



# City of Franklin

Mailing Address:  
109 3<sup>rd</sup> Ave S  
Franklin, TN 37064  
(615) 791-3217

## Meeting Agenda

### Work Session

---

**Monday, June 29, 2026**

**5:30 PM**

**Williamson County  
Enrichment Center**

---

#### *PUBLIC NOTICE of SPECIAL MEETING*

*Notice is hereby given, a Special Work Session of the City of Franklin Board of Mayor and Alderman will be held on June 29, 2026. The Special Meeting will be held at 5:30 PM in the Williamson County Enrichment Center, 110 Everbright Ave, Franklin, TN 37064 for the following purpose:*

*1. Presentation and Discussion of the proposed development, "The Banks at Brownland" and potential partnership with Williamson County, the City of Franklin, and the Williamson County Sports Authority*

#### **MEETING LOCATION**

Williamson County Enrichment Center  
110 Everbright Ave

#### **CALL TO ORDER**

#### **WORK SESSION DISCUSSION ITEMS**

1. Presentation And Discussion Of The Proposed Development, "The Banks At Brownland" And Potential Partnership With Williamson County, The City Of Franklin, And The Williamson County Sports Authority

#### **CITIZEN COMMENTS**

**Comments on agenda items may be made in person or by emailing [recorder@franklintn.gov](mailto:recorder@franklintn.gov) before noon on the day of the meeting. Comments will be submitted for the record.**

#### **OTHER BUSINESS**

#### **ADJOURN**

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

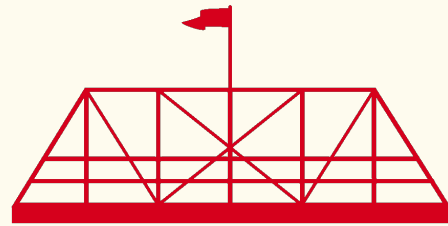


# THE BANKS *at Brownland*

Creating community through *wellness, connection, & recreation*



P F E F F E R T O R O D E



FRANKLIN BRIDGE  
— GOLF CLUB —



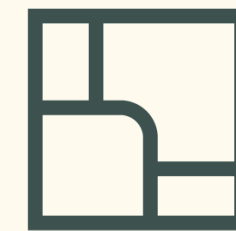
THE  
RIVERSTONE  
GROUP

Kimley»»Horn

Expect More. Experience Better.

## The Team

Jim Darter of BLVD Capital and Landon Gibbs of Altitude Real Estate have curated a team of experienced local talent to bring The Banks at Brownland to life. The development team includes architect Pfeffer Torode, Kimley Horn civil engineering, Brooks West of Franklin Bridge Golf Club, and David Atchison with The Riverstone Group, development and leasing.



BLVD  
CAPITAL



ALTITUDE  
VENTURES

Set between Downtown Franklin and Cool Springs, The Banks at Brownland is framed by the natural character of the Harpeth River Valley. A landscape long shaped by equestrian tradition, now evolving into a lifestyle destination with over 400,000 SF integrating wellness, dining, entertainment, and everyday gathering within a walkable framework.

#### **Athletic Uses**

- Ice facility
- 9-hole, 200 bay, golf practice facility
- 11 total sports fields
- Public pickleball courts

#### **Commercial Uses**

- Lifestyle Retail
- Fitness
- Medical Office/Use
- Specialty Grocery
- Dining

#### **Community Additions**

- Paved Greenway
- Kayak/Canoe launch
- Graceworks Facility



# *The Vision*

Contemporary agrarian architecture shaped by industrial heritage influence



# GraceWorks

For years, GraceWorks has been seeking a new home that would allow the nonprofit to meet the growing needs of the community, but the rising land costs in Williamson County have made this difficult. The Banks at Brownland offers a perfect solution.

## Donated Land

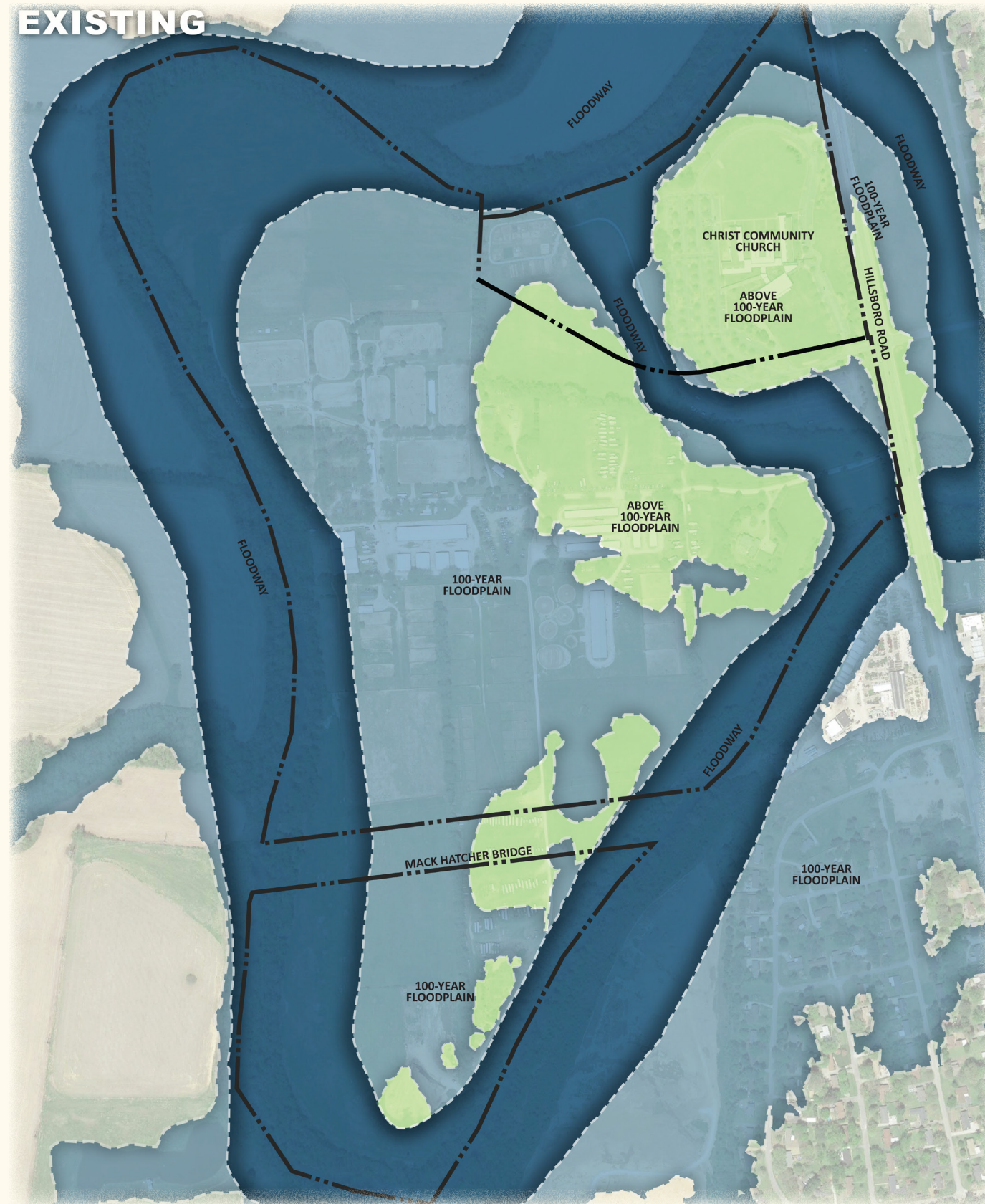
BLVD Capital is under contract to purchase 18 acres from Christ Community Church, 6 of which will be donated to GraceWorks

## Site Prep

As a part of the development, BLVD Capital will prepare the land for a construction-ready building pad and make further improvement for getting utilities to the site.

**A combined \$3M+ investment in the non-profit**

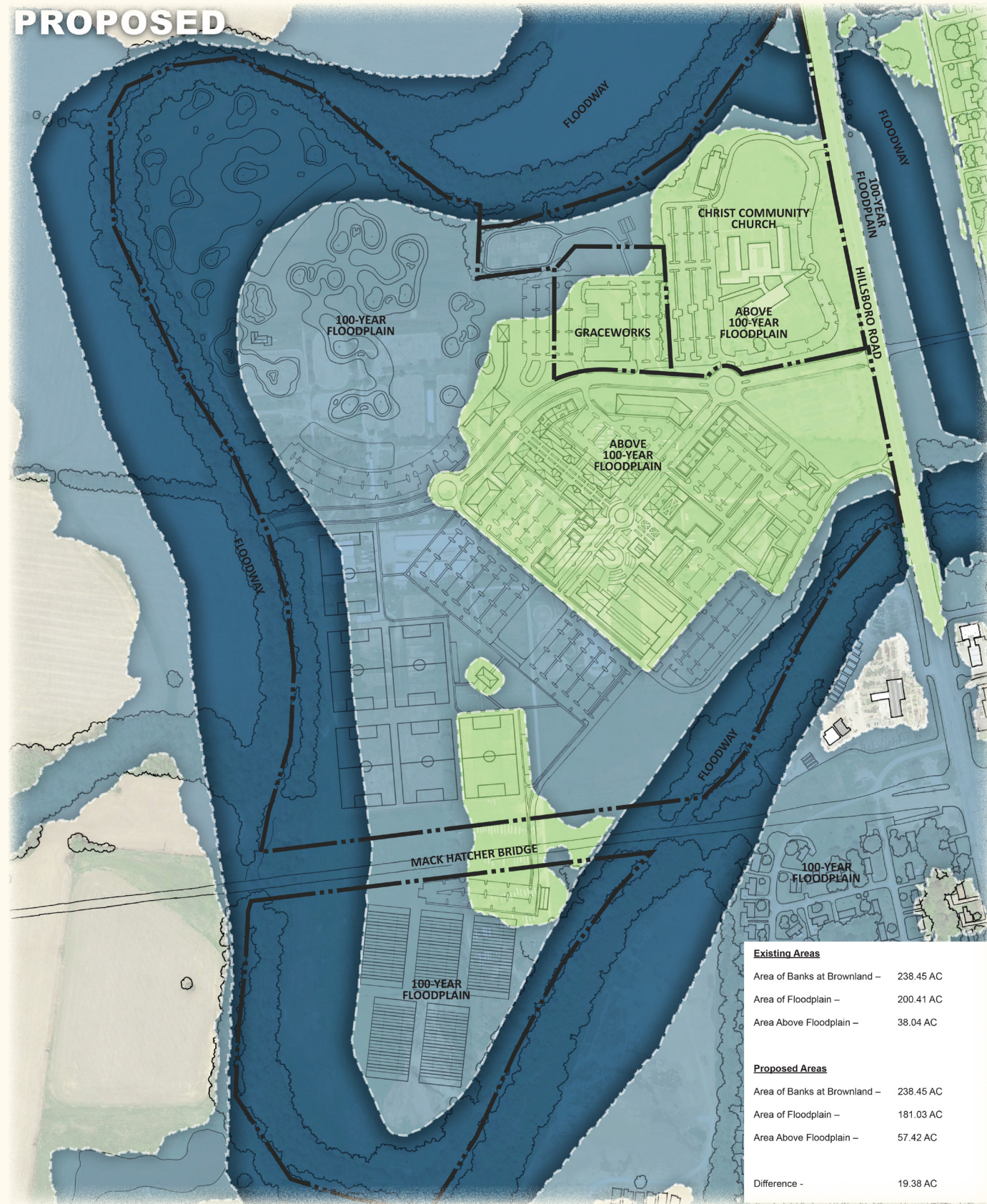




The existing property has two floodways, one on the east one on the west. The west does not have a defined channel.

### *Existing Areas*

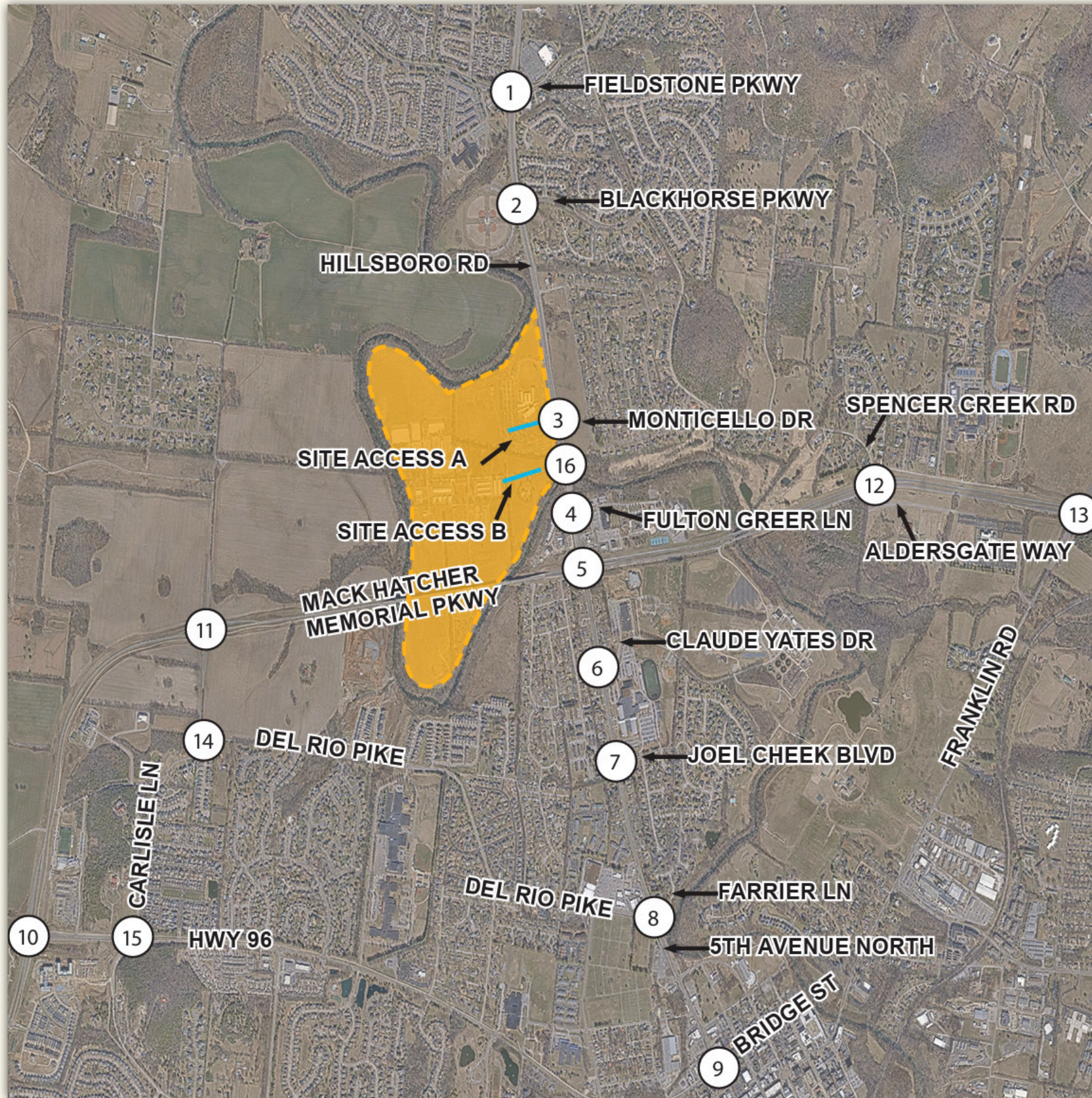
- Area of Banks at Brownland — 238.45 AC
- Area of Floodplain — 200.41 AC
- Area Above Floodplain — 38.04 AC



The new plan combines the two floodways into one floodway on the east side, lowers the floodplain elevation, and sends the water under Hillsboro Road instead of over the top of Hillsboro Road.

### *Proposed Areas*

- Area of Banks at Brownland — 238.45 AC
- Area of Floodplain — 181.03 AC
- Area Above Floodplain — 57.42 AC
- Difference — 19.38 AC



## Traffic Study Requirements

- Per The City of Franklin, these intersections were studied and counted during the school year in early December of 2025.
- Once finalized, the traffic study will be submitted to the City of Franklin, and to a third party reviewer
- Once reviewed, the third party reviewer will make recommendations to the City, and the Developer will be required to make the improvements concurrently with the development and prior to the opening of the development.
- This review will be done during the Development Plan submittal process which we plan to start in August, once the Master Plan is finalized.

NASHVILLE PREDATORS

# FORD ICE CENTERS

OVERVIEW OF FACILITY GROWTH, OPERATIONS, PROGRAMMING, AND COMMUNITY IMPACT





# FACILITY TIMELINE

- **FORD ICE CENTER ANTIOCH**  
SEPTEMBER 2014
- **FORD ICE CENTER BELLEVUE**  
OCTOBER 2019
- **FORD ICE CENTER CLARKSVILLE**  
JULY 2023
- **F&M BANK ARENA**  
JULY 2023
- **CENTENNIAL SPORTSPLEX ICE RINKS**  
MAY 2026



# OWNERSHIP & OPERATING STRUCTURE

## ANTIOCH

20-year lease, Metro Nashville Sports Authority

## BELLEVUE

30-year lease, Sports Authority / Metro Parks

## CLARKSVILLE

Management Agreement

## CENTENNIAL

Lease with Metro Parks



NASHVILLE PREDATORS | FORD ICE CENTERS





# PROGRAMMING & COMMUNITY IMPACT

Over **1 million** visitors annually per facility

Little Preds & Learn to Play Programs

Tri-Star Hockey League

**Largest adult hockey program** in the Southern U.S.

Jr. Preds Travel Hockey

GNASH High School Hockey

Public Skating

**30+** tournaments and camps annually



# ECONOMIC IMPACT & WILLIAMSON COUNTY OPPORTUNITY

**\$1.1M**

**SPENT ANNUALLY OUTSIDE WILLIAMSON COUNTY FOR ICE PROGRAMMING**



**SIGNIFICANT OPPORTUNITY TO SERVE WILLIAMSON COUNTY FAMILIES**

**\$3.5M+**

**ANNUAL REVENUE PER FACILITY**

**\$700K+**

**ANNUAL FREE PROGRAMMING/EQUIPMENT**

**1.5M+**

**VISITORS ANNUALLY PER FACILITY**



NASHVILLE PREDATORS | FORD ICE CENTERS



### One-Time Impact

**\$218.9 M**  
CONSTRUCTION  
INVESTMENT

**\$344.6 M**  
ONE-TIME  
IMPACT

**955**  
JOBS

**\$84.9 M**  
WAGES

**\$4.0 M**  
LOCAL TAXES  
& FEES

### Annual Impact

**\$555 M**  
ANNUAL IMPACT

**2,811**  
JOBS

**\$93.6 M**  
WAGES

**\$18.9 M**  
LOCAL TAXES  
(SALES, PROPERTY, & OTHER)  
DIRECT & INDIRECT

DIRECT & ATTRIBUTABLE  
SALES TAX REVENUE  
**\$8,450,913**  
City: \$4,225,456  
County: \$4,225,456  
9th SSD: N/A

DIRECT PROPERTY TAX  
(AT FULL BUILDOUT)  
**\$961,601**  
City: \$137,951  
County: \$549,939  
9th SSD: \$273,711

## Benefit to Cost Ratio

It is projected that for every \$1 invested by the city/county, \$7.44 of local direct & indirect tax revenue is generated over the 20-year peri-

**\$7.44 to \$1.00**

**\$4.17**  
CITY OF FRANKLIN

**\$4.13**  
WILLIAMSON COUNTY

Ratio only uses the direct & attributable taxes to the city & county.

### Visitor Spending Impact - Annual Total

**1.6 M**  
PROJECTED  
VISITOR DAYS

**124,080**  
PROJECTED  
HOTEL NIGHTS

**\$301.1 M**  
IMPACT FROM  
SPENDING

**1,468**  
JOBS SUPPORTED  
BY SPENDING

**\$5.8 M**  
ATTRIBUTABLE  
SALES TAX

**\$1.7 M**  
HOTEL  
LODGING TAX

# Economic Impact

<b>Annual Impact from Operations - At Full Operation</b>									
Development Type	Economic Impact	Direct/Indirect Jobs	Wages (Direct & Indirect)	Local Direct & Attributable Sales Tax	Indirect Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	City, County, and 9th SSD Direct Property Tax	Total Local Taxes
Retail	\$197,891,266	1,000	\$34,623,945	\$2,601,128	\$531,304	\$112,105	\$2,505,936	\$961,601	\$5,750,474
Sports & Recreation	\$16,479,355	89	\$2,811,401	\$237,434	\$43,141	\$9,103	\$223,282	Included in Total Above	\$512,960
Ice Center	\$6,588,582	35	\$1,069,007	\$95,906	\$16,468	\$3,475	\$88,948		\$204,797
Pickleball	\$24,653,400	116	\$3,455,468	\$371,250	\$53,024	\$11,188	\$289,562		\$725,025
Graceworks	\$7,182,400	69	\$3,626,694	\$99,000	\$55,652	\$11,742	\$173,788		\$340,182
Office	\$1,191,015	35	\$2,075,064	N/A	\$31,842	\$6,719	\$87,116		\$125,677
Visitor Spending	\$301,051,627	1,468	\$45,914,394	\$5,046,195	\$704,556	\$1,823,741	\$3,680,054	N/A	\$11,254,547
<b>Total</b>	<b>\$555,037,645</b>	<b>2,811</b>	<b>\$93,575,972</b>	<b>\$8,450,913</b>	<b>\$1,435,987</b>	<b>\$1,978,073</b>	<b>\$7,048,688</b>	<b>\$961,601</b>	<b>\$18,913,662</b>

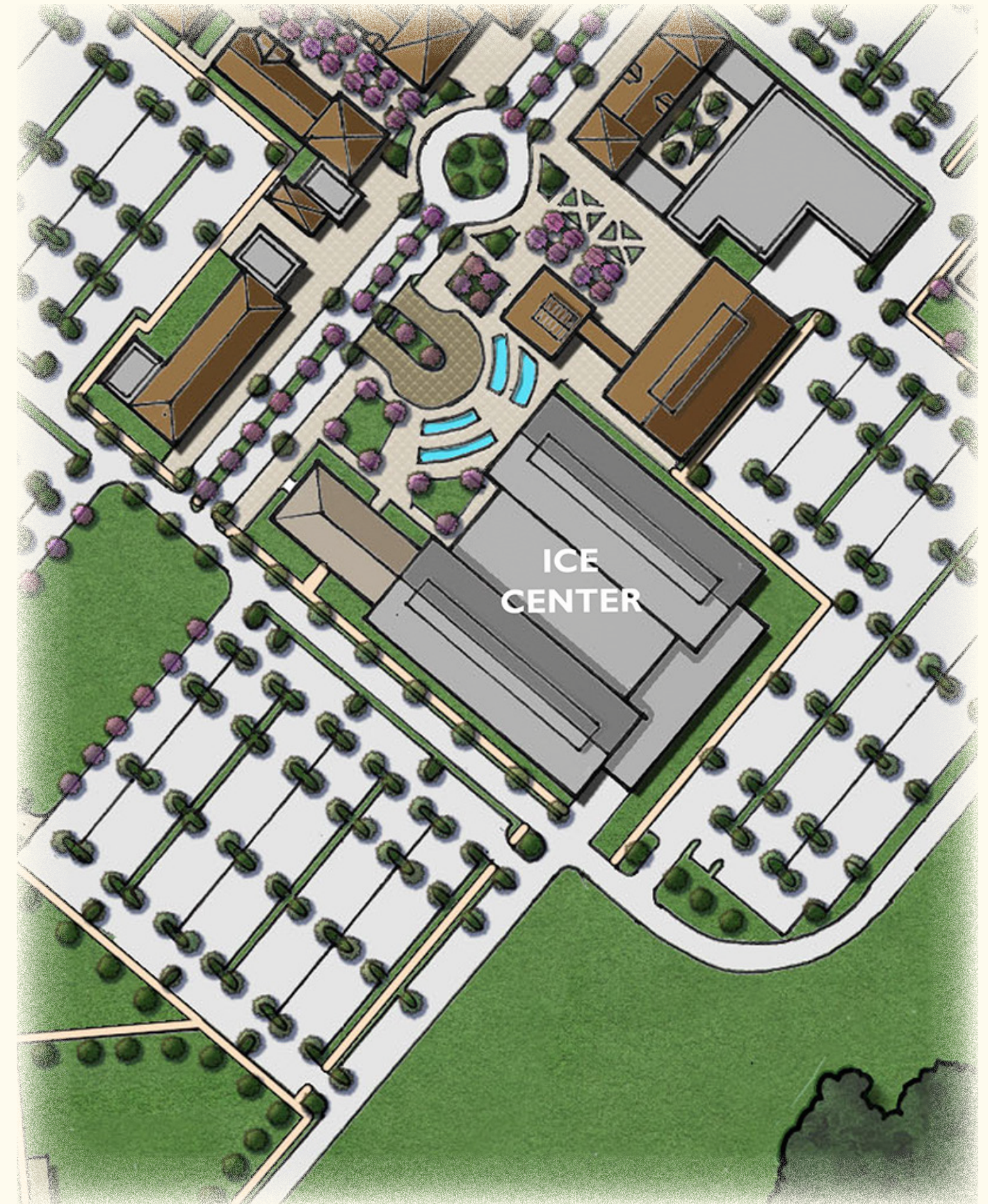
Prepared by Younger Associates

# Franklin Ice Facility Overview

The Banks at Brownland aims to construct a much-needed state-of-the-art ice facility with two sheets of ice to serve the Williamson County community and support local sports programming, with the Nashville Predators serving as the long-term operator.

## Key Deal Points

- **Land:** Provided by BLVD Capital at no cost
- **Ice Facility Owner:** Sports Authority of Williamson County
- **Project Cost:** Approximately \$45M
- **Bonds:** Issued by Sports Authority
- **Annual Debt Service:** \$2.5-3.5M for 20 years
  - *Split by the city and county*
- **Repayment Source:** Intergovernmental Agreement between the City of Franklin, Williamson County, and the Sports Authority



# Operation of Facility

## *Nashville Predators Proposal*

- The Nashville Predators will enter a long-term lease for operation of the facility, up to 30 years.
- Predators are responsible for all operating expenses, day-to-day management, program oversight, sales & marketing, and routine maintenance.
- The Predators will contribute to an annual capital fund. Below is a proposed schedule of contributions:
  - Years 1-5: \$150,000
  - Years 6-10: \$200,000
  - Years 11-15: \$225,000
  - Years 16-20: \$250,000
- Profits generated will be shared 75% to Williamson County and the City of Franklin and 25% to the Predators, after any prior-year losses have been fully recovered.
- Sports Authority will retain responsibility for major capital items and replacement/damage insurance coverage.



# Summary of Responsibilities

<i>Party</i>	<i>Responsibilities</i>
Sports Authority of Williamson County	Owens facility; issues bonds; manages repayment; oversees construction; responsible for major capital items and insurance.
Developer	Provides land at no cost; constructs facility within pre agreed construction budget.
Nashville Predators (Affiliate)	Operates facility; handles all operating expenses and routine maintenance; makes annual lease payments; enters profit sharing agreement.
City & County	Participate in intergovernmental repayment agreement.

## *Next Steps*

- Finalize intergovernmental agreement outlining repayment sources and obligations.
- Negotiate and execute development agreement between Developer and Sports Authority.
- Establish lease and profit-sharing terms with the Nashville Predators.
- Confirm oversight arrangements for construction and ongoing facility management.



# THE BANKS

*at Brownland*

Creating community through *wellness, connection, & recreation*