

RESOLUTION 23-228

A RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING WITH GV SPRING HILL FOR DELIVERY OF BRIDGE IMPROVEMENTS

WHEREAS, the undersigned share a commitment to leveraging awarded funding from the Bridge Investment Program to implement pivotal infrastructure enhancements to bridges within the City of Spring Hill, Tennessee; and

WHEREAS, strong economic growth and large-scale infrastructure funding, combined with widespread federal investment in public infrastructure, provide an optimal environment for the enhancement of bridge infrastructure in Tennessee particularly within growing economic areas such as the South Nashville Metropolitan region; and

WHEREAS, growing populations within metro areas in Tennessee are served by expansive transportation networks including bridge and highway improvements that can decrease congestion and commuter times and attract new commerce and serve as hubs for corporate headquarters; and

WHEREAS, as part of this development, GV Spring Hill, LLC will need to make significant modifications to several surrounding roads, highways, interchanges, and two (2) bridges in order to facilitate the development of the planned facility; and

WHEREAS, GV Spring Hill, LLC has expended significant sums of private capital on the acquisition, development and implementation of lands planned for use a facility important to the City of Spring Hill and an industrial park incorporating logistics, hospitality, retail, and office uses (among others), as well as applicable infrastructure improvements; and

WHEREAS, the City of Spring Hill recognizes the immense economic value the facility, the industrial park, and the related infrastructure improvements will provide to the local communities and the South Nashville Metro regions; and

WHEREAS, to ensure the swift and efficient construction of the facility as planned, the City of Spring Hill recognizes the need to supplement GV Spring Hill, LLC's private capital with applicable publicly available resources; and

WHEREAS, the City of Spring Hill recognizes that the Infrastructure Investment and Jobs Act's Bridge Investment Program (BIP) can provide valuable federal support for the infrastructure improvements, particularly bridges and roads, related both to GV Spring Hill, LLC's projects and for the greater benefit of the surrounding communities intended to be served by the several new developments anticipated in the City of Spring Hill; and

WHEREAS, the existing Jim Warren Road bridge over I-65 was constructed in the early 1960's and increased traffic volumes will render this bridge over I-65 functionally obsolete; and

WHEREAS, upon full buildout and operation, the economic impact of the Spring Hill Commerce Center is projected to generate over 2,000 construction jobs paying in excess of \$122.7 Million in wages, and approximately 4,500 permanent new jobs paying over \$235.7 Million annually in direct and indirect wages.

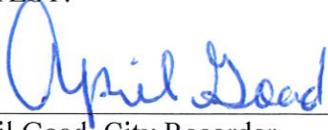
NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen:

1. Affirm that developing safe, dependable, and modernized bridge and road infrastructure is in the best interest of the traveling public to increase economic development, facilitate more efficient commute times, and foster urban densification.
2. Will, as necessary and as appropriate, provide written and vocal support for the project at the local, state, and federal levels.
3. Request \$40 million via an application for the Bridge Investment Program's upcoming FY23 Notice of Funding Opportunity (NOFO) to make the following bridge and infrastructure improvements to facilitate the development of the facility and the industrial / business park, in Spring Hill, Tennessee
 - Construction of a new four-lane bridge over the I-65 Freeway
 - Construction of a new bridge over Rutherford Creek
 - Realignment and expansion of Jim Warren Road
 - Increase the utilization of wet and dry utilities to the Spring Hill region
4. Shall support and facilitate the construction of key components of the necessary infrastructure addressed herein via allocations from the Bridge Investment Program's FY 2023 Notice of Funding Opportunity, such as:
 - Design plans
 - Permits
 - Grading
 - Construction

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 6th day of November, 2023.


Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 23-228*

SUBMITTED BY: Pam Caskie, City Administrator

DATE: November 6, 2023

RE: To approve a MOU with GV Spring Hill for delivery of bridge improvements

BACKGROUND:

GV Spring Hill, LLC will need to make modifications to infrastructure to support planned development on the east side of I-65. One of these modifications is improvements to the bridge on Jim Warren Road over I-65

The existing Jim Warren Road bridge over I-65 was constructed in the early 1960's and increased traffic volumes will render this bridge over I-65 functionally obsolete and is 24' wide with no shoulders. The bridge contains 4 spans with a total length of 240 feet. The approaches to the bridge are not protected by guardrails. Currently the bridge is not weight restricted. The vertical clearance of the bridge over I-65 is 16 feet which is less than the required 17' today. Traffic counts were collected in early May 2022 in the vicinity of Jim Warren Road associated with the Spring Hill Commerce Center development to the east of I-65. The existing traffic volumes on Jim Warren Road at the I-65 bridge are 976 vehicles over a 24-hour period. The full-build out of the Spring Hill Commerce Center development is conservatively anticipated to add 14,528 vehicle crossings over the Jim Warren Bridge, resulting in forecasted average daily traffic volumes approaching between 16,000 and 17,000 vehicles, until potential future connection or access modifications are implemented between I-65 and Saturn Parkway. Increased traffic volumes will render the Jim Warren Bridge over I-65 functionally obsolete.

GV Spring Hill requests the City to apply for grant funds from the Bridge Improvement Program to fund the improvements. This MOU will acknowledge what items the City would be responsible for and what items GV Spring Hill would be responsible for.

FINANCIAL IMPACT:

There is no financial impact with this MOU.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 23-228, to approve a Memorandum of Understanding with GV Spring Hill for delivery of bridge improvements.