

Mack Hatcher Parkway Pre-Acquisition Meeting

City Hall Board Room – Dec 14th 2009 @ 6pm

Attending City Representatives:

Mayor John Schroer

Aldermen: Dana McLendon, Michael Skinner, Margaret Martin, Clyde Barnhill

Eric Stuckey: City Administrator

Eric Gardner: Engineering Dept. Director

Ben Worley: ROW Agent/Project Manager

David Parker: Capital Improvements Projects Executive

Amanda Ray, Sarah Roop: Engineering Dept. Note Takers

Attending Consultant Representatives:

W.D. Shock & Company: Jean Garrison, Harris Morris

Standifer & Associates: Gary Standifer

Norman Hall & Associates: Norman Hall

Monday & Co.: Doyle Monday

TDOT: Darrell Moore

Wilbur Smith & Associates: Tony Montiel, Jim Sarr

Meeting Summary:

The purpose of this meeting is to give the residents impacted by the Mack Hatcher NW Extension information regarding the acquisition of their properties. Information was presented on the project's status to date, appraisal and review appraisal process and relocation assistance. This project's limits are from Hillsboro Rd. to Hwy 96 West and will include a bridge and three main intersections.

Questions and Comments from the Public:

Cindy Tumblin: 925 Rebel Court

Q. What will happen if our land is purchased and we move and then nothing is done for a few years because there is no funding?

A. It is not our intent for this to happen. We cannot move forward with construction until the ROW is acquired. Once that occurs, TDOT will request construction funding from the State Legislature. With the current schedule, construction would begin less than a year after the completion of the ROW acquisition.

David Pendly: 921 Rebel Court

Q. If we choose to get our own appraisal done is there anything specific that we should tell them to include so that it can be compared to the City's appraisals?

A. The appraisal conducted by the City will comply with Uniform Standards of Professional Appraisal Practice (USPAP) and be conducted by a Tennessee Certified General Appraiser. Feel free to contact the appraiser that the City has hired for appraising your property. They can offer advice and direction. We encourage you to obtain your own appraisal if you desire to do so. Please remember that your appraisal should be submitted to the City and is subject to an appraisal review by the City's review appraiser.

Don Cates: 917 Rebel Court

Q. How does the process work with the offers, counter offers and the negotiation process?

A. The City will offer the appraised value of the property and include a copy of the appraisal with the formal offer letter. There will not be much room for negotiations since we will not be giving low-ball offers or hiding any information from the property owner. We will listen to counter offers and take them into consideration if there is supporting information (i.e. information missed on the appraisal, property improvements, etc.). We also do not want to go to condemnation on properties, if at all possible so as long as the two sides are close, the City will negotiate with the property owner.

John Schroer: 512 Boyd Mill

Q. Does the IRS differentiate between equity and relocation funds as far as taxable income?

A. Relocation funds are not considered taxable income.

Tony Pewit: No Address Stated

Q. Do we have to go with the house you find, could we find our own or build one? Does it have to be in this area or could we go to another city?

A. You do not have to buy the house used as the relocation property comparison. This house is only used to establish your eligible relocation costs. It is up to the discretion of the property owner to acquire the relocation home, acquire another house currently on the market or build your own home. You do not have to relocate in Franklin; you may move wherever you wish.

Jonnie Griffin: 919 Rebel Court

Q. What if you own your home and do not have a mortgage? Will we now have a payment? Will I still be helped with the relocation assistance?

A. The Replacement Housing Payment (RHP) is designed so that if you currently do not have a mortgage, you will not have a mortgage at your replacement home, IF you do not purchase at a higher price than the comparable replacement home. All residents are entitled to moving costs and will be added by the Relocation Agent. You will be helped with the relocation process regardless of your financial situation. The intent of the relocation process is to put the property owner being relocated in the same position in a replacement home as they were prior to the City acquiring the property (i.e. monthly payments not increasing).

Contact Information:

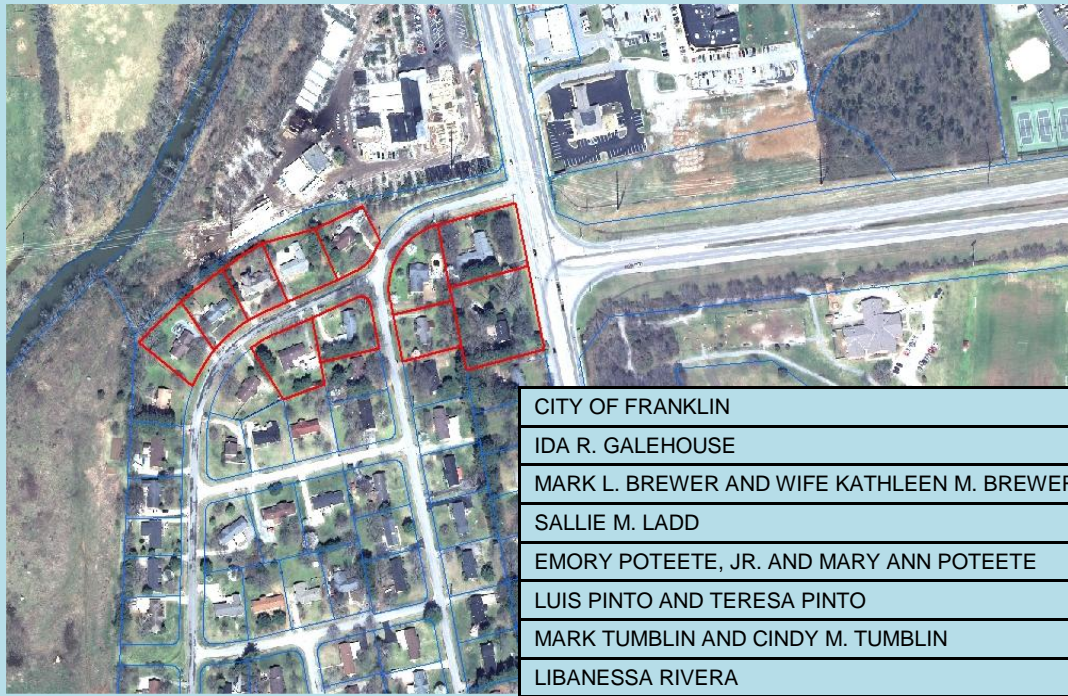
Company	Contact	Phone Number
COF Engineering Dept	Eric Gardner, Ben Worley	615-791-3218
W.D. Shock & Company	Jean Garrison, Harris Morris	615- 399-0585
Standifer & Associates	Gary Standifer	615-371-9910
Norman Hall & Associates	Norman Hall	615-255-2784
Monday & Co.	Doyle Monday	615-221-8040
TDOT	Darrell Moore	615-532-3180
Wilbur Smith & Associates	Tony Montiel, Jim Sarr	615-771-2466

Mack Hatcher Parkway – North-Western Quadrant Project Map



Relocation Properties:

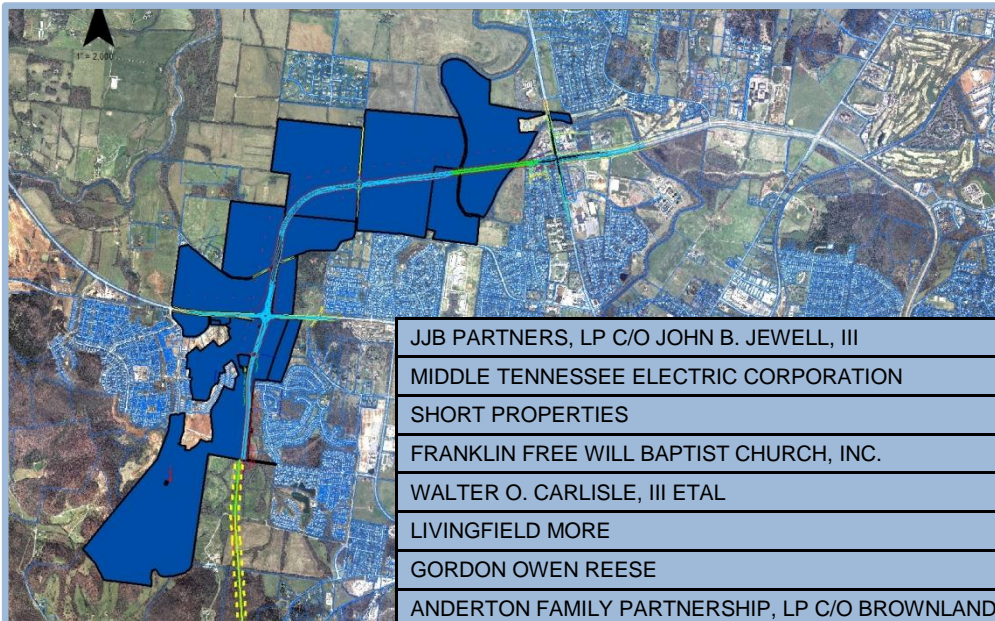
W.D. Shock & Company: Jean Garrison, Harris Morris: 615- 399-0585



CITY OF FRANKLIN	1009 HILLSBORO ROAD
IDA R. GALEHOUSE	1007 HILLSBORO ROAD
MARK L. BREWER AND WIFE KATHLEEN M. BREWER	918 VICTORIA DRIVE
SALLIE M. LADD	916 VICTORIA DRIVE
EMORY POTEETE, JR. AND MARY ANN POTEETE	919 VICTORIA DRIVE
LUIS PINTO AND TERESA PINTO	920 REBEL CIRCLE
MARK TUMBLIN AND CINDY M. TUMBLIN	925 REBEL CIRCLE
LIBANESSA RIVERA	923 REBEL CIRCLE
DONALD T. HUDDLESTON	921 REBEL CIRCLE
JONNIE F. GRIFFIN	919 REBEL CIRCLE
DONALD D. CATES AND JANE S. CATES	917 REBEL CIRCLE

Monday & Company Properties:

Doyle Monday: 615-221-8040



JJB PARTNERS, LP C/O JOHN B. JEWELL, III	1777 NEW HIGHWAY 96 W
MIDDLE TENNESSEE ELECTRIC CORPORATION	NEW HIGHWAY 96 W
SHORT PROPERTIES	1740 NEW HIGHWAY 96 W
FRANKLIN FREE WILL BAPTIST CHURCH, INC.	1720 NEW HIGHWAY 96 W
WALTER O. CARLISLE, III ETAL	OLD CHARLOTTE PIKE EAST
LIVINGFIELD MORE	2894 DEL RIO PIKE
GORDON OWEN REESE	2970 DEL RIO PIKE
ANDERTON FAMILY PARTNERSHIP, LP C/O BROWNLAND INC.	1155 HILLSBORO ROAD
SUSAN A. JEWELL %JOHN B. JEWELL	NEW HWY 96 W
WESTHAVEN PARTNERS, LLC	

Standifer & Associates Properties:

Gary Standifer: 615-371-9910



F-L FARMS, LLC	DEL RIO PIKE
WALTER M. GLENN	1109 HILLSBORO ROAD
EUGENE CRAFTON, ETAL	929 REBEL CIRCLE
DONALD D. CATES AND JANE S. CATES	917 REBEL CIRCLE
CINDY DELOACHE	915 REBEL CIRCLE
JONNIE F. GRIFFIN	919 REBEL CIRCLE
DONALD T. HUDDLESTON	921 REBEL CIRCLE
LIBANESSA RIVERA	923 REBEL CIRCLE
MARK TUMBLIN AND CINDY M. TUMBLIN	925 REBEL CIRCLE
FRANK A. CAIN AND WIFE KALI M. CAIN	914 REBEL CIRCLE
LUIS PINTO AND TERESA PINTO	920 REBEL CIRCLE
EMORY POTEETE, JR. AND MARY ANN POTEETE	919 VICTORIA DRIVE
WILLIAM GENE SHEPHERD AND ALMA P. SHEPHERD	917 VICTORIA DRIVE
MARK L. BREWER AND WIFE KATHLEEN M. BREWER	918 VICTORIA DRIVE
SALLIE M. LADD	916 VICTORIA DRIVE
CITY OF FRANKLIN	1009 HILLSBORO ROAD
IDA R. GALEHOUSE	1007 HILLSBORO ROAD
IDA R. GALEHOUSE	1005 HILLSBORO ROAD
DUNCAN A. & BREEON A. PHILLIPS	1003 HILLSBORO ROAD
JANE MCCALL MONTAGUE	1001 HILLSBORO ROAD
MILTON MEACHAM AND VIRGINIA P. MEACHAM	921 HILLSBORO ROAD
WILLIAMSON COUNTY, TENNESSEE	106 CLAUDE YATES DRIVE
DOROTHY DOAK HAHN	920 HILLSBORO ROAD
MACK HATCHER RETAIL PARTNERS	HILLSBORO ROAD
LUTHER G. & PEGGY J. HUGHEY	918 HILLSBORO ROAD
JOHN W. & CAROL A. WAID	916 HILLSBORO ROAD
JOAN MORAN	914 HILLSBORO ROAD
ERNIE K. & S. LORRAINE JOHNSON	912 HILLSBORO ROAD
HELEN & W. E. SCOTT	908 HILLSBORO ROAD
SHANE M. & HEATHER PASS	HILLSBORO ROAD
JOHNNIE E. & LORNA B. TURNER	906 HILLSBORO ROAD
RYAN & LAURA SAMFORD	919 HILLSBORO ROAD
TRUMAN & HELEN J. HARPER	917 HILLSBORO ROAD
MARTIN L. & VIRGINIA MYERS, JR.	915 HILLSBORO ROAD