
Meeting of the Sandy Springs City Council was held on January 23, 2023 at 2:00 p.m., Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 2:00 p.m.

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Jody Reichel, Councilmember Tibby DeJulio

Members Absent: Councilmember Andrew Bauman

III. Approval of Meeting Agenda

Motion and vote. A motion was made by Councilmember Tibby DeJulio, seconded by Councilmember Jody Reichel, to approve the meeting agenda. The motion carried by unanimous vote.

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.

Eden Freeman, City Manager, reviewed the Second Phase of the City Springs Master Plan Update project. 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. 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

It is anticipated that the recommended award will be brought back to the Mayor and City Council in April, 2023.

Motion and second. A motion was made by Councilmember Jody Reichel, seconded by Councilmember Melissa Mular, to approve the second phase of a two-phase process to procure the services of a master developer for the City of Sandy Springs development of city-owned properties.

Councilmember Jody Reichel asked if it is determined to be necessary to rezone properties within the district, when would the rezoning happen. Also, will there be weekly meetings with the master developer.

City Manager Freeman stated should the proposal selected by the City require rezoning, then that would occur at the time the City approves development partner or soon after. Meeting regularly with the developer is not something that is anticipated right now, as the City is not putting a construction a City facility as part of the redevelopment project. There will be periodic updates with the master developer.

Councilmember Reichel asked if council will be involved.

City Manager Freeman replied yes.

Councilmember John Paulson inquired if qualified firms will be asked about proposed ideas and vision.

City Manager Freeman replied yes.

Mayor Rusty Paul stated the bidders will come back with full proposals. They will present very detailed concepts about what they want to produce.

City Manager Freeman explained each proposer will need to provide full performas too. City of Sandy Springs Purchasing Manager Charise Glass will run the procurement.

Dan Lee, City Attorney advised this is not just a pure procurement process. This is a property owner in the process of looking for the best highest and best use of property to be sold. It just so happens that the owner is that the City of Sandy Springs. Included in that would be the best project that would go forth on property to either be sold by the City or sell an interest in the City, whether it be a long-term lease or whatever the proposal might be that the Evaluation Committee would recommend and then the Mayor and City Council would adopt. This is different than just a looking for a vendor to come do something on somebody's property. This is the people's property that is part of this proposal.

Mayor Paul stated this is the best way for the City to be able to control what happens on the City Springs campus and the extension of the campus to the south. This is a model that we may use in the future for other parcels that City may procure. The City always partnered with the private sector, but the private sector has not always done exactly things the way the City has wanted them done. This process is one way to ensure that the City can control the development process and get exactly what we think the citizens of Sandy Springs expect and what this Council, as their representatives, are trying to achieve on their behalf.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2023-01-09

- B. **2023-025** Request for Mayor and City Council Consideration of a Resolution to 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.

Eden Freeman, City Manager, stated 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. 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. City Staff has negotiated a purchase price of \$115,000.

Motion and vote. A motion was made by Councilmember Tibby DeJulio, seconded by Councilmember John Paulson, to approve 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. The motion carried by unanimous vote.

Resolution No. 2023-01-10

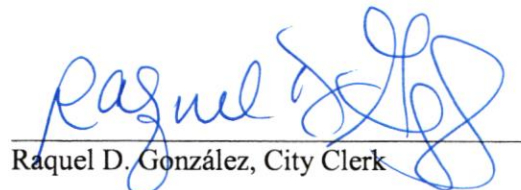
V. Adjournment

Motion and vote. A motion was made by Councilmember Tibby DeJulio, seconded by Councilmember Melody Kelley, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 2:12 p.m.

Approved: February 7, 2023


Russell K. Paul, Mayor


Raquel D. González, City Clerk