

**AGREEMENT FOR  
CONSTRUCTION AND FINANCING  
OF SEWER UPGRADES**

**THIS** Agreement for the Construction and Financing of Sewer Upgrades (hereinafter referred to as “**Agreement**”) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 20 by and between DeKalb County, Georgia (hereinafter referred to as “**County**”) and Village at NDM (Edens), LLC, with its principal place of business located at Attn: Herbert Ames, 1221 Main Street, Suite 1000, Columbia, SC 29201 (hereinafter referred to, together with any entity to which it may assign its rights under this Agreement, as the “**Company**”).

**WITNESSETH:**

**WHEREAS**, the Company is undertaking the expansion of NDM (Edens), LLC located at 2050 Lawrenceville Highway, Decatur, Georgia 30033 (the “**Project**”); and

**WHEREAS**, the Project will increase demand on the existing sanitary sewer infrastructure and lines serving the Project site; and

**WHEREAS**, the Project will require upgrading and expanding portions of the existing sanitary sewer infrastructure and lines to accommodate additional discharge of water into the Sewer System (the “**Improvements**”); and

**WHEREAS**, the County has previously adopted Section 25-177 of the Code of DeKalb County, as revised 1988 (hereinafter “**Code**”), outlining a method of cost sharing between the County and a private developer when a proposed development would require expansion of the existing sanitary sewer system; and,

**WHEREAS**, due to the complex nature of the Improvements contemplated by this Agreement and the extent of the improvements and expansion of the sanitary sewer system beyond

just Company's use, the County's Department of Watershed Management or its contractors has agreed to complete the Improvements and Company has agreed to make a contribution towards the Improvements in an amount of \$1,484,000 as the appropriate method of cost sharing; and

**WHEREAS**, the purpose of this Agreement is for the parties to enter into a binding contract evidencing their agreement as to the installation and financing of the Improvements;

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and in consideration of the mutual promises and undertakings contained herein, the parties hereto hereby agree and consent to the following:

1. **Improvements**. The Improvements will consist of upgrades and expansion of certain portions of the DeKalb County sanitary sewer infrastructure and lines servicing 2050 Lawrenceville Highway, Decatur, Georgia 30033, Georgia (the "Site"). The improvements will allow for sewer discharge for a total of 1550 residences, 97,000 square feet of commercial space, and a 150 key hotel. The County, through its Department of Watershed Management and/or its contractor, will determine those portions of the sanitary sewer infrastructure and lines to be upgraded and expanded (the "Work"). The Work shall be completed to the extent necessary to generate 679,666 gallons per day in sewer capacity credits as calculated per DeKalb County's Capacity Assurance Banking Credit Program. The Work shall be completed in two phases, phase one generating 273,690 gallons per day and phase 2 generating 405,706 gallons per day in sewer capacity credits as calculated per DeKalb County's Capacity Assurance Banking Credit Program. The County's Department of Watershed Management, or other applicable department, shall operate and maintain the Improvements in accordance with applicable laws.

2. **Term of Agreement and Relevant Times**

- a. This Agreement shall become effective upon the date of execution, and terminate on January 1, 2027, unless terminated earlier in accordance with the termination provision of this Agreement or extended by and through consent of the parties.

- b. The County agrees to have the first phase of the Improvements (273,690 gallons per day of credits generated) required by Section 1 of this Agreement designed, constructed and operational no later than August 1, 2025.
- c. The County agrees to have the second phase of the Improvements (405,706 gallons per day of credits generated) required by Section 1 of this Agreement designed, constructed and operational no later than January 1, 2027.
- d. The County's approval of Company's request for sewer capacity will expire two (2) years from the date listed on the County's correspondence entitled "SEWER CAPACITY APPROVAL IN LIEU OF CERTIFICATION," (the "expiration date"). At that time, a new request for capacity must be submitted to the County for review and approval. Extensions of up to one (1) year will be considered if made in writing more than sixty (60) days prior to the expiration date.
- e. Any sewer capacity credits created are non-transferable by the Company unless the proposed transfer is to an affiliate of Company operating the Site for use related to the Project and consistent with this Agreement and DeKalb County's policies. Any sewer capacity credits created as a result of the Improvements that are in excess of those required by the Company, or an affiliate of Company, as reflected in this Agreement and in accordance with DeKalb County's policies shall remain in the control of the County.

**3. Reimbursement of a Portion of Improvement Costs by Company**

- a. Company agrees that upon completion of each of the phases of Improvements and before Company shall be allowed access to the County's sanitary sewer system for that phase, Company shall reimburse the County a total amount of \$598,000 for phase one and \$886,000 for phase two exclusive of any interest defined in Section 3(c) for the Company's portion of the cost of Development Necessitated Improvements (total amount of \$1,484,000 for both of the two phases) ("Company's Contribution").
- b. Upon the completion of each phase of the Improvements, the County shall provide an invoice reflecting the amount of the Company's Contribution for that phase, including instructions for payment of such amounts, to the Company at the following address:

EDENS  
c/o Herbert Ames  
1221 Main Street, Suite 1000  
Columbia, SC 29201

- c. In the event the Company's Contribution is more than sixty (60) days past due, the County may:
  - i. charge Company interest at a rate of one percent (1%) per month as to the outstanding amount of the Company's Contribution until the past due amount is paid to the County in full; and,
  - ii. refuse to allow Company access to the County's sanitary sewer system and the Improvements until the past due amount of the Company's Contribution is paid to the County in full.
- d. Within 30 days of payment in full of the invoice reflecting the Company's Contribution, inclusive of any interest contemplated by this Agreement, the County shall issue to the Company a 'SEWER CAPACTIY APPROVAL IN LIEU OF CERTIFICATION' allowing connection in accordance with this Agreement and subject to the limitations included in Section 2(d) hereof.

**4. Requirements before Connection to the County's Sanitary Sewer System**

- a. The Company agrees, prior to connecting to the County's sanitary sewer system, to comply with the following requirements:
  - 1. Install low-flow plumbing fixtures;
  - 2. Prevent discharge of fats, oils, and grease (FOG) into the wastewater collection system;
  - 3. Maintain caps on service line cleanouts for sewer laterals;
  - 4. Maintain private sewer service lines; and
  - 5. Ensure roof and floor drains are not connected to the wastewater system.
- b. If Company fails to comply with the requirements listed above in Section 4(a), the County may terminate the approval to connect to the sanitary sewer system.

**5. Termination.**

- a. The parties agree that this Agreement shall terminate on the date on which an amount equal to the Company's Contribution and any interest payments that

may be due the County pursuant to this Agreement have been paid to the County in full under this Agreement; provided that the Improvements servicing the Site are operational after the Company connects to the sanitary sewer system.

- b. Company may, for its own convenience, elect to terminate this Agreement by delivering to the County a written notice of termination specifying the effective date of termination (“Termination Date”). Any notice of termination shall be provided to the County at the following address:

Department of Watershed Management  
Division of Planning & Sustainability  
178 Sams Street, Suite A2600  
Decatur, GA 30030

Such notice shall be delivered to the County at least thirty (30) days prior to the Termination Date. In case of termination of this Agreement before completion of the Work, the Company will reimburse the County as follows:

- i. For work to be completed in Phase I:
  1. Where the Company terminates this Agreement before February 1, 2025, the Phase I Contribution shall be adjusted to \$0.
  2. Where the Company terminates this Agreement after February 1, 2025, the Phase I Contribution shall be adjusted to reflect 50% of the costs incurred by the County in furtherance of the Improvements from the inception of this Agreement to the Termination Date.
- ii. For work to be completed in Phase II:
  1. Where the Company terminates this Agreement before July 1, 2026, the Phase II Contribution shall be adjusted to \$0.
  2. Where the Company terminates this Agreement after July 1, 2026, the Phase II Contribution shall be adjusted reflect 50% of the costs incurred by the County in furtherance of the Improvements from the inception of the second phase of the Improvements to the Termination Date.

Where the Company exercises its termination right under this section, the County’s approval of Company’s request for sewer capacity will terminate. The sewer capacity request process will be restarted, and the Company will be

required to submit a new request for capacity for review and approval.

**6. Miscellaneous.**

- a. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof.
- b. The recitals above are part of this Agreement.
- c. County may not assign its rights under this Agreement. The Company may not assign its rights under this Agreement except to an entity that will own or operate the Project, or a phase of the Project, with the previous written consent of the County.
- d. Each individual executing this Agreement on behalf of a party represents and warrants to the other party that such individual is authorized to do so and that his signature binds the party on whose behalf he is executing this Agreement.
- e. County and the Company acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and agreement between the parties concerning the subject matter of this Agreement and supersedes all prior oral or written agreements or understandings. No representation, oral or written, not incorporated in this Agreement shall be binding upon the County or the Developer. All parties must sign any amendments to the Agreement.
- f. This Agreement is governed by the laws of the state of Georgia without regard to conflicts of law principles thereof. Should any party institute suit concerning this Agreement, venue shall be in the Superior Court of DeKalb County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.
- g. If a court of competent jurisdiction renders any provision of this Agreement (or portion thereof) to be invalid or otherwise unenforceable, that provision or portion thereof shall be severed and the remainder of this Agreement shall continue in full force and effect as if the invalid provision or portion thereof was not part of this Agreement. Any such holding materially affecting the commitments herein may be the subject of further negotiations for purpose of legally revising the consideration involved. No action taken

- pursuant to this Agreement shall be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and should not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature.
- h. Nothing under this Agreement and no action taken pursuant hereto shall cause the County and Company to be treated as a partnership, joint venture, association, or other common entity.

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed in three (3) counterparts, each to be considered an original by their authorized representative.

**NDM (Edens), LLC**

**DEKALB COUNTY, GEORGIA**

**By:** \_\_\_\_\_  
Signature

\_\_\_\_\_  
Michael L. Thurmond  
Chief Executive Officer  
DeKalb County, Georgia

\_\_\_\_\_  
William Caldwell  
Managing Director

**ATTEST:**

\_\_\_\_\_  
Title

\_\_\_\_\_  
**BARBARA H. SANDERS, CCC**  
Clerk to the Board of Commissioners  
and Chief Executive Officer

**ATTEST**

**APPROVED AS TO SUBSTANCE:**

\_\_\_\_\_  
Victoria Racho  
Executive Assistant

\_\_\_\_\_  
David Hayes  
Director  
Department of Watershed Management

\_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
County Attorney Signature