ROAD IMPACT FEE OFFSET AGREEMENT

COF CONTRACT NO 2011-0047

This contract between THE CITY OF FRANKLIN, TENNESSEE ("City") and SOUTHERN LAND COMPANY, LLC ("Developer"), entered into on this the 26th day of April 2011, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code.

WHEREAS, the Developer has submitted to the Franklin Municipal Planning Commission for approval development plats and plans for the Whole Foods Project which is part of the McEwen Town Center ("Development Project"); and

WHEREAS, the City has requested that Developer contribute construction of certain non-site related road improvements, and which are described more fully below and said improvements having now been constructed according to City standards and/or the Developer having produced to the City reliable estimates of the cost of the said road improvements; and

WHEREAS, the Developer has made application to offset a portion of the costs of construction of these improvements against any Road Impact Fees due, and the amount of such eligible costs, and potential offset, was determined by the City Engineering Department, with concurrence of the City Engineer and the City Attorney on March 28, 2011, to be \$136,440.00.

NOW, THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

- 1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
- 2. The Developer has submitted reliable information related to the costs of construction of the following improvements and works:
 - New eastbound deceleration (right-turn) lane on McEwen Drive at the entrance to Whole Foods.
 - New southbound deceleration (right-turn) lane on Mallory Lane at the entrance to Whole Foods.
 - New northbound left-turn lane on Mallory Lane at the entrance to Whole Foods.
- 3. The total eligible costs of construction for the above improvements are **ONE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED FORTY DOLLARS AND NO CENTS (\$136,440.00)** and the total offset to be applied to impact fees due the City is an identical amount.
- 4. This offset shall be applied to the total Road Impact Fees due in the Development Project, prior to issuance of the building permit to the Developer or its successors in interest. Any Road Impact Fees already paid shall be reimbursed within thirty (30) days. Pursuant to the ordinance, the eligible offset may not exceed the total of Road Impact Fees due for the Developer's Development Project (Section 16-417 (7) of the Franklin Municipal Code).

Approved by the Franklin Board of Mayor and Aldermen on April 26, 2011.

WITNESS our hands on the dates as indicated.

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		ERIC S. STUCKE	Y
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MEMORANDUM

April 7, 2011

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator

Eric J. Gardner, P.E., Director of Engineering

David Parker, City Engineer

SUBJECT: Road Impact Fee Offset Agreement with Southern Land Company, LLC

COF Contract No. 2011-0047

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with the information to consider a Road Impact Fee Offset Agreement with Southern Land Company, LLC.

Background

Staff has received and reviewed the road impact fee offset request submitted by Southern Land Company, LLC for the construction of a right turn lane into the Whole Foods site on McEwen Drive and a right and left turn lane on Mallory Lane (see attached request letter with eligible costs break down). Both McEwen Drive and Mallory Lane are classified as an arterial street in the City's Major Thoroughfare Plan and are, therefore, eligible for offsets as established by the revised Road Impact Fee Ordinance (Ordinance 1037) effective July 1, 2005.

The eligible costs for this requested road impact fee offset are:

\$ 136,440.00

The applicable Road Impact Fee Offset is based on Title 16, Section 417, Paragraph 7 of the Franklin Municipal Code, which states: "In no event may the city apply an offset which is greater than the applicable impact fee."

Financial Impact

The roadway construction costs eligible for road impact fee offset are \$136,440.00.

Recommendation

Staff recommends the approval of the Road Impact Fee Offset Agreement with Southern Land as presented.

1550 W. McEwen Drive, Suite 200 Franklin, Tennessee 37067 615.778.3150 FAX 615.778.2875 WWW.SOUTHERNLAND.COM

March 7, 2011

Mr. Eric Gardner, PE Director of Engineering City of Franklin 109 3rd Avenue South Franklin, TN 37065

RE: McEwen P.U.D. Roadway Impact Credits

Dear Eric.

We would like to formally request additional roadway credits for construction improvements to Mallory Lane and McEwen Drive completed during the Whole Foods Project. The attached plans show the turn lane added to Mallory Lane, decel lane added to Mallory Lane, and the decel lane added to McEwen Drive.

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Concrete Paving* (Decel Lanes) \$35,92	0

Best Regards

Cliff Smith, P.E.

Southern Land Company, LLC

Whole Foods Public Roadway Improvements

Medusa Invoice	McEwen Decel Lane (1887 s.f. conc paving + sidewalk)	\$17,039.64
Medusa Invoice	McEwen Decel Lane (511 s.f. conc paving)	\$2,667.42
Medusa Invoice	Mallory Lane Decel Lane (3106 s.f. conc paving)	\$16,213.32
SLC Invoice	Survey Layout McEwen and Mallory widening	\$1,268.00
SLC Invoice	Excavation McEwen and Mallory widening	\$1,619.00
SLC Invoice	Thermoplastic McEwen and Mallory widening	\$3,111.00
SLC Invoice	Traffic Control McEwen and Mallory widening	\$7,500.00
Sessions Invoice	Mallory Lane Center Turn Lane	\$87,022.50
SLC Invoice	Traffic Control McEwen and Mallory widening	\$7,500.00

Grand Total \$136,440.88

Commercial Revenue to Cost Report

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Commercial Revenue to Cost Report

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P.O. BOX 590 FRANKLIN, TN 37065

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Franklin, TN 37067	,	
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Southern Land Company Infrestructure Construction 501 Corporate Centre Dr. Suite 600 Franklin, TN 37067

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Southern Land Company, LLC

	Project Address		Contact	Builder
	Whole Poeds			
Quantity Description	Le d'Audit de la 1869 d'Albanda de la 1860 d	UN	Rais	Amount
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Project Address Contact Builder

Whole Foods

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