

East Bank Committee

**East Bank
Development Authority**



Why is the East Bank Development Authority Important?

- It is an instrumentality of the Metropolitan Government tasked with the details of East Bank development projects
 - Administering development agreements, leases and other agreements approved by the Council
 - Coordinating and implementing infrastructure installation approved by Council
- Staffed with dedicated personnel to ensure fidelity to the project details
- Relieves existing Metro agencies and personnel from day-to-day supervision of East Bank development so they can focus on other Metro priorities



How is the Authority Created?

- **2024 Private Act 68 of the Tennessee General Assembly**
 - **Legislation unique to a single governmental entity**
 - **Requires approval of the General Assembly and the Metropolitan Council**
- **Private Act designed and drafted by the Mayor's office – not the General Assembly**
- **The Tennessee Constitution requires that the Metro Council approve any amendment to the Private Act before it takes effect**



How is the Authority Governed?

- **Board of Directors has nine members:**
 - **Seven Members Appointed by Metro (two by Council, five by the Mayor)**
 - **Two Members Appointed by the State**
- **Initial Executive Director appointed by the Mayor and successors by the Board**



What Powers Does the Authority Have?

- Jurisdiction limited to the East Bank (bounded by Interstates and Cumberland River)
- With Council approval, broad powers to:
 - Own and administer property
 - Plan and install infrastructure
 - Provide economic development incentives for affordable housing and public infrastructure
 - Grant application and administration
 - Administering contracts
 - Borrow money to fund infrastructure projects
 - Act as parking authority, port authority, industrial development board or housing board



What Are the Limits on the Authority's Powers?

- No powers without Council approval
- No independent power to condemn property
- No power to operate any business or compete with private enterprise
- No zoning or other land use regulatory powers



Council Oversight and Control

- Council determines how the operations of the Authority will be funded
- Council determines what Metro properties and contracts will be assigned to the Authority
- Council determines which infrastructure projects to fund
- Council approves any debt of the Authority
- Council approves any economic incentives granted by the Authority
- Authority subject to annual audit
- Authority required to prepare annual report for Council



Approximate Projected Timeline

- **BL2024-428 – Legislation to create EBDA**
 - **Second Reading – July 16**
 - **Third Reading – August 20**
- **Board Appointments & Initial Executive Director – Fall 2024**
- **EBDA Organizational Meeting – Late 2024**
- **Additional Legislation – Early 2025**
 - **Council Resolution approving Intergovernmental Agreement with the EBDA**



Questions?

