Scope addition__: New water infrastructure on Shelby between Interstate Drive and S 2nd Street

Contractor: Middle Tennessee Infrastructure, Inc. (MTI)

Schedule: July 2026 - *Q2 2027

Approved Project Budget: $8,337,186

Drawdown: $1,382,991 (as of Oct 2026)

Completion: 20%

Completion Date: *May 2027



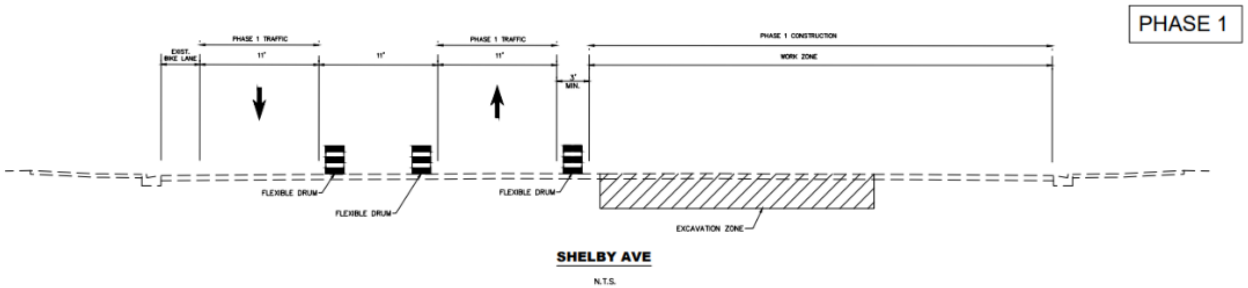
SHELBY AVE UTILITIES PHASE 1



- Scope added for additional water supply line to support Parcel C
  - Water line was included in Shelby Utilities Phase 2
  - Additional costs are within approved budget
  - Schedule implications

- Following the approved traffic plan, completion date with water line work is anticipated May 2027

- Assessing options with NDOT Permit Office to condense schedule to ensure completion ahead of pending JRP project





PARCEL C1 SITE READINESS



EBDA has been working with Metro Departments and Fallon to finalize the meeting of the following utility obligations in the Master Development Agreement (MDA) -

"obligated to ensure that there are, or will be as needed by Developer, sufficient utilities in the roads, including":

- Potable Water
- Sanitary Sewer
- Storm Sewer
- Electric
- Natural Gas
- Telecommunications

EAST BANK

AGENDA ITEM VI – TENNESSEE PERFORMING ARTS CENTER PROJECT UPDATE



TENNESSEE PERFORMING ARTS CENTER



EBDA BOARD PRESENTATION
OCTOBER 27TH, 2026

TPAC | BIG | WILLIAM RAWN ASSOCIATES | HASTINGS

DESIGN OVERVIEW
ROADS & UTILITY SCOPE
SCHEDULE & LOGISTICS
LONG TERM CONSTRUCTION SCHEDULE



AERIAL VIEW



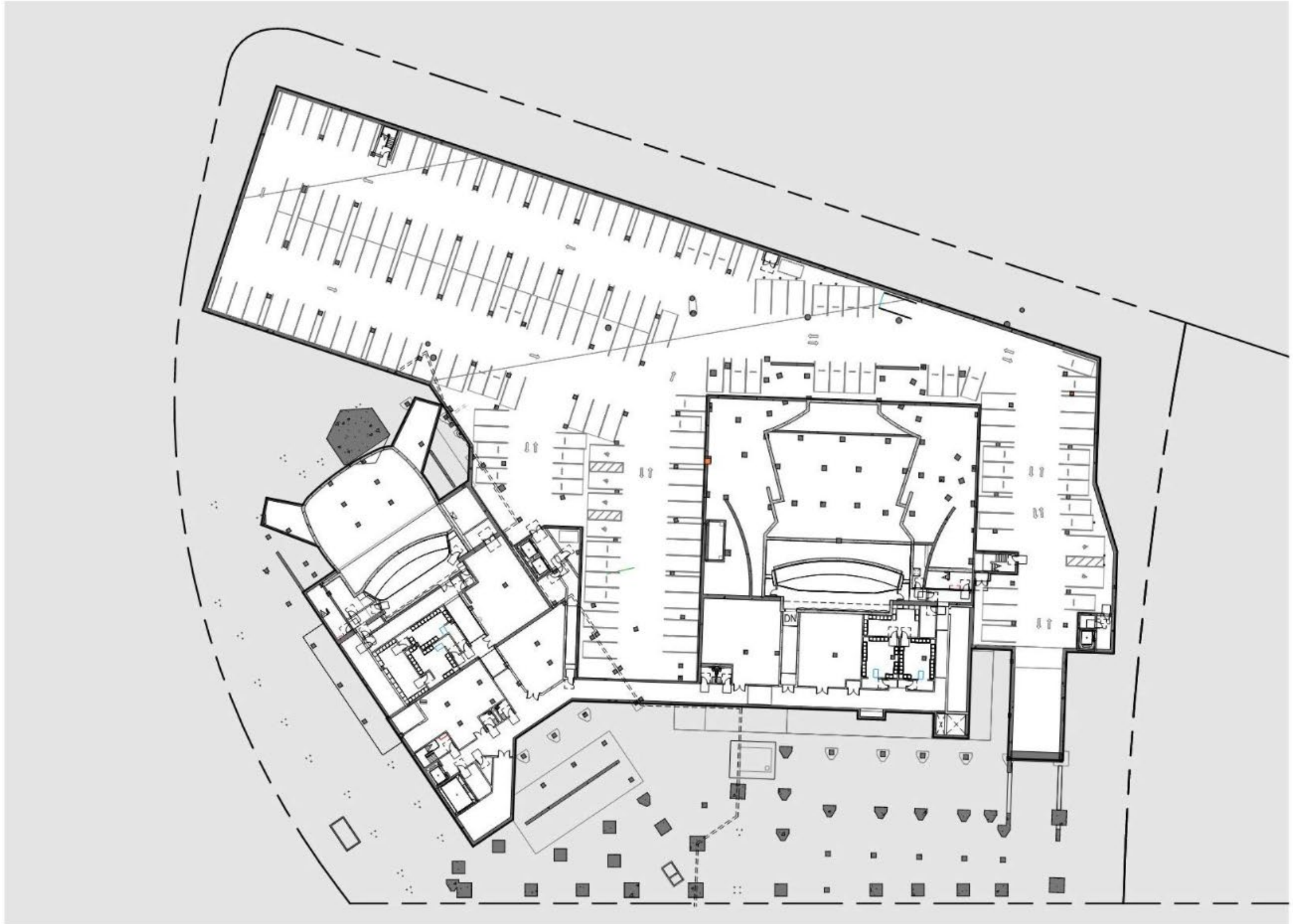
BRIDGE PLAZA



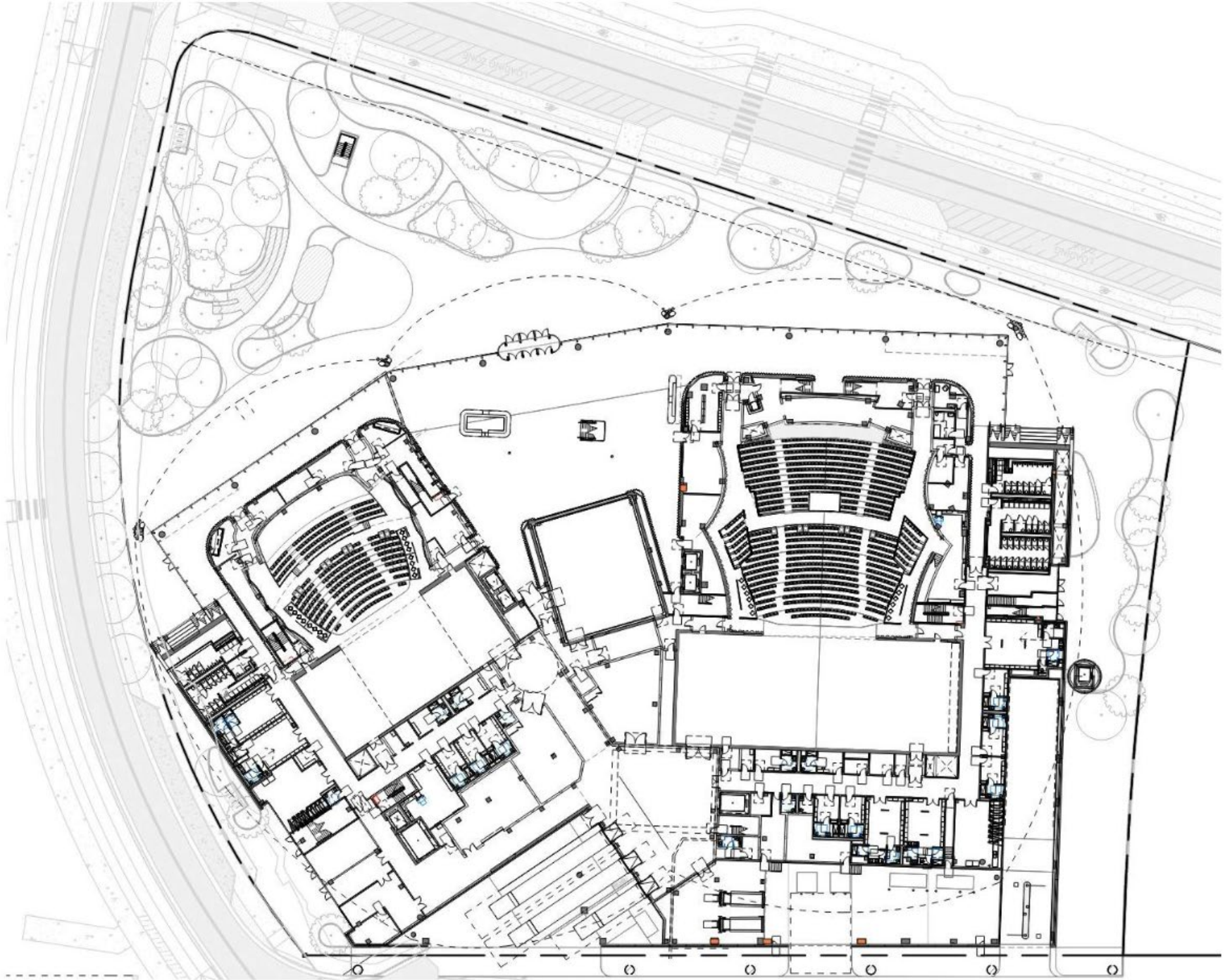
VICTORY AVE VIEW


VICTORY AVENUE
DAVIDSON STREET
POTENTIAL PEDESTRIAN ACCESS AREA
TPAC
SEE ARCHITECTURE DRAWINGS
N

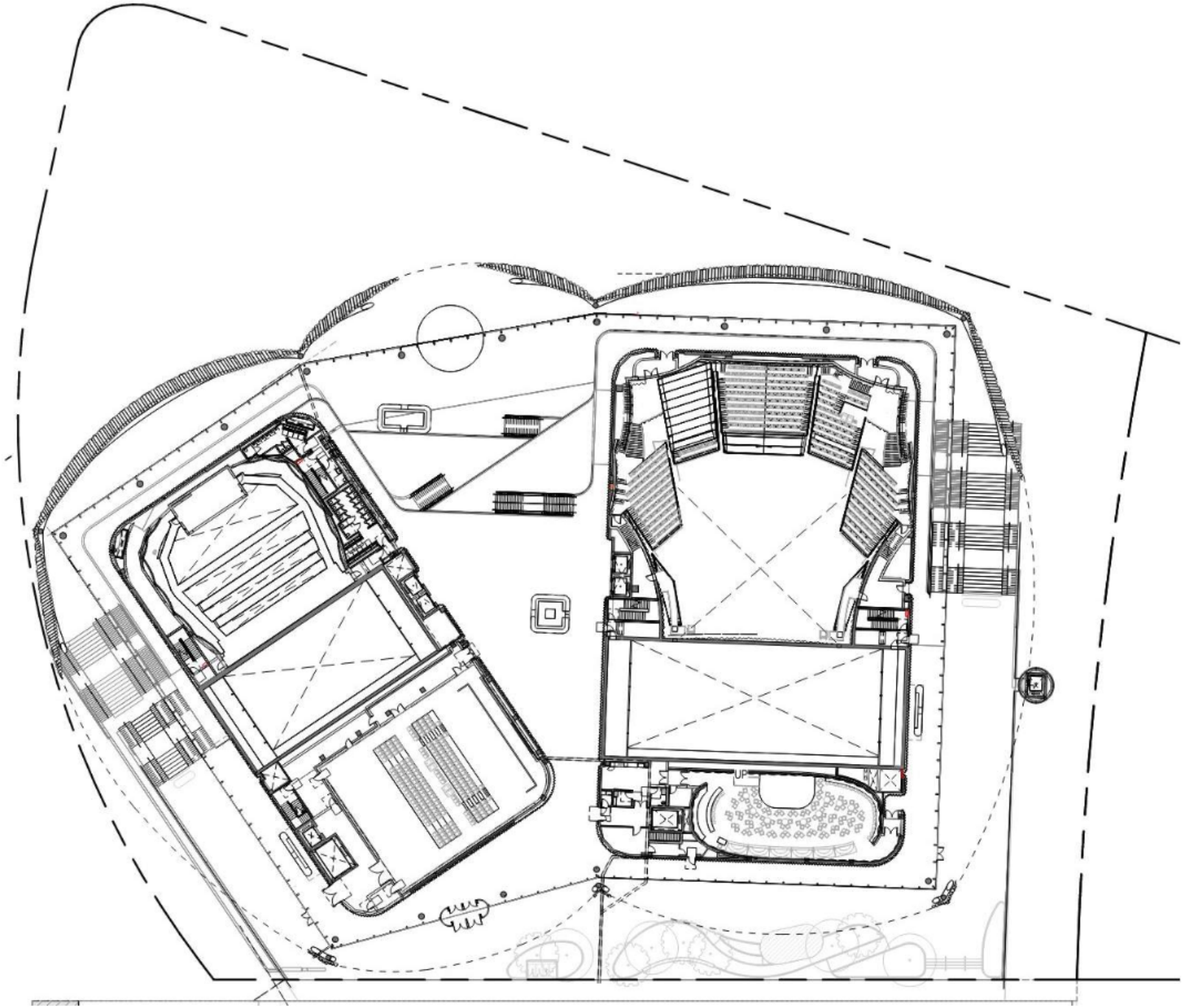
SITE PLAN



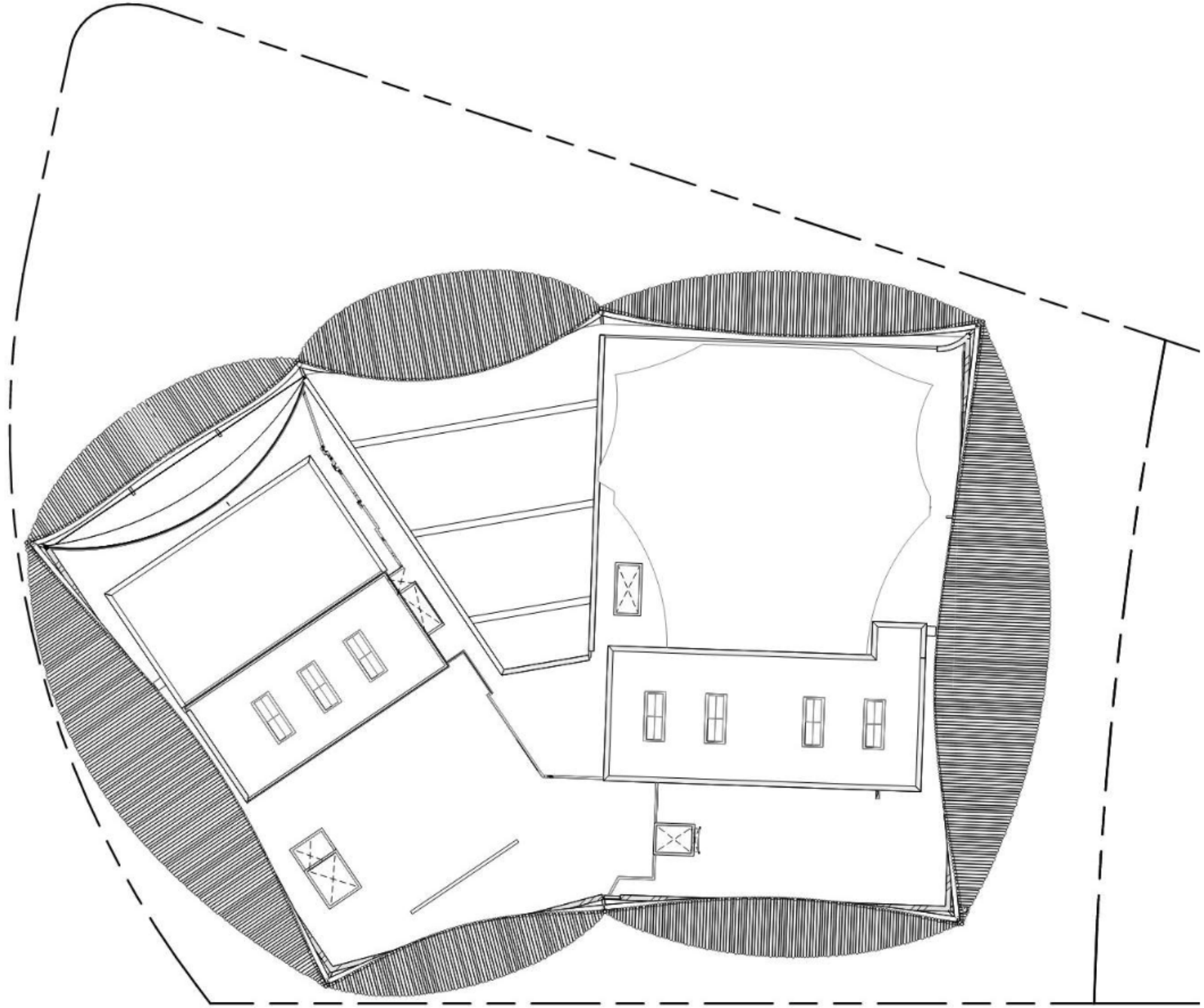
B1



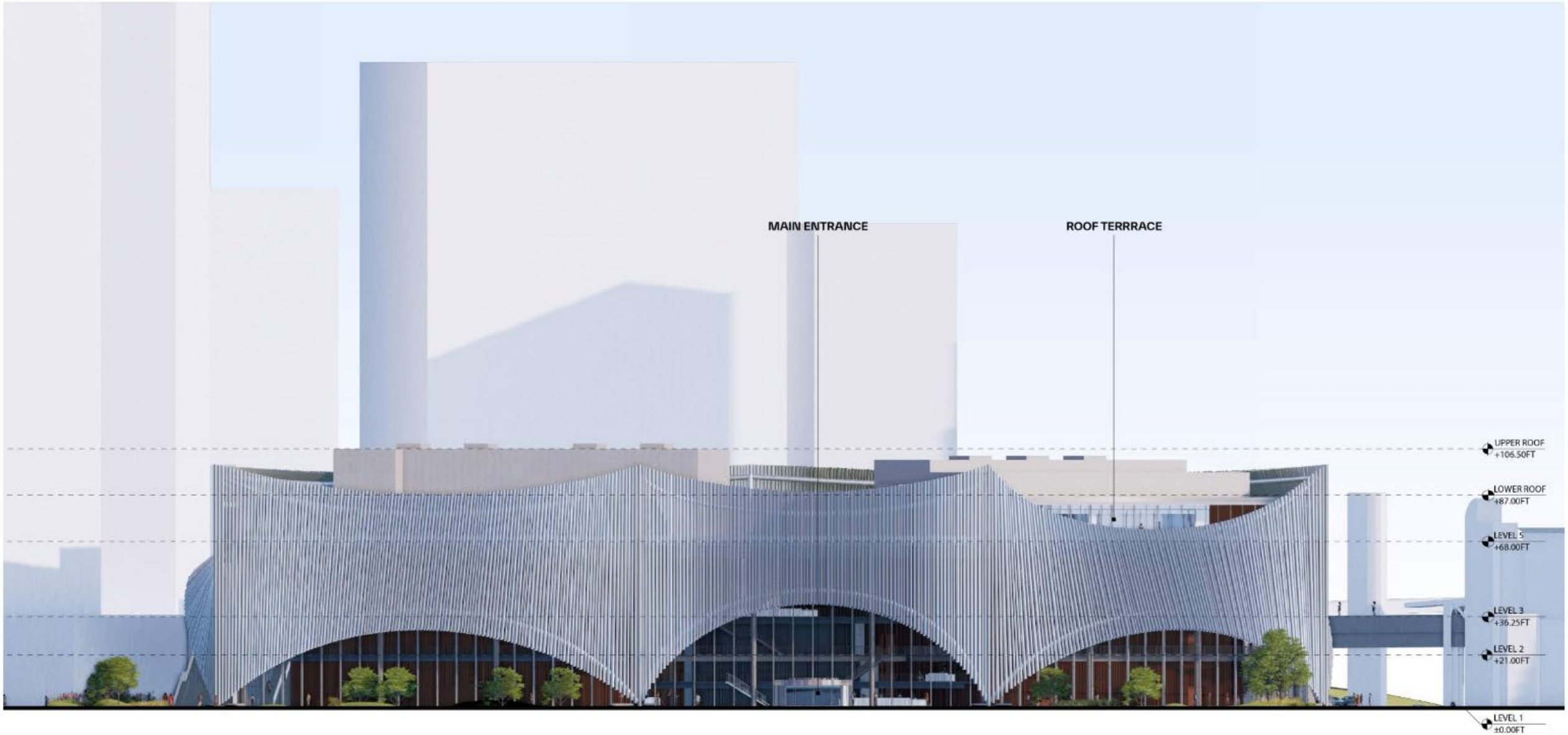
L1



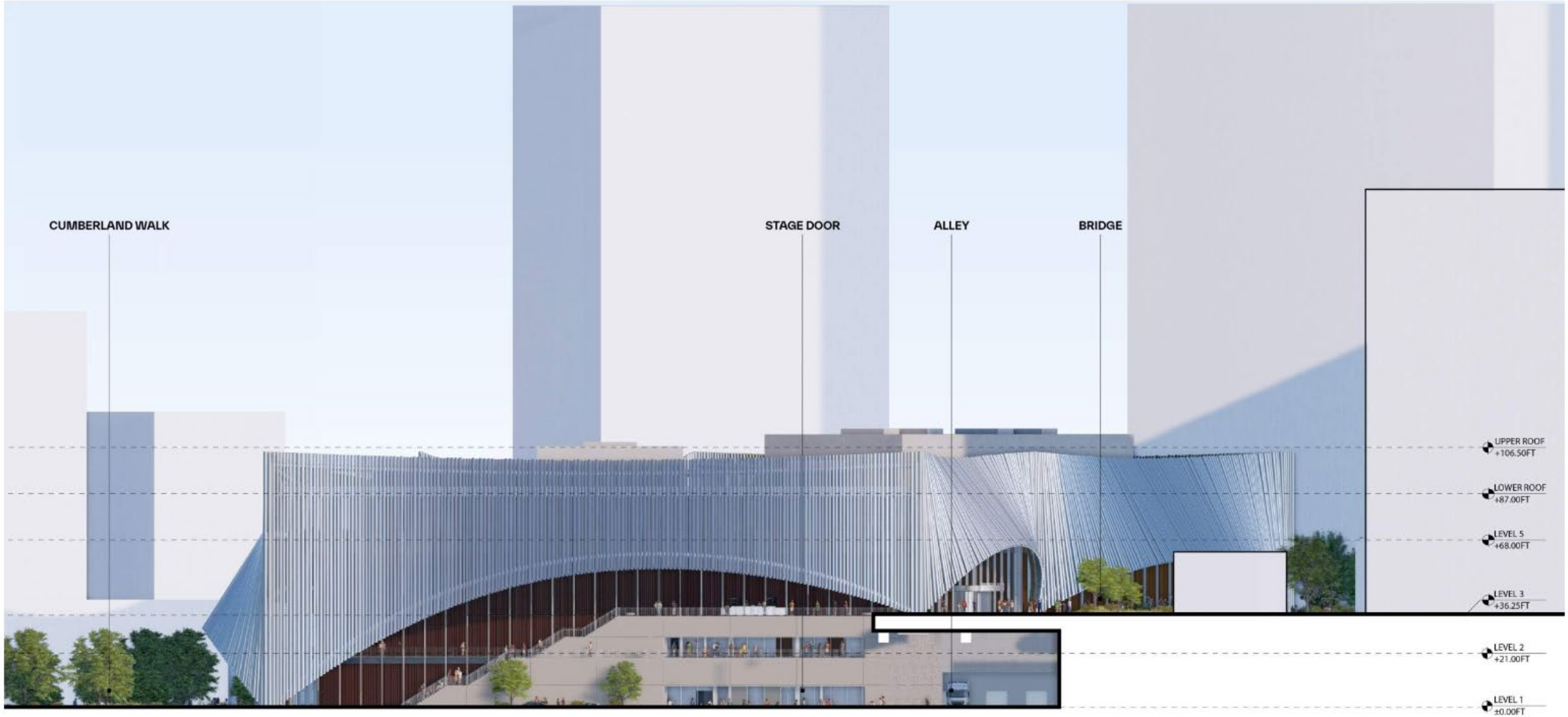
L3



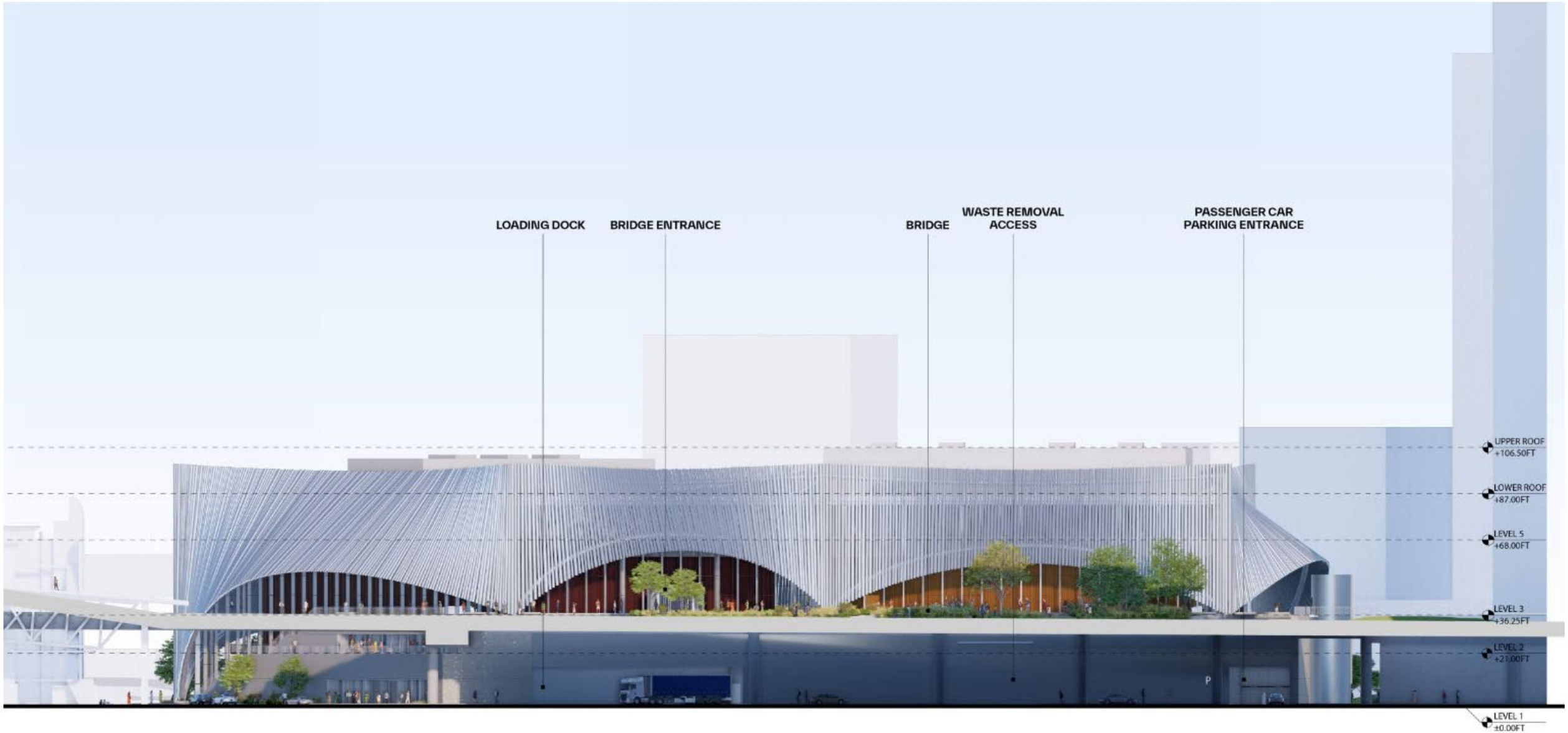
ROOF PLAN



ELEVATIONS NORTH



ELEVATIONS EAST



ELEVATIONS SOUTH



ELEVATIONS WEST

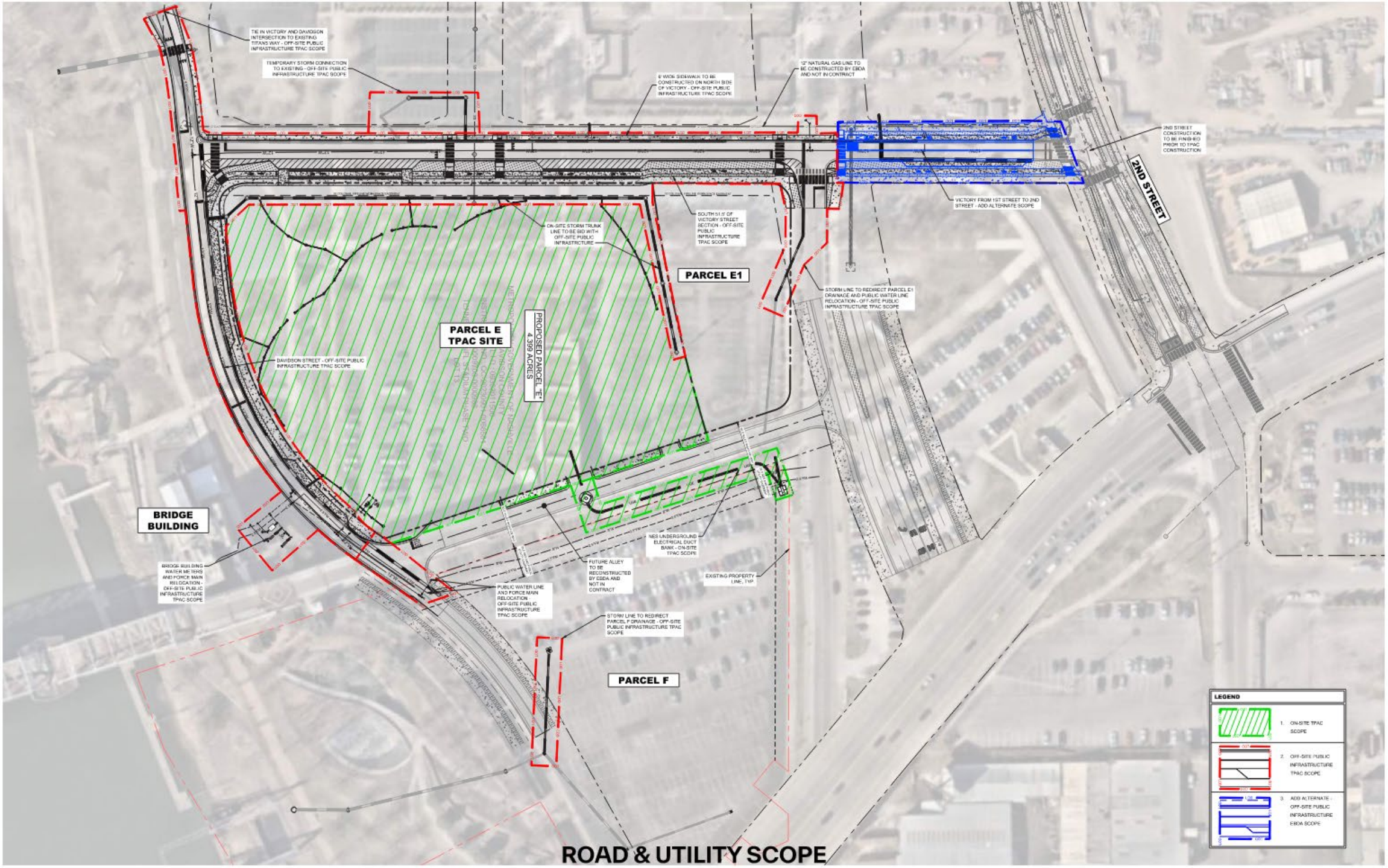


LOBBY CROSS SECTION



LOBBY LONG SECTION

ROADS & UTILITY SCOPE



ROAD & UTILITY SCOPE

LOGISTICS



ALT LOGISTICS PLAN 'A': 11/2/26 - 1/3/27



ALT LOGISTICS PLAN 'A': 1/4/27 - 1/31/27



ALT LOGISTICS PLAN 'A': 2/1/27 - 9/23/30

CONSTRUCTION SCHEDULE

	Name	Remaining Duration	Start	Finish
4036600, Tennessee Performing Arts Center		1,079	18-Jun-24 A	02-Feb-31
Summary		1,059	07-Nov-26	02-Feb-31
JED-0100	Start Construction	0	09-Nov-26	
SUM-2000	Overall Construction Duration (In Calendar Days)	1,456	09-Nov-26	04-Nov-30
JED-0060	Design Complete	0		04-Oct-27
JED-0040	Permits Received	0		09-Dec-27
JED-0400	Start-Up Perm Power	0	19-Sep-28	
JED-0200	2600 Theater Structure Complete	0		31-Oct-28
JED-0210	Main Building Structure Complete	0		14-Dec-28
JED-0220	650 Theater Structure Complete	0		29-Dec-28
JED-0500	Start-Up HVAC	0	01-Feb-29	
JED-0300	Skin Weather Tight	0		01-May-29
JED-0600	Substantial Completion	0		04-Nov-30
JED-0690	Building Turnover	0		04-Nov-30
JED-0610	Temporary Certificate of Occupancy (TCO)	0		04-Nov-30
JED-0620	Certificate of Occupancy	0		04-Nov-30
JED-0700	Project Completion	0		02-Feb-31
Key Construction Milestones		956	01-Feb-27	19-Nov-30
JED-0560	Groundbreaking	0	01-Feb-27	
JED-0530	Sanitary, & Water Utility Connections	0		05-Feb-27
JED-0510	Titans Stadium Demo	264	12-Mar-27	27-Mar-28
JED-0570	Erect Tower Cranes	0	11-Jun-27	
JED-0520	Bridge Construction - Coordinated	370	28-Mar-28	11-Sep-29
JED-0630	2600 Theater Temp Roof	0		17-Oct-28
JED-0640	650 Theater Temp Roof	0		23-Jan-29
JED-0650	2600 Theater Dance Floor Removed	0		27-Jun-29
JED-0660	2600 Theater Perimeter Scaffold Removal Start	0	06-Jul-29	
JED-0670	650 Theater Perimeter Scaffold Removal Start	0	23-Jul-29	
JED-0680	650 Theater Dance Floor Removed	0		03-Aug-29
JED-0540	2030 Super Bowl Window	2	30-Jan-30	12-Feb-30
JED-0580	650 Theater Hard Hat Concert	0	19-Nov-30	
JED-0550	2600 Theater Hard Hat Concert	0	19-Nov-30	
Tower Cranes		456	15-Jun-27	03-Apr-29
SUM-3020	West Crane	451	15-Jun-27	27-Mar-29
SUM-3010	Middle Crane	451	15-Jun-27	27-Mar-29
SUM-3000	East Crane	451	15-Jun-27	27-Mar-29
SUM-3030	Dismantle Tower Cranes	5	28-Mar-29	03-Apr-29
Seasonal Events		57	07-Nov-26	03-Jan-27
SE1000	SEMO vs TSU	0		07-Nov-26
SE1010	TSU vs Eastern Illinios	0		14-Nov-26



Current
Progress
Critical

Milestones
Summary

Date Date: 12-Oct-26 / Run Date: 23-Oct-26

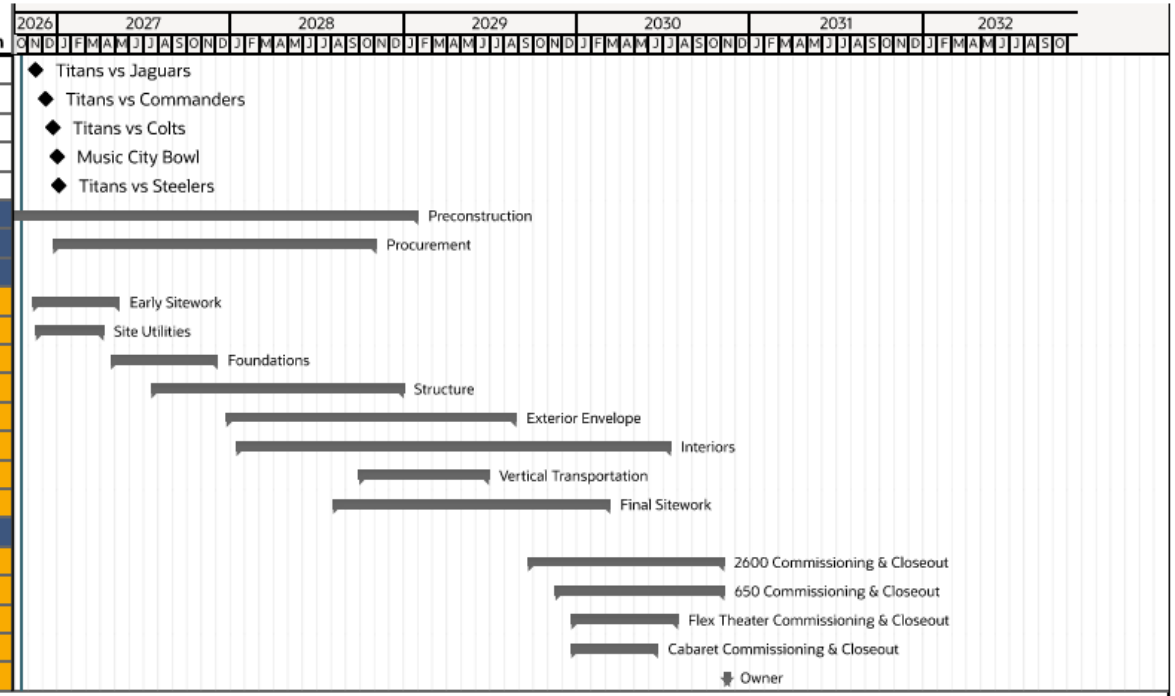
24036600, Tennessee Performing Arts Center

JE Dunn Construction Company

Remaining Activities

SCHEDULE

	Name	Remaining Duration	Start	Finish
SE1020	Titans vs Jaguars	0		15-Nov-26
SE1030	Titans vs Commanders	0		06-Dec-26
SE1040	Titans vs Colts	0		20-Dec-26
SE1050	Music City Bowl	0		30-Dec-26
SE1060	Titans vs Steelers	0		03-Jan-27
Preconstruction		580	18-Jun-24 A	29-Jan-29
Procurement		474	21-Dec-26	01-Nov-28
Construction		922	09-Nov-26	15-Jul-30
Early Sitework		125	09-Nov-26	07-May-27
Site Utilities		98	13-Nov-26	06-Apr-27
Foundations		158	19-Apr-27	01-Dec-27
Structure		370	15-Jul-27	29-Dec-28
Exterior Envelope		425	21-Dec-27	23-Aug-29
Interiors		626	13-Jan-28	15-Jul-30
Vertical Transportation		190	27-Sep-28	27-Jun-29
Final Sitework		396	01-Aug-28	07-Mar-30
Commissioning & Closeout		290	17-Sep-29	18-Nov-30
2600 Commissioning & Closeout		280	17-Sep-29	04-Nov-30
650 Commissioning & Closeout		239	13-Nov-29	04-Nov-30
Flex Theater Commissioning & Closeout		150	17-Dec-29	31-Jul-30
Cabaret Commissioning & Closeout		120	17-Dec-29	18-Jun-30
Owner		10	05-Nov-30	18-Nov-30



Current
Progress
Critical

Milestones
Summary

Date Date: 12-Oct-26 / Run Date: 23-Oct-26

24036600, Tennessee Performing Arts Center

JE Dunn Construction Company

Remaining Activities

JE DUNN®

SCHEDULE


TPAC

EAST BANK

AGENDA ITEM VII – RESOLUTION APPROVING FUNDING OF EAST BANK INFRASTRUCTURE



EAST BANK INFRASTRUCTURE FUNDING



- Partnership between Metro and TDOT on lowering and reconstruction of James Robertson Parkway (JRP).

- TDOT has selected a partner for the design and construction through a Progressive Design Build approach-
  - Wright Brothers Construction



TDOT James Robertson Pkwy– Project Area

IMAGINE EAST BANK – JAMES ROBERTSON PKWY



- Imagine East Bank recommended major infrastructure moves including JRP modification.

9.3 FUTURE ACTION ITEMS CONT.

STREETSCAPES AND PEDESTRIAN REALM (CONT.)

17.	Enhance the pedestrian realm with street furniture — including public art, gateway markers, wayfinding signage, and pedestrian-scaled lighting.		■		■
18.	Coordinate with NDOT Engineering to establish a strong access management tool to consolidate vehicular access points on all public roads to facilitate pedestrian/cyclist safety		■		
19.	Clear up visual clutter by burying overhead lines, consolidating access points/curb-cuts, and encouraging pedestrian-scaled signage.		■		■
20.	Continue working with TDOT and NDOT to connect Grace Street to the East Bank Boulevard via a bicycle/pedestrian-exclusive connection	■	■		
21.	As TDOT reassesses the condition of the James Robertson Parkway bridge, explore how the approach of the James Robertson Parkway viaduct should be modified in order to create an at-grade crossing with the East Bank Boulevard.		■		



TDOT James Robertson Pkwy– Project Area

JAMES ROBERTSON PKWY DESIGN STATUS



- TDOT's Program Management Consultant, HNTB, provides project management and delivery support.
- TDOT's General Engineering Consultant, American Structure Point, leads design coordination.
- Wright Brothers Construction serves as the Progressive Design Build contractor, with Neel-Schaffer providing engineering services.

Milestone	Estimated Timing
Industry Outreach Meeting	January 7, 2026
Mandatory Pre-Proposal Meeting	January 21, 2026
Contract Design-Build Team	April 2026
Construction Begins	Q2 2027
Substantial Completion	Q3 2029

RESOLUTION - FUNDING OF EAST BANK INFRASTRUCTURE



- Commits EBDA to funding up to $65M and allows for funding certainty within the partnership with Metro and the State.
- Turns an existing barrier into a gateway between downtown and the East Bank, per Imagine East Bank
- EBDA retains the full amount of funds and transfers as needed, not in one lump sum.

EAST BANK

AGENDA ITEM VIII – EASTPOINT UPDATE



Eastpoint Update

The Fallon Company

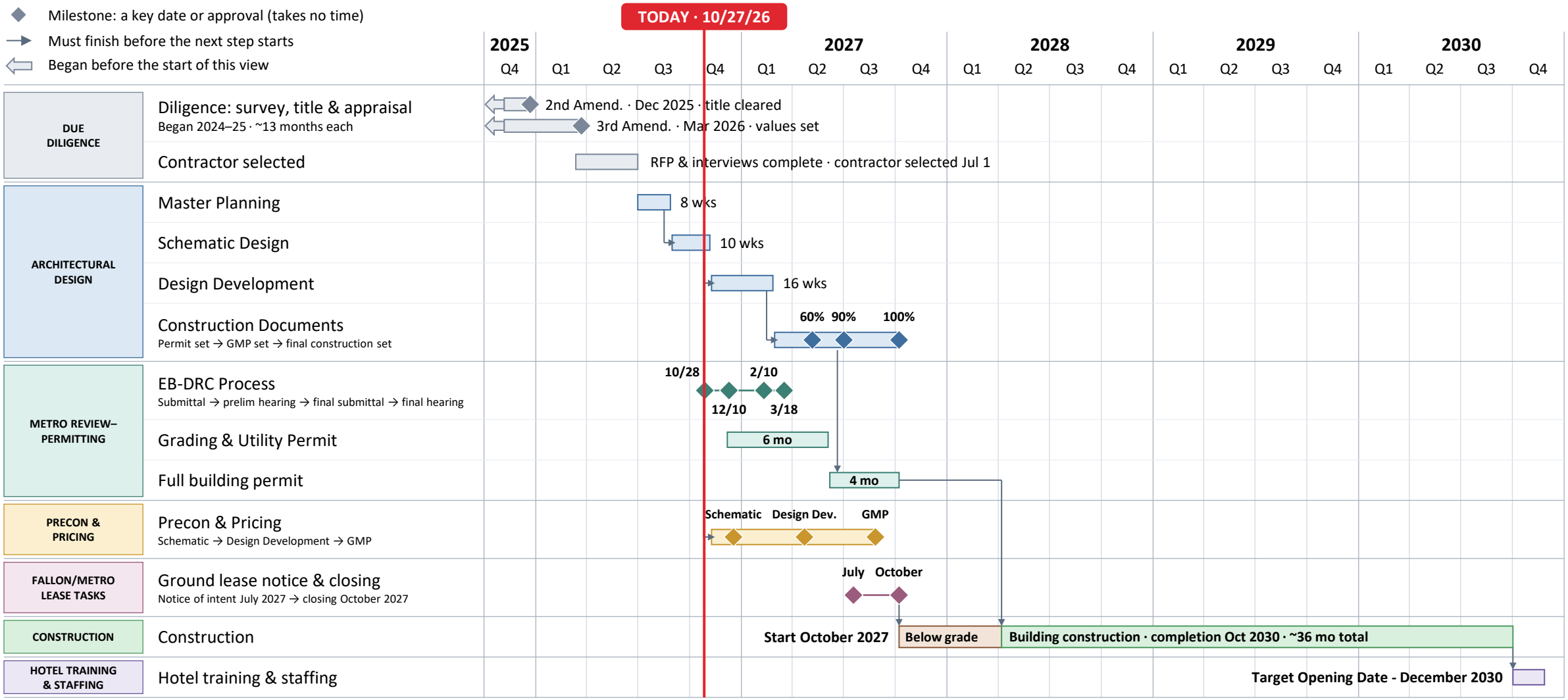
EBDA BOARD PRESENTATION

OCTOBER 27, 2026

Parcel C-1 Hotel Schedule

Schedule subject to change due to market conditions, permits, inspections and approval delays, materials and labor availability, pandemics, tariffs and other unknown local/national conditions that could impact the project

EBDA Meeting – 10/27/26



Key: EBDA = East Bank Development Authority · EBDRC = East Bank Development Review Committee · MDA = Master Development Agreement between Metro and Fallon · IDA = Initial Development Area (defined in the MDA) · GMP = Guaranteed Maximum Price contract between Fallon and the contractor

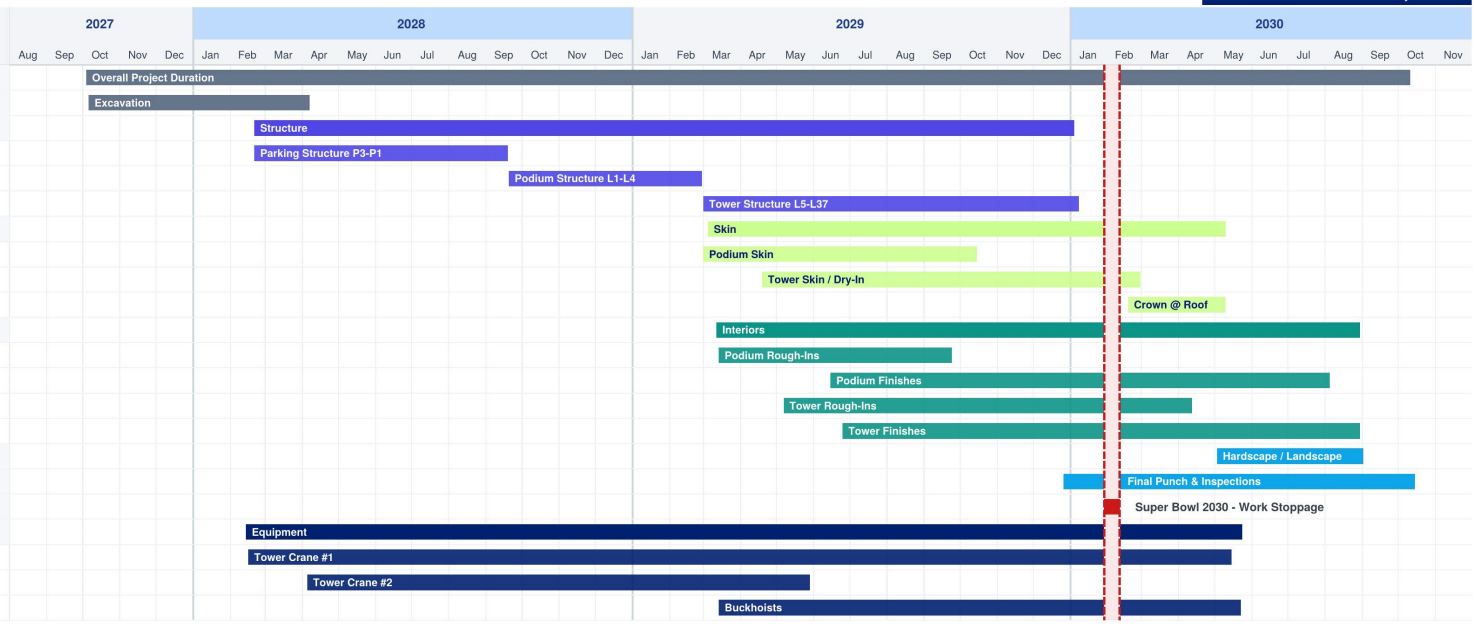
Brasfield & Gorrie Construction Schedule

BRASFIELD & GORRIE

Eastpoint Hotel Schedule

DATE: OCTOBER 22, 2026

ACTIVITY	START	END	DUR
Overall Project Duration	Oct 4, 2027	Oct 11, 2030	**~36.25mo** (~158wk)
Excavation	Oct 6, 2027	Apr 7, 2028	**~6.25mo** (~27wk)
Structure	Feb 21, 2028	Jan 4, 2030	**~22.5mo** (~98wk)
Parking Structure P3-P1	Feb 21, 2028	Sep 19, 2028	**~7mo** (~30wk)
Podium Structure L1-L4	Sep 20, 2028	Feb 28, 2029	**~5.5mo** (~24wk)
Tower Structure L5-L37	Mar 1, 2029	Jan 8, 2030	**~10mo** (~44wk)
Skin	Mar 5, 2029	May 10, 2030	**~14.25mo** (~62wk)
Podium Skin	Mar 1, 2029	Oct 15, 2029	**~7.5mo** (~32wk)
Tower Skin / Dry-In	Apr 19, 2029	Feb 28, 2030	**~10.5mo** (~45wk)
Crown @ Roof	Feb 18, 2030	May 10, 2030	**~2.75mo** (~12wk)
Interiors	Mar 12, 2029	Aug 30, 2030	**~17.75mo** (~77wk)
Podium Rough-Ins	Mar 14, 2029	Sep 24, 2029	**~6.5mo** (~28wk)
Podium Finishes	Jun 15, 2029	Aug 5, 2030	**~13.5mo** (~59wk)
Tower Rough-Ins	May 7, 2029	Apr 12, 2030	**~11.5mo** (~49wk)
Tower Finishes	Jun 25, 2029	Aug 30, 2030	**~14.25mo** (~62wk)
Hardscape / Landscape	May 3, 2030	Sep 2, 2030	**~4mo** (~17wk)
Final Punch & Inspections	Dec 26, 2029	Oct 15, 2030	**~9.75mo** (~42wk)
Super Bowl 2030 - Work Stoppage	Jan 29, 2030	Feb 11, 2030	**~0.5mo** (~2wk)
Equipment	Feb 14, 2028	May 24, 2030	**~27.5mo** (~119wk)
Tower Crane #1	Feb 16, 2028	May 15, 2030	**~27.25mo** (~118wk)
Tower Crane #2	Apr 5, 2028	May 29, 2029	**~13.75mo** (~60wk)
Buckhoists	Mar 14, 2029	May 23, 2030	**~14.5mo** (~63wk)





EAST PERSPECTIVE



WEST PERSPECTIVE

03 - BUILDING CONCEPT - **EXTERIOR RENDERINGS**

THE FALLON COMPANY

BLUR WORK SHOP



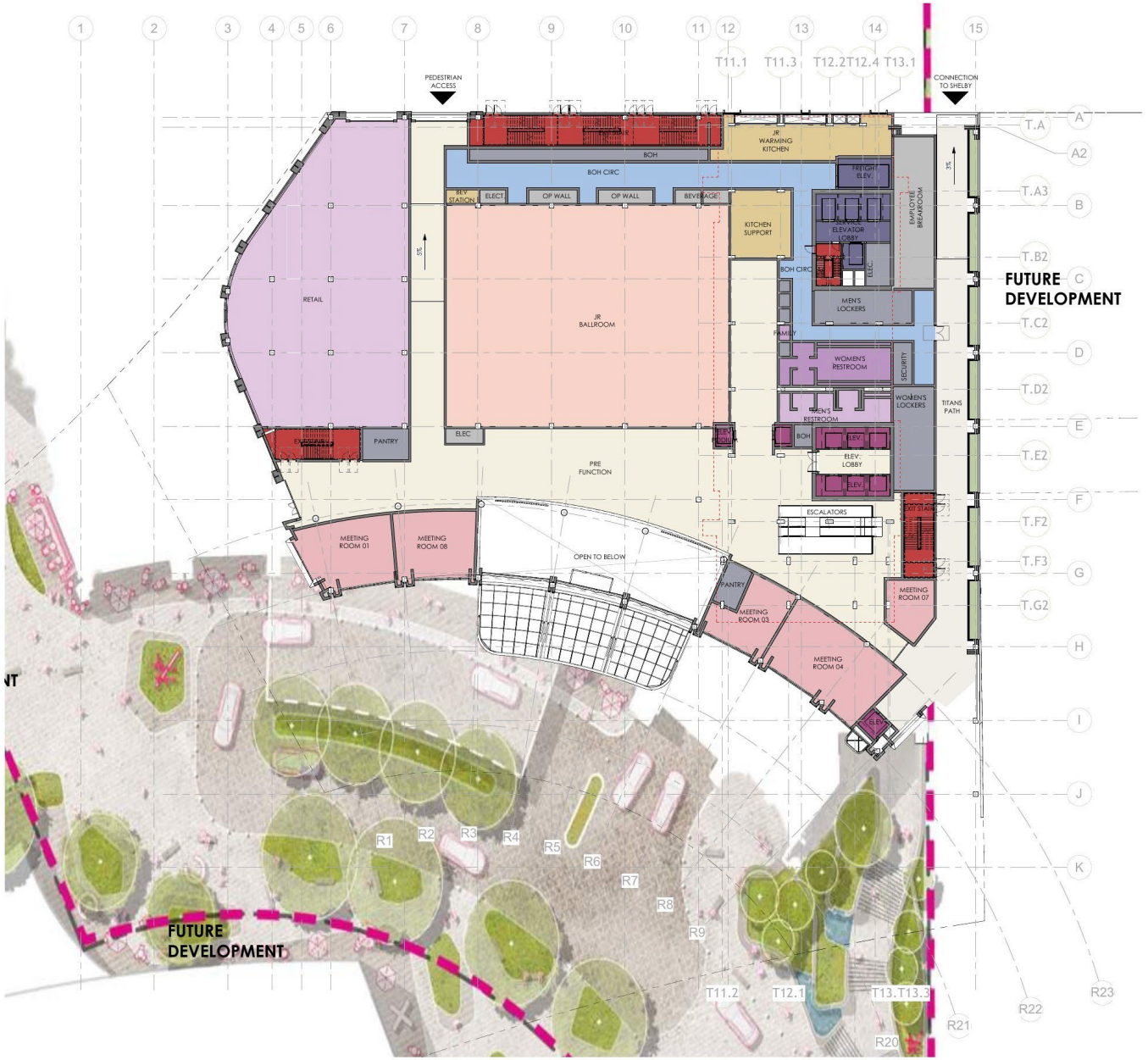
SOUTH-EAST AERIAL



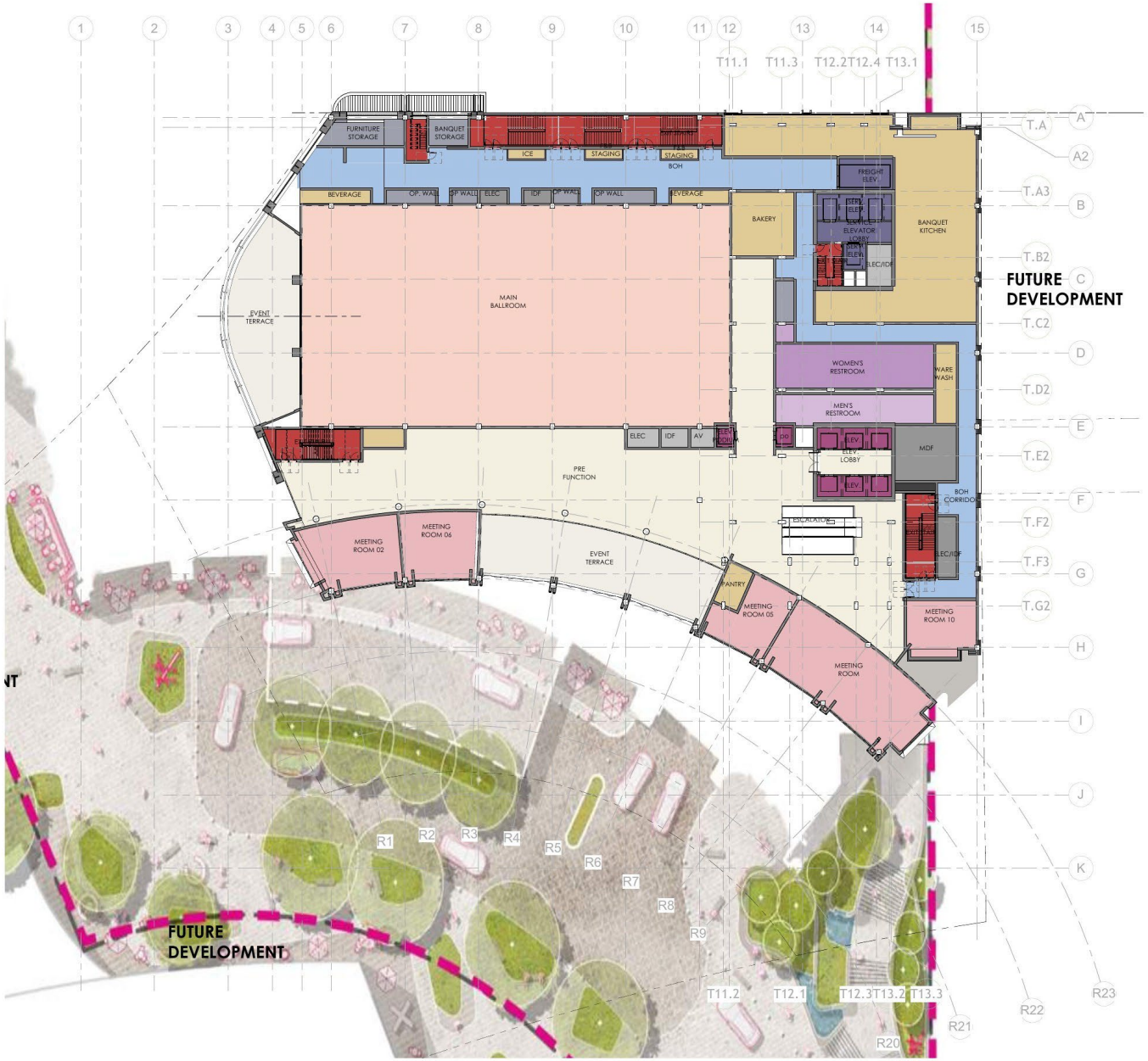
04 - ARCHITECTURAL DESIGN - **FLOOR PLAN - LEVEL 01 - GROUND FLOOR**

THE FALLON COMPANY

BLUR WORK SHOP



04 - ARCHITECTURAL DESIGN - **FLOOR PLAN - LEVEL 02 - JR BALLROOM**



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04 - ARCHITECTURAL DESIGN - **FLOOR PLAN - LEVEL 03 - MAIN BALLROOM**

Artville After Dark

September 24, 2026











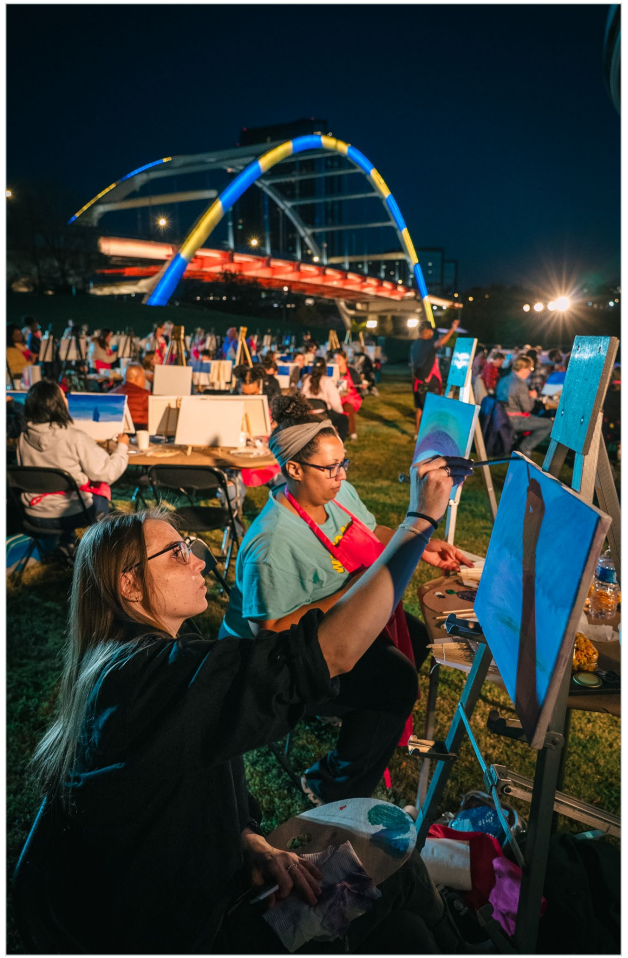
Painting on the Point

October 22, 2026













Painting on the Point

October 22, 2026




EAST BANK
QUESTIONS?
STAY IN THE KNOW
NASHEASTBANK.ORG/CONNECT