

SUBDIVISION IMPROVEMENT AGREEMENT

Parkrose Subdivision Section 3a and 3b

This Agreement, made by and between the City of Greenfield Board of Public Works and Safety (“Board of Works”) and Grand Communities, LLC (“Subdivider”).

Preamble

WHEREAS, Subdivider applied to the Plan Commission for primary plat approval for the Parkrose Subdivision;

WHEREAS, on September 11, 2023 the Plan Commission granted Subdivider primary plat approval for the Parkrose Subdivision but conditioned such approval on the installation of certain public improvements throughout the subdivision;

WHEREAS, the City of Greenfield Subdivision Control Ordinance states and requires that each secondary plat submitted to the Commission shall be accompanied by a subdivision improvement agreement that is secured by a financial guarantee, if the required public improvements have not been completed;

WHEREAS, Subdivider applied to the Planning Director for secondary plat approval, as authorized by the Plan Commission, for the Parkrose Subdivision Section 3a and 3b;

WHEREAS, Subdivider has not completed the required public improvements, namely improvements to the installation of

- Sidewalks and ADA Ramps
- Street Trees
- Erosion Control

as enumerated on Exhibit A, and desires to submit a subdivision improvement agreement, secured by Performance Bonds, in order to qualify for secondary plat approval.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES AND MUTUAL COVENANTS CONTAINED IN THIS AGREEMENT:

Promises and Mutual Covenants

1. Subdivider agrees to obtain and submit to the Board of Works a(n) Performance Bond in the amount of \$67,524.33, in favor of the City of Greenfield, to secure the completion of all required public improvements at the Parkrose Subdivision Section 3a and 3b.
2. Subdivider agrees to complete the Parkrose Subdivision Section 3a and 3b public improvements on or before 9-15-27, in accordance with the construction and design standards set forth or incorporated in the City of Greenfield Subdivision Control Ordinance, the City of Greenfield Public Improvement Design Standards and Specifications Manual, and in accordance with the development plans set forth or

incorporated in the approved Parkrose Subdivision Section 3a and 3b Plat and application materials.

3. The parties acknowledge and agree that the Planning Director may withhold improvement location permits for any undeveloped Parkrose Subdivision Section 3a and 3b lot unless and until Subdivider has completed the public improvements that serve the lot.
4. The parties acknowledge and agree that time is of the essence and that any failure by Subdivider to strictly adhere to the foregoing schedule (paragraph number 2 above) would constitute a material breach and violation of this Agreement. Upon such violation, or any other violation of this Agreement, the Board of Works may submit a claim under the Performance Bonds in an amount sufficient to cover the breach.
5. The parties acknowledge and agree that by accepting the Performance Bonds from Subdivider and that by entering into this Agreement, the City has not and does not waive any of its rights with respect to the enforcement of the City of Greenfield Subdivision Control Ordinance and/or approval granted thereunder in relation to the Parkrose Subdivision Section 3a and 3b, against the Subdivider.

IN WITNESS WHEREOF, the Board of Works, by its Chairperson, and Subdivider execute this Agreement this _____ day of _____, 2025.

GREENFIELD BOARD OF PUBLIC
WORKS AND SAFETY


Guy Titus, Mayor

Katherine N. Locke

Larry J. Breese

Brent Robertson

SUBDIVIDER



Grand Communities, LLC
Paul Munoz,
Land Development Manager

Glenna Shelby

ATTEST:

Lori Elmore, Clerk-Treasurer
City of Greenfield