

Matthew R. Gardner,
Partner, Imagine1 Co.

Jennifer Hamblen
City of Mt. Juliet
2425 N. Mt. Juliet Rd
Mt. Juliet, TN. 37122
615-218-9934
jhamblen@mtjuliet-tn.gov

March 10th, 2026

Dear Ms. Hamblen,

Thanks for the opportunity to provide clarification. We do want to make clear that our project will be responsible for the construction, maintenance, and upkeep of the shared community spaces that we are purchasing from the City. I worried that calling it a "public" space would make it unclear if we expected the City to maintain it going forward. Since we are purchasing it, we will maintain it to the same standard as the rest of the project!

We also would like to reiterate that we intend to have a robust program of public engagement prior to the design of the project moving forward to give the citizens of Mt. Juliet the opportunity to shape their downtown.

Additionally, we would like to increase our offer to the city as follows:

Land Purchase Price: \$6,716,500

MF Voluntary Contribution: \$1,225,000

Total: \$7,941,500

Please don't hesitate to let me know if you have any questions regarding our proposal.

Sincerely,

