



*Department of Engineering*

**August 27, 2019**

Board of Public Works & Safety  
10 South State Street  
Greenfield, IN 46140

Dear Members,

As you may recall, last year we entered into an MOU with KS Real Estate Holdings, LLC (Leo's Eatery), to build an oversized 48" storm sewer along Meridian Road, parallel to US 40, and under US 40 to connect to the 60" Leary Drain that sits just south of US 40 in exchange for waiving the detention requirements for their site. This oversized pipe would open up opportunity for the City to continue to extend a significant storm trunk line up Meridian Road to McKenzie Road. We agreed to cost share the project for a not-to-exceed amount of \$100,000, payable in two parts - \$50,000 when the improvements were accepted and \$50,000 one year after the improvement were accepted.

The developer has completed their storm water improvements and City staff has reviewed the improvements and recommends acceptance by the Board. In addition, staff recommends approval of the first \$50,000 payment to the developer. The final \$50,000 will be disbursed on or after August 27, 2020 if the Board recommends acceptance of the improvements today.

I recommend that the Board accept the storm water improvements that were built by KS Real Estate Holdings, LLC at US 40 & Meridian Road and authorize the \$50,000 payment for the work.

Sincerely,

A handwritten signature in black ink that reads "Jason Koch". The signature is written in a cursive, flowing style.

Jason Koch, PE  
City Engineer

## **KS Real Estate Holdings, LLC**

2700 West Main Street  
Greenfield, IN 46140  
Tel: 317-468-2515 Fax: 317-468-2525

**Date: 8/13/2019**

City of Greenfield  
Department of Engineering &  
Board of Public Works & Safety  
10 South State Street  
Greenfield, IN 46140

Mr. Jason Koch

This letter serves as our request to invoice for the storm water improvements that were completed as part of the construction of the Leo's Market & Eatery located at 2212 W. Main St., Greenfield, IN. As per the MOU that was entered into between KS Real Estate Holdings, LLC (Developer) and the City of Greenfield, a payment of \$50,000.00 would be due upon completion, inspection, and acceptance. The remaining \$50,000.00 would become due and payable one year after acceptance of the work. With work now being complete and inspected, we have attached, and are formally requesting payment of the invoice for the storm water improvements.

Should you have any questions regarding our request for payment, please contact me.

Thanks,

Dan Koleszar



KS Real Estate Holdings, LLC  
2700 West Main St.  
Greenfield, IN 46140

Invoice #: 1228  
DATE: 8/12/2019

**Bill To:**  
City of Greenfield  
C/O Jason Koch  
Greenfield, IN 46140

	Qty	Unit Price	Total
<b>Description</b>	1	\$50,000.00	\$50,000.00
Storm water improvements per executed MOU			
Subtotal			\$50,000.00
Sales Tax			\$0.00
Shipping			\$0.00
<b>TOTAL</b>			\$50,000.00

Make all checks payable to KS Real Estate Holdings, LLC