



THE SPORTS AUTHORITY OF THE
METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY

FINANCE COMMITTEE MEETING - MINUTES

THURSDAY, SEPTEMBER 17, 2026 9:30AM GEODIS PARK – GOAL POST CLUB

Attendees

Finance Committee: Russ Pulley (Chair), Aaron McGee (Treasurer), Jon Glassmeyer, Victor Wynn

Board Members: Dan Hogan (Chair), Jad Duncan (Vice Chair), Kim Adkins, Tiffany Degrafinreid, Kendell Poole, Adam Sansiveri

Staff: Monica Fawknorton (President), Valda Barksdale, Brandon Little, Melissa Wells, Josh Thomas (Metro Legal), Sam Keen (Metro Legal)

Visitors: Kyle Clayton (Preds), Bradley Crafton (Metro Finance), Haley Davidson (Titans), Kellen DeCoursey (Titans), Adam English (Sounds), Todd Folks (Terrain Civil), Annabella Gelmetti (Metro Finance), David Gripe (JLL), Heather Hill (Cumming Group), Keith Hegger (Preds), Kristen Heggie (Cumming Group), Ryan Johnson (Pillars), Michelle Lane (Metro Finance), Necol Lyons (Metro Finance), Eli Molecke (Press), Jeff Oldham (Bass Berry & Sims), Doug Scopel (Sounds), Lindsey Paola (NSC), Jenneen Reed (Metro Finance)

Call to Order

Committee Chair Russ Pulley called the Finance Committee meeting of the Sports Authority to order and welcomed all in attendance.

Public Comment Period Pursuant to TN Open Meetings Act, Tenn. Code Ann. § 8-44-101

There were no sign-ups for public comments.

Consider approval of August 20, 2026 Finance Committee Meeting Minutes

Chair Pulley asked if there were questions or comments pertaining to the August 20, 2026, meeting minutes. There being none,

Upon a motion made by Director Wynn and seconded by Director Glassmeyer, the Finance Committee unanimously approved the August 20, 2026, meeting minutes.

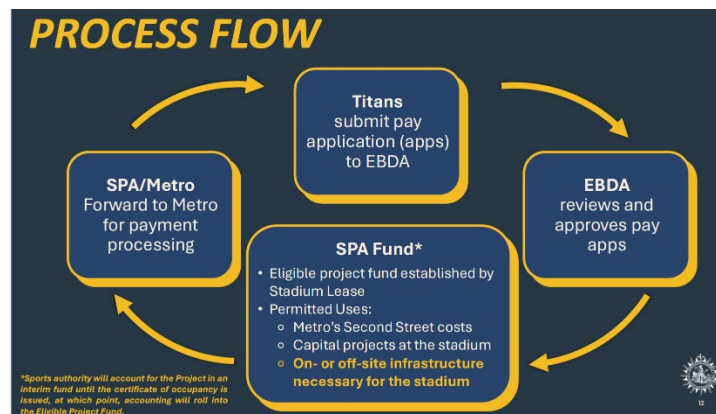
Consider approval of a Resolution requesting a change order to the scope of work related to the East Bank Stadium Project and providing for a portion of the funding therefor

President Fawknorton reported that the resolution requests a change order to the scope of work related to the East Bank Stadium Project for the purpose of the demolition and reconstruction of a portion of the Seigenthaler Pedestrian Bridge. Kellen DeCoursey, Titans Project Executive, noted the importance of the bridge expansion as a critical asset for the East Bank Development project as a whole and its role as a large contributor to a successful fan experience at the stadium. The expansion will be the main route for over 50% of Nissan Stadium guests. Jenneen Reed, Metro Director of Finance and Mr. DeCoursey gave an overview of the following:

- **Why is a Change Order Needed?** The pedestrian bridge is a critical infrastructure needed for pedestrians to access the Titans stadium and to ensure Super Bowl readiness. The reconstruction of the bridge will provide a reduction of pedestrian and vehicle conflict and offer increased public safety. The expansion will go over the new East Bank Boulevard and deposit pedestrians directly onto the Titans campus. It will also serve as a major conveyor for the Imagine East Bank Vision Plan.
- **What is the Project?** It is the Seigenthaler Pedestrian Bridge Extension Reconstruction Project which will serve as an anchor piece of infrastructure for the Titans as well as the future for the East Bank expansion. Directing the board's attention to images of the proposed expansion, Ms. Reed noted that

the expansion will start near the Bridge Building/east bank side of the bridge and then connect via concrete steps down into the Titans Campus.

- **Scope of Work?** The project will involve construction of a connection to the existing Seigenthaler Pedestrian Bridge near Wasioto Park Bridge that connects with the new stadium campus via East Bank Boulevard. The expansion will be approximately 750 feet long and 35 feet wide consisting of a walking painted concrete surface, with handrails along the edges, supportive decorative columns and potential ADA compliant elevators. Expected cost is not to exceed \$75M.
- **Timeline?** Construction will last approximately 26 months. Early design coordination with East Bank Partners (Metro Finance/Planning/Parks/Transportation, Titans, Sports Authority, EBDA, TPAC & Fallon Company) will begin during the 4th quarter of 2026. Geotech/environmental assessment, further designing, early utility relocations, permitting, early enabling work and construction will commence in 2027. Demolition and major construction will start in 2028 with an anticipated opening in fall 2029. The Seigenthaler Bridge Connector will be open and functioning prior to demolition.
- **Roles & Responsibilities?** The Sports Authority will enforce the terms of the Stadium Development Agreement and will also receive monthly pay applications before forwarding to Metro for payment processing. The Titans will agree to the change order adding the project to the Stadium Development Agreement's scope of work. They will also engage designers and contractors, manage project budget, assemble monthly pay applications as well as accounts receivables and payables. Titans will also be responsible for designs, schedules and cost that will be subject to the reasonable approval of the Sports Authority, East Bank Development Authority (EBDA), Metro Planning, Metro Parks, NDOT and Metro Finance. EBDA will serve as the funding arm of the project and will pay for the project with funds received from the Convention Center Authority (CCA). EBDA will provide cost oversight, construction inspection and payment processing. It will also be a stakeholder in bridge development and coordinate ongoing East Bank infrastructure work. Once the Convention Center bonds are priced, \$300M will move into an EBDA escrow account. The funds should be available by end of next week. Metro's role will include approval of designs, cost oversight, construction inspection, and payment processing. Metro will additionally provide legal and technical support to the Sports Authority, arrange regular updates for the Sports Authority and EBDA, assess closure impacts and communicate alternate routes to the public. Metro will own the completed Seigenthaler Pedestrian Bridge and be responsible for long-term maintenance.
- **Payment Process Flow?** The Eligible Project Fund (see following flow chart) is a fund that currently exists within Metro Accounting and holds 50% of the campus state & local sales tax associated with hotels and development on the east bank. The Sports Authority will incur a zero financial impact.



- **The Resolution?** The Titans/StadCo requests Construction Contract Change Order to its scope of work under the Development Agreement. The Change Order will consist of the design and construction of the Seigenthaler Pedestrian Bridge Extension Reconstruction Project. Construction will begin with the

written approval of the Sports Authority, Metro Planning, NDOT and Metro Finance. The Sports Authority will approve funding for the Change Order contingent upon transfer of monies by EBDA into the SPA Fund as noted in flow chart above.

Ms. Reed noted that others in the audience were available to answer questions, including Josh Thomas (Metro Legal), Jeff Oldham (Bond Counsel-Bass Berry & Sims), Lucy Kemp (Metro Planning), Michelle Lane (Metro Purchasing), Ben York (EBDA) and Haley Davidson (Titans).

Q&A

Q1: Please clarify access points. *Director Glassmeyer*

A1: Access points will be on the east side near Wasiato Park and the elevator with other access points on the Nissan Stadium south campus. *Finance Director Reed*

Q2: Please clarify the reason for monthly payments in lieu of a lump sum payment. As Treasurer, are there any potential barriers that we should be aware of when presented with a request to approve the monthly pay applications? *Director McGee*

A2: The goal is to optimize interest that the \$300M will accumulate while in the escrow account. The Sports Authority will receive regular financial updates. The design schedules and cost are subject to reasonable approval by the Sports Authority, EBDA, Metro Planning, NDOT and Metro Finance. Having this many agencies required to sign off on payments invokes a surety of the vetting process. EBDA will also ensure that payment apps are well vetted *Finance Director Reed*

A2a: NDOT will be the owners of the bridge and one of their goals is to ensure that the bridge will be a structure that can be maintained in longevity. The EBDA in collaboration with NDOT are looking at having the pay app independently evaluated by a third party. This will help us ensure that the city is getting a quality long-term asset. *Ben York (CEO, EBDA)*

Q3: Who will be the project manager for the Titans? *Director Glassmeyer*

A3: Myself, representatives from CAA ICON. and possibly Cumming Group. *Mr. DeCoursey (Titans)*

Q4: Does the Cumming Group have a formal role as project manager? *FC Chair Pulley*

A4: No, not at the current moment; we will be sure to report to the board as we on-board project team members for the project. *Mr. DeCoursey*

A4a: To be 100% transparent, in coordination with EBDA and NDOT, the Cumming Group has been working with Metro Planning in reviewing and assessing all developments currently underway on the east bank projects. *Ms. Reed*

Q5: Please clarify that the Sports Authority will have no financial liability on the project and that there will be clear and transparent communication between all agencies involved. *FC Chair Pulley*

A5: That is correct; EBDA is responsible for all funding. The project is designed as a not to exceed \$75M project and includes a 25% built-in contingency estimate should there be any cost overruns; in the event of such, they will come before the EBDA board and Sports Authority board for approval. Monthly meetings are held which include all east bank stakeholders including EBDA, NDOT, Metro Planning, Metro Finance and TPAC. Moving forward, the Sports Authority will be included in the meeting invites. *Ms. Reed*

A5a: The Titans also meet weekly with east bank stakeholders to ensure transparency. *Mr. DeCoursey*

Q6: Will the EBDA make the same presentation to its board when they meet on Tuesday? *Director Poole*

A6: The EBDA board will consider a similar companion resolution, however it will focus on the roles and responsibilities of the EBDA. *Mr. York*

Q7: Given the bridge will be owned by NDOT, at what point will control be turned over to NDOT? Should something happen in the interim, who is responsible? *Chair Hogan*

A7a: NDOT will assume control upon completion of the project. *Mr. York*

A7b: In accordance with the development agreement, should there be any liability issues during construction, the responsibility will fall upon Titans/Stadco's insurance policy. *Josh Thomas, Metro Legal*

Q8: Will Victory Avenue be closed on game days? *Chair Hogan*

A8: Yes, Victory Avenue will be closed on game days. The Titans are working to ensure that there is a safe path for fans. *Mr. DeCoursey*

Q9: When the bridge is complete, in addition to elevators, will there be ramp access for those with disabilities? *Director Degrafinreid*

Q9a: Is it true that the current pedestrian bridge is not ADA compliant? *Director McGee*

A9: ADA access will be the elevators on the east side of Eastbank Boulevard. Also, one of the goals is to improve ADA accessibility with the extension. Correct, the current bridge is not ADA compliant. *Ms. Reed*

There being no other questions and, upon a motion made by Director Glassmeyer and seconded by Director Wynn, the Finance Committee unanimously voted to recommend approval of the Resolution requesting a change order to the scope of work related to the East Bank Stadium Project and providing for a portion of the funding therefor

Adjourn

Chair Pulley noted that the Finance Committee recommendations will go before the full board for final approval immediately following today's meeting. There being no other business the committee adjourned.

Respectfully submitted, Valda Barksdale, The Metro Sports Authority
YouTube Link: <https://www.youtube.com/watch?v=a53H76hCaRo>