



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Monday, January 23, 2023

Special Called Meeting

2:00 PM

The City Council Special Called Meeting will be held in the Barfield Conference Room, 2nd floor, at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: **Public Meeting Portal (CivicClerk):** <https://sandyspringsga.portal.civicclerk.com/>

Teleconference: **Phone:** (646) 558-8656 **Webinar ID:** 837 5464 0463

I. Call to Order - Mayor Rusty Paul

II. Roll Call and General Announcements - City Clerk

III. Approval of Meeting Agenda

IV. New Business

- A. **2023-024** Request for Mayor and City Council Consideration of a Resolution to Authorize the Second Phase of a Two Phase Process to Procure the Services of a Master Developer for City of Sandy Springs Development of City Owned Properties
(Presented by Eden Freeman, City Manager)

- B. **2023-025** Request for Mayor and City Council Consideration of the Execution of a Purchase and Sale Agreement for the Purpose of Certain Property Located in Land Lot 26, 17th Land District in Sandy Springs, Fulton County, Georgia; Tax IDs 17 002600010433 and 17 002600010425; and to Authorize the City Manager to Execute Same; and for Other Purposes
(Presented by Eden Freeman, City Manager)

V. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.
1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Mayor and City Council Members
FROM: Eden Freeman, City Manager
DATE: January 18, 2023 Submission for the January 23, 2023 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Authorize the Second Phase of a Two Phase Process to Procure the Services of a Master Developer for City of Sandy Springs Development of City Owned Properties

Recommendation:

Staff recommends approval of the Resolution to Authorize the Second Phase of a Two-Phase Process to Procure the Services of a Master Developer for City Owned Property.

Background:

On December 20, 2022, Mayor and City Council adopted the City Springs Master Plan, an update to the 2012 City Center Master Plan, to guide redevelopment of the City Springs District. In alignment with the direction of the Master Plan, the City issued a Request for Qualifications ("RFQ") as the first phase of a two-phase process to solicit and select a master developer ("Master Developer") capable of working with the City to create a unique development of City owned property to compliment the City Springs District.

Discussion:

The City established an Evaluation Committee ("Committee") to review the responses to the RFQ, and subsequently advise the City Council on Phase II.

In response to the RFQ, the City received responses from five (5) entities. After evaluating the submitted responses, the Committee recommends that all five (5) responding entities continue forward to the second phase of the procurement process to select a Master Developer.

The five (5) entities recommended to move forward to Phase II include:

1. The Atlantic Companies
2. Mid City Real Estate Partners with ASD|SKY
3. Mill Creek Residential Trust with Westbridge
4. Regent Partners with Morris and Fellows
5. RocaPoint Partners and The Georgetown Company

Financial Impact:

No financial costs are incurred to the City by issuing the Request for Proposals.

Alternatives:

Mayor and City Council could choose to provide further instruction to staff.

Review:

Raquel Gonzalez, City Clerk
Toni Carlisle, Chief Financial Officer
Kathy Williams, Staff Attorney
Eden Freeman, City Manager

Created/Initiated - 1/20/2023
Approved - 1/20/2023
Approved - 1/20/2023
Final Approval - 1/20/2023

Attachments:

1. RFQ Resolution

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO AUTHORIZE THE SECOND PHASE OF A TWO PHASE PROCESS TO
PROCURE THE SERVICES OF A MASTER DEVELOPER FOR CITY OWNED PROPERTY**

WHEREAS, the City of Sandy Springs (“City”) has determined that it is prudent to identify a development firm to develop certain City owned parcels within the City Springs District (“Property”); and

WHEREAS, on December 20, 2022, the City Council adopted the City Springs Master Plan (“Master Plan”) following a comprehensive study conducted by an independent firm; and

WHEREAS, the City has acquired the Property for a development consistent with the Master Plan; and

WHEREAS, on November 16, 2022, the City issued a Request for Qualifications (“RFQ”) as the first phase of a two-phase process to solicit and select a master developer (“Master Developer”) capable of working with the City to create a unique development to compliment the City Springs District in alignment with the Master Plan; and

WHEREAS, the City received proposals from five (5) entities in response to the RFQ, which were evaluated by the evaluation committee (“Committee”) in compliance with the provisions of the RFQ and the City’s purchasing policy; and

WHEREAS, all five (5) proposing entities were recommended by the Committee to continue forward to the second phase of the procurement process (“Phase II”) to select a Master Developer, including The Atlantic Companies, Mid City Real Estate Partners with ASD|SKY, Mill Creek Residential Trust with Westbridge, Regent Partners with Morris and Fellows, and RocaPoint Partners and The Georgetown Company; and

WHEREAS, in Phase II, each of the entities will be asked to respond to an outline of more specific transaction terms and developer obligations for evaluation leading toward the selection of a qualified Master Developer; and

WHEREAS, the City now intends to issue a Request for Proposals (“RFP”) for Phase II, seeking proposals from qualified developers for development of the Property; and

WHEREAS, the RFP will outline requirements for the development and describe the evaluation process to be undertaken with respect to the procurement, which process shall supersede existing City purchasing policies which may be in conflict therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA, THAT:

1. The Council hereby authorizes the City Manager and City staff to release the RFP to five (5) qualified firms.
2. The City Manager and City staff are hereby authorized to take such actions with respect to the RFP and the process stated therein as necessary to further the goals of the City indicated by the Master Plan.

RESOLVED this 23rd day of January, 2023.

Approved:

Russell Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
Seal:



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Mayor and City Council Members
FROM: Eden Freeman, City Manager
DATE: January 18, 2023 Submission for the January 23, 2023 Meeting
ITEM: Request for Mayor and City Council Consideration of the Execution of a Purchase and Sale Agreement for the Purpose of Certain Property Located in Land Lot 26, 17th Land District in Sandy Springs, Fulton County, Georgia; Tax IDs 17 002600010433 and 17 002600010425; and to Authorize the City Manager to Execute Same; and for Other Purposes

Recommendation:

Staff recommends that the Mayor and City Council authorize the City Manager to execute a Purchase and Sale Agreement, subject to the City Attorney's review and approval, for certain land located in Land Lot 26 of the 17th District, Sandy Springs, Georgia (Tax Parcel IDs 17-0026-000-10433 and 17 0026-000-10425).

Background:

The City currently owns property located at 8475 Roswell Road. Two land-locked parcels immediately behind and adjacent to 8475 Roswell Road are available to purchase. The available parcels are a combined total of 0.55 acres.

Discussion:

If purchased by the City, the accumulated property would expand the space that will be utilized to construct a City Fleet Facility. Currently, the Fleet Facility is temporarily located on Hilderbrand Drive. Permanently moving the facility north will be advantageous as it will be more readily available to the Police Department, which makes up the majority of the City's fleet pool.

Financial Impact:

City Staff have negotiated a purchase price of \$115,000.

Alternatives:

The City Council could choose not to purchase the property.

Review:

Raquel Gonzalez, City Clerk
Toni Carlisle, Chief Financial Officer
Kathy Williams, Staff Attorney
Eden Freeman, City Manager

Created/Initiated - 1/20/2023
Approved - 1/20/2023
Approved - 1/20/2023
Final Approval - 1/20/2023

Attachments:

1. Resolution
2. Parcel Purchase

STATE OF GEORGIA
COUNTY FULTON

A RESOLUTION OF THE CITY OF SANDY SPRINGS MAYOR AND CITY COUNCIL TO APPROVE THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF CERTAIN PROPERTY LOCATED IN LAND LOT 26, 17TH LAND DISTRICT IN SANDY SPRINGS, FULTON COUNTY, GEORGIA; TAX ID 17 002600010433 AND 17 002600010425; AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE SAME; AND FOR OTHER PURPOSES

WHEREAS, the City of Sandy Springs (“City”) Mayor and City Council has determined it is necessary to promote the public safety within the City to protect and serve the community (“Project”); and

WHEREAS, in order to promote the Project, fee simple rights are required over, under, and through the property located, in Land Lot 26, 17th Land District (Tax Parcel IDs 17 002600010433 and 17 002600010425) in Sandy Springs, Fulton County, Georgia, as more particularly described in Exhibit A of that certain Executor’s Quitclaim Deed recorded in Deed Book 29832, Page 269 in the Office of the Clerk of Superior Court of Fulton County, Georgia, (“Property”); and

WHEREAS, City staff has negotiated a purchase price of \$115,000 whereby the City may acquire the Property; and

WHEREAS, the Mayor and City Council have decided it is advantageous to the City of Sandy Spring to acquire the Property by purchase under the terms and conditions of a purchase and sale agreement.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS:

1. The Mayor and City Council hereby approve and authorize the City Manager to execute a purchase and sale agreement to acquire the fee simple rights over, under, and across the Property, in Land Lot 26, 17th Land District in Sandy Springs, Fulton County, Georgia; and
2. The City Manager is hereby authorized to execute any documents in furtherance of this Resolution, subject to approval by the City Attorney and Chief Financial Officer; and
3. The City Manager and City Attorney are hereby authorized to take such other actions as may be deemed necessary to effectuate the intent of this Resolution.

APPROVED AND ADOPTED this 23rd day of January 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, Clerk

(Seal)

- 

