



SANDY SPRINGS

CITY CLERK'S OFFICE

PUBLIC FACILITIES AUTHORITY AGENDA

Rusty Paul, Chair
John Paulson
Steve Soteres
Chris Burnett
Jody Reichel
Tibby DeJulio
Andy Bauman

Tuesday, August 18, 2020

Special Called Meeting

6:00 p.m.

The August 18, 2020 Public Facilities Authority Meeting will be held virtually.

Live-stream: Sandy Springs Facebook: <https://www.facebook.com/SandySpringsGA/>

Zoom Webinar: <http://spr.gs/mcc8182020>

Teleconference: **Dial Options** (for higher quality, dial a number based on your current location):

- +1 312 626 6799
- +1 646 558 8656
- +1 301 715 8592
- +1 346 248 7799
- +1 669 900 9128
- +1 253 215 8782

Webinar ID: 885 2891 5811

1. PFA2020-16 **CALL TO ORDER** - Chairperson Rusty Paul
2. PFA2020-17 **ROLL CALL** - Secretary Raquel Gonzalez
3. PFA2020-18 **APPROVAL OF MEETING AGENDA**
4. PFA2020-19 Approval of the May 19, 2020 Public Facilities Authority Special Called Meeting Minutes
- NEW BUSINESS**
 5. PFA2020-20 Consideration of a Resolution of the City of Sandy Springs Public Facilities Authority to Approve the Purchase of Certain Property Located at 620 Morgan Falls Road in Sandy Springs (Parcel Numbers No. 17 0030 LL0678 (7.42 acres) and 17 0030 LL0587 (5.1 acres); to Authorize the General Manager to Execute Same; and for Other Purposes
6. **ADJOURNMENT**



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To: Mayor and City Council Members
Members of the City of Sandy Springs Public Facilities Authority ("PFA")

From: Andrea Surratt, City Manager and General Manager of the PFA

Date: August 13, 2020

Subject: Purchase of Property at 620 Morgan Falls Road

Background:

Since its incorporation, the City of Sandy Springs ("City") has provided a full range of municipal services for citizens of the City, including a very busy municipal court facility ("Municipal Court") and the most respected Police Department ("SSPD") in the State. SSPD and Municipal Court have leased office space at the Morgan Falls office complex at 7840 Roswell Road ("Morgan Falls") since 2011. Starting with 86 sworn officers in 2006 in a prior leased space, SSPD has grown to approximately 140 sworn officers currently. Space is now inadequate for both departments in the leased office space at Morgan Falls. Safety is an important consideration when accommodating customers, victims, citizen volunteers, officers and offenders in the same square footage. It has been a priority of the Mayor and City Council since the City's inception to identify and plan a permanent space to adequately accommodate the needs of SSPD and Municipal Court.

Since the City is an attractive place to do business, land and construction costs have continued to rise. During the past several years, staff has been asked to identify appropriate sites for these public safety uses and develop a funding mechanism to cover those costs in the budget. At the City Council Retreat on January 24, 2020, City Council identified Public Safety as one of its top ten (10) priorities for the year. During the FY2021 Budget public workshops, staff proposed and Council adopted a budget that included a strong fund balance, preserving funds for the possibility of finding an appropriate site for a public safety facility if it could be purchased at an advantageous price due to the economic downturn.

Discussion:

The health crisis and economic slowdown caused by the global pandemic has changed demand for office space, and some existing properties remain vacant. At Council's direction, staff performed an analysis of existing properties in the City that met criteria for a public safety facility. The property at 620 Morgan Falls Road ("Property") met that criteria. The Property includes two (2) land parcels with a combined total of 12.52 acres. It also includes an existing office building that can adequately house SSPD and Municipal Court now, with the flexibility for growth into the future. The Property is spacious enough to incorporate other public safety ancillary uses that are currently off-site. The Property is centrally located in the north end of the City with excellent access to Roswell Road and surrounding neighborhoods. The purchase price is \$11,025,000 with certain



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terms, including a thirty (30) day inspection period and closing date anticipated within sixty (60) days following execution of an agreement.

There are two (2) resolutions related to the purchase of the Property: one for the PFA meeting agenda and one for the City Council meeting agenda. Adoption of these resolutions represents the first phase of a multi-phase plan to provide safe, adequate, and permanent facilities for SSPD, Municipal Court and ancillary public safety uses. Eventually, the building will need renovation and site work to finalize the public safety campus.

Approval by the PFA resolution will authorize the PFA to negotiate the terms of a Purchase and Sale Agreement ("Agreement") to purchase the Property and authorize the General Manager to execute the Agreement. The PFA serves as a partner with the City, whereby the City can agree to pay rent to the PFA for the use of public facilities such as the Property for the use of SSPD, Municipal Court, and associated public safety uses.

Approval of the City Council resolution will authorize the City to approve the purchase of the Property, to cooperate with the PFA in negotiating the terms of the Agreement, and to provide for public comment on the development of a public safety facility on the Property, to be held during the inspection period under the Agreement.

Staff Recommendation:

The City Manager and the General Manager of the PFA recommends adoption of the resolutions presented.

Financial Impact:

Funds are available in the FY2021 Budget to purchase the Property.

Attachment(s):

Resolution

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES
AUTHORITY TO APPROVE THE PURCHASE OF CERTAIN PROPERTY LOCATED AT
620 MORGAN FALLS ROAD IN SANDY SPRINGS (PARCEL NUMBERS NO. 17 0030
LL0678 (7.42 ACRES) AND 17 0030 LL0587 (5.1 ACRES); TO AUTHORIZE THE
GENERAL MANAGER TO EXECUTE SAME; AND FOR OTHER PURPOSES**

WHEREAS, in 2006 the City of Sandy Springs (“City”) undertook law enforcement services with eighty-six (86) sworn officers in the Sandy Springs Police Department (“SSPD”); and

WHEREAS, in June of 2011, SSPD and the City’s municipal court (“Municipal Court”) moved operations to three (3) different buildings located in the Morgan Falls office complex at 7840 Roswell Road in Sandy Springs (“Morgan Falls”); and

WHEREAS, Morgan Falls was not designed for and was never intended to serve as a long-term location for SSPD headquarters and Municipal Court operations; and

WHEREAS, SSPD has grown to approximately two hundred (200) employees, and has outgrown the present space at Morgan Falls to accommodate such employees; and

WHEREAS, as a result of the growth of SSPD and the space limitations at Morgan Falls, SSPD operations are performed at various metro locations outside the City; and

WHEREAS, Municipal Court has similarly outgrown the current capacity at Morgan Falls for its operations; and

WHEREAS, the SSPD headquarters at Morgan Falls shares walls with other businesses, and there is no separate secured parking for police employees, making it impossible to ensure the safety of employees, vehicles and equipment; and

WHEREAS, the City has conducted a spatial needs assessment for SSPD, Municipal Court and other associated public safety operations and has determined the efficiency, safety, and effectiveness of consolidating such operations into one property location; and

WHEREAS, the City and the Authority have determined that there is a great need to develop a public safety facility to house the various public safety components of the City, to provide for the safety and protection of employees and public safety vehicles and equipment, and to provide for continued and more efficient operations for the health, welfare and safety of citizens, businesses and visitors to the City; and

WHEREAS, the City of Sandy Springs Public Facilities Authority (“Authority”) was created in 2006 by the Georgia General Assembly to create a governmental entity by which a municipality can, through contractual relationships, lease space for terms over one (1) year; and

WHEREAS, the Authority serves as a partner with the City, whereby the City can agree to pay rent to the Authority for the use of public facilities such as a public safety building for the use of City departments and associated entities; and

WHEREAS, the City and the Authority have identified certain property, as improved, located at 620 Morgan Falls Road in Sandy Springs, consisting of two (2) parcels: Parcel Number 17 0030 LL0678 (7.42 acres) and Parcel Number 17 0030 LL0587 (5.1 acres) (together, "Property"), to be not only appropriate for the needs of the City, including SSPD, Municipal Court, and other departments and municipal functions as may be determined from time to time by the City, but represents the best value to the City, the Authority and taxpayers of the City; and

WHEREAS, the Authority desires to acquire the Property for the purposes set forth above; and

WHEREAS, the Authority and Land Investment Partners, L.L.C., 29 ("Property Owner"), have agreed upon a purchase price for the Property of Eleven Million, Twenty-Five Thousand and No/100 Dollars (\$11,025,000), to be memorialized together with other terms and conditions as shall be set forth in a Purchase and Sale Agreement between the Property Owner and the Authority ("Agreement"); and

WHEREAS, the members of the Authority have considered the Property acquisition and have determined it to be in the best interest of the City, its taxpayers and the Authority; and

WHEREAS, the members of the Authority desire to assist the City to ensure that the public be allowed to provide input regarding the purchase of the Property following execution of a negotiated Agreement;

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY AND IT IS RESOLVED BY AUTHORITY OF SAME AS FOLLOWS:

1. The purchase of the Property by the Authority is hereby authorized, and the attorney for the Authority and the General Manager are hereby authorized to negotiate the terms and conditions of a Purchase and Sale Agreement with Land Investment Partners, L.L.C., 29.

2. The General Manager of the Authority is hereby authorized to execute the negotiated Agreement and to execute such other documents as may be required to purchase the Property from the Property Owner, subject to approval by the attorney for the Authority.

3. The General Manager of the Authority is hereby authorized to cooperate with the City to provide for public comment on the question of whether a public safety facility should be developed on the Property at the next regularly scheduled meeting of City Council, to take place during the inspection period provided for in the Agreement.

4. The General Manager of the Authority is hereby authorized to take such actions as shall be deemed necessary or feasible to effectuate the intent of this resolution.

APPROVED AND ADOPTED this ____ day of _____, 2020.

Approved:

Russell K. Paul, Chairman

Attest:

Rocky Gonzalez, Secretary
(Seal)