

BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 03/04/2024

Information

PROJECT NUMBER

Monthly Security Report -- February 2024

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Security Report

Bob Leeman
PLANNING AND CODES DIRECTOR

Michael Rinehart
BUILDING CODES OFFICIAL



Todd Petrowski
SENIOR CITY PLANNER

Allison Roberts
PLANNER I

BRENTWOOD PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM

TO: Planning Commission Members

FROM: Bob Leeman, AICP, Planning & Codes Department

SUBJECT: Security Summary – February 2024

DATE: February 23, 2024

The following securities were received or administered by Planning and Codes Department staff during the month of February 2024, and since the last Security Report.

Witherspoon Subdivision, Section 4: January 24, 2024: Staff inspected the project and issued an extension letter to **January 24, 2025**. The bond remains at **\$169,088.00**.

Marshall Place Subdivision: February 8, 2024: Staff received an amended Letter of Credit reducing the LOC (No. 40037500) by \$44,178.85 from \$162,493.00 to a new total of **\$118,314.20** with an expiration date of December 22, 2024.

Witherspoon Subdivision, Section 5: January 22, 2024: Staff received an amended Letter of Credit reducing the security by \$163,390.30 from a total of \$373,525.00 to a new total of **\$210,134.70**.

Witherspoon Subdivision, Section 7: January 5, 2024: Staff received an amended Letter of Credit reducing the security by \$126,741.06 from a total of \$381,736.00 to a new total of **\$254,994.94**.

Anna Subdivision: January 26, 2024: Staff accepted a new Performance Agreement and an initial Letter of Credit (**No. 1250099103**) in the amount of **\$1,221,957.92**. It is an auto-renewing Letter of Credit with a date of **January 26, 2025**.

Taramore Subdivision, Phase 14: January 26, 2025: Staff inspected the project and issued an extension letter to **January 26, 2025**. The bond remains at **\$53,267.00**.

Crown Castle Small Cell Removal Letter of Credit: February 1, 2024: Staff extended Letter of Credit No. 68145854 from March 22, 2024, to **March 22, 2025**. This letter of credit is being held as required by City Code for the eventual removal of the cell tower should it be abandoned.

Shaub Office Building- 1641 Mallory Lane: February 12, 2024: Staff accepted a new Letter of Credit (LOC No. 90794318) in the amount of **\$80,821.40** for landscaping improvements for a new office building.

Brentwood Family YMCA – Landscaping Security: February 20, 2024: Staff received confirmation from EDGE Design that all landscaping has been installed and maintained. A release letter was issued for Letter of Credit (No. 75000574) in the amount of \$121,000.00.

Should you have any questions or require additional information, please feel free to contact me at Bob.Leeman@Brentwoodtn.gov

SECURITY REPORT
CITY OF BRENTWOOD
BY EXPIRATION DATE

PROJECT NAME	SECURITY NUMBER	AMOUNT OF SECURITY	DESIGNATED IMPROVEMENT	P/M	ISSUING BANK	SECURITY TYPE	EXP. NOTICE DATE	ACTUAL EXPIRY DATE	LAST STAFF ACTION	AUTO RENEW	KROLL RATING Q1 2022	ORIGINAL DATE OF ISSUANCE
935 Edmondson Pike	2720059121	\$96,100.00	RDU	P	FirstBank	LOC	3/1/2024	4/1/2024	12/20/2020	YES	B	4/1/2021
Reserve at Raintree Forest, Sec. Four	90412148	\$331,419.00	RDU, W/S	P	Pinnacle National Bank	LOC	3/15/2024	4/15/2024	3/23/2023	YES	B+	4/17/2019
Beech Creek Hill -- PERPETUAL	403822500	\$152,333.00	RDU & S	P	Franklin Synergy Bank -- FirstBank	LOC	3/18/2024	4/18/2024	4/12/2023	YES	B	10/18/2019
Harlan Subdivision	90744937	\$1,714,735.00	RDU, AMENITY & LAND	P	Pinnacle National Bank	LOC	3/20/2024	4/20/2024	4/21/2022	YES	B+	4/20/2022
Morgan Farms Secs 1, 2, 3, 5, & 7	IS000188884U	\$402,128.30	RDL, W/S	P	Wells Fargo Bank	LOC	3/28/2024	4/28/2024	4/12/2023	YES	B	5/19/2021
Academy at Holy Tree	1001	\$10,000.00	RDU & LAND	P	FirstBank	LOC	4/5/2024	5/5/2024	3/23/2023	YES	B	5/5/2021
Harpeth on the Green,, Building Two	S223221	\$128,157.70	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Harpeth on the Green,, Building Three	S223222	\$128,157.70	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Harpeth on the Green,, Building Four	S223223	\$93,142.50	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Harpeth on the Green,, Building Five	S223224	\$88,887.70	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
100 Winners Circle	S223225	\$163,606.30	LAND	P	First Horizon Bank	LOC	4/16/2024	5/16/2024	5/17/2022	YES	B	5/16/2022
Taramore, Subdivision, Ph. 15	70002531	\$87,007.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	4/18/2024	5/18/2024	4/25/2023	YES	B	5/18/2017
Allen's Green Subdivision	1250062776	\$443,216.70	RDU, W/S, LAND, ENT FEAT.	P	FirstBank	LOC	5/16/2024	6/16/2024	5/24/2023	YES	B	6/16/2021
Taramore, Subdivision, Ph 13	IS0432338U	\$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2024	6/16/2024	5/5/2023	YES	B	6/16/2016
Rosebrooke Sub., Sec 1 -- (8-Lots)	90721867	\$36,442.16	RDU	P	Pinnacle National Bank	LOC	7/18/2024	8/18/2024	6/15/2023	YES	B+	8/10/2021
Rosebrooke Sub., Sec. 2A	90755320	\$2,507,799.85	RDU, Amenity, Landscape St Trees Entrance	P	Pinnacle Bank	LOC	7/30/2024	8/30/2024	8/19/2022	YES	B+	8/19/2022
Taramore, Subdivision Ph.10	IS0333349U	\$81,429.00	RDL, W/S	M	Wells Fargo Bank	LOC	8/3/2024	9/3/2024	12/6/2020	YES	B	9/3/2015
Reserve at Raintree Forest, Sec. Ten	0000002690083195	\$126,669.50	RDU, WS	P	FirstBank	LOC	8/6/2024	9/6/2024	9/7/2022	YES	B	9/7/2022
Oman Subdivision	1250038637	\$414,611.50	RDL,W/S & LAND	P	FirstBank	LOC	8/7/2024	9/7/2024	8/23/2023	YES	B	9/6/2019
Taramore, Subdivision, Ph. 12	70004240	\$196,584.50	RDU, W/S	P	SunTrust Bank -- Truist	LOC	8/20/2024	9/20/2024	8/30/2023	YES	B	9/19/2019
American Tower	3029729	\$20,000.00	CELL TOWER REM.	P	Bank of America	LOC	8/26/2024	9/26/2024	9/12/2023	YES	B	9/26/2000
Witherspoon Sub. Sec. 8	90727896	\$314,560.00	RDU, W/S & LAND	P	Pinnacle National Bank	LOC	8/27/2024	9/27/2024	8/30/2023	YES	B+	9/28/2021
Taramore, Subdivision Ph. 11	IS0342670U	\$165,064.00	RDL,W/S	P	Wells Fargo Bank	LOC	9/13/2024	10/13/2024	10/5/2023	YES	B	10/13/2015
Grand Oaks	90760579	\$151,793.04	RDU, WS	P	Pinnacle Bank	LOC	9/19/2024	10/19/2024	10/20/2022	YES	B+	10/19/2024
Broad Oaks Sub	SLCMMSP10192	\$811,428.00	RDU, W/S & LAND	P	U.S. Bank	LOC	9/22/2024	10/22/2024	9/27/2023	YES	Aa3*	7/31/2019
Rosebrooke, Sec. 2B	90761260	\$369,500.54	RDU, Street Trees	P	Pinnacle Bank	LOC	9/25/2024	10/25/2024	11/10/2022	YES	B+	11/8/2022
Marshall Place	40037500	\$118,314.20	RDL, W/S & LAND	P	Lineage Bank	LOC	11/22/2024	12/22/2024	2/7/2024	YES	B	12/22/2021
Witherspoon Sec. Seven	90610443	\$254,994.94	RDU, W/S, LAND	P	Pinnacle National Bank	LOC	12/8/2024	1/8/2025	2/12/2024	YES	B+	1/8/2021
Witherspoon Subdivision, Sec. Four	90020122	\$169,088.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	12/24/2024	1/24/2025	1/20/2023	YES	B+	1/26/2018
Anna Subdivision	1250099103	\$1,221,957.92	RDU, WS, LAND and Amen.	P	FirstBank	LOC	12/26/2024	1/26/2025	1/26/2024	YES	B	1/26/2024
Taramore Subdivision, Ph. 14	70002305	\$53,267.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	12/30/2024	1/30/2025	1/26/2024	YES	B	1/30/2017
Shaub Office Building - 1641 Mallory Lane	90794318	\$80,821.40	Landscaping	P	Pinnacle National Bank	LOC	1/1/2025	2/1/2025	2/12/2024	YES	B+	12/6/2024
Bella Collina PERPETUAL	2710088345	\$141,075.75	RDU, Street lighting, Land, Sewer	P	FirstBank	LOC	1/7/2025	2/7/2025	2/7/2023	YES	B	2/7/2023
Chase Bank Citypark Brentwood Landscaping	NUSCGS045362	\$70,922.00	LAND	P	JPMorgan Chase	LOC	1/11/2025	2/11/2025	2/14/2023	YES	B+	2/10/2023
Witherspoon, Sub. Sec. Five	90359703	\$210,134.70	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/22/2025	2/22/2025	2/12/2024	YES	B+	2/22/2019
Primm Farm Subdivision	1366-3	\$1,047,141.50	RDU, WS, LAND	P	Wilson Bank and Trust	LOC	2/21/2025	3/21/2025	4/26/2023	YES	B	3/21/2023
Crown Castle Small Cell Node Removal- Verizon	68145854	\$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	2/22/2025	3/22/2025	2/1/2024	YES	B	5/3/2019
Townplace Suites	69918027	\$205,000.00	Sidewalks and Landscape	P	Simmons Bank	LOC	4/21/2025	5/21/2025	11/7/2023	YES	B	5/21/2023
Echo Subdivision	1801789-3	\$646,726.30	RDU, WS, LAND	P	First Farmers Bank	LOC	4/22/2025	5/22/2025	5/22/2023	YES	B+	5/22/2023
Reserve at Raintree Forest, Sec 5 and 6	40117900	\$1,501,583.74	RDU, WS, LAND	P	Lineage Bank	LOC	5/23/2025	6/23/2025	6/26/2023	YES	B+	6/23/2023
Ragsdale Road, Offsite Improvements	1549-1	\$1,500,000.00	RDU	P	Wilson Bank and Trust	LOC	6/19/2025	7/19/2025	7/19/2023	YES	B	7/19/2023
TOTAL	\$16,331,509.44											
*Moody's Rating -- Aa3, Fitch Rating -- AA												

SECURITY REPORT

CITY OF BRENTWOOD

AMOUNTS HELD IN ESCROW

<i>PROJECT NAME</i>	<i>AMOUNT OF ESCROW</i>	<i>DESIGNATED IMPROVEMENT</i>	<i>P/M</i>	<i>ORIGINAL CASHIERS CHECK NUMBER</i>	<i>DATE RECEIVED</i>
Local Taco Restaurant	\$1,000.00	LAND	M	34725	6/2010
Clearwire Co-Location -- Chenoweth	\$7,750.00	LAND	M	695110938	6/1/2010
Princeton Hills, Sections 3, 4, & 5	\$50,000.00	DRAINAGE	M	7031641428	3/2011
Parklane Building Renovations -- Land	\$13,447.50	LAND	M	7038763389	3/2011
PWSF -- 8217 Alamo Drive	\$5,747.50	LAND	P	5501777477	4/24/2014
Traditions Section 1	\$240,295.00	RDU & W/S	P	001060	3/31/2017
Hidden Creek Sections 1 & 2	\$25,000.00	LAND	M	001402	8/8/2018
Small Cell Node Removal -- Murray & Fisher	\$49,500.00	TOWER REMOVAL	M	165804	12/7/2018
Small Cell Node Removal -- 7101B Crossroads	\$5,000.00	TOWER REMOVAL	M	1019362782	10/25/2018
Traditions, Section 3	\$300,000.00	RDU & W/S	P	004736	10/4/2019
Preserve at Arden Woods	\$108,139.00	RDU & W/S	P	5301576623	3/30/2020
Fish Split Log Road Subdivision	\$62,486.70	RDU & W/S	P	9671300959	7/16/2022
The Heights	\$122,837.20	RDU and Land	P	1154898	7/12/2023
Total	\$991,202.90				

TOTAL ESCROW ACCOUNT HOLDINGS	\$991,202.90
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	\$17,322,712.34

BRENTWOOD PLANNING COMMISSION

2.

Meeting Date: 03/04/2024

Information

PROJECT NUMBER

Environmental Advisory Board Report

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

No file(s) attached.
