

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
June 3, 2025 at 6:00 PM
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Special Called Meeting of the Sandy Springs Public Facilities Authority was held on June 3, 2025 at 6:00 PM, Mayor Rusty Paul presiding.

I. Call to Order

Chair Rusty Paul called the meeting to order at 6:00 p.m.

II. Roll Call and General Announcements

Members Present: Chair Rusty Paul, Member John Paulson, Member Melody Kelley, Member Melissa Mular, Member Jody Reichel, Member Tibby DeJulio, Member Andrew Bauman

III. Approval of Meeting Agenda

Motion and vote. A motion was made by **Member Tibby DeJulio**, seconded by **Member John Paulson**, to approve the meeting agenda with the addition of Item 2025-06. The motion carried by unanimous vote.

IV. Approval of Meeting Minutes

Motion and vote. A motion was made by **Member Jody Reichel**, seconded by **Member Melissa Mular**, to approve the meeting minutes. The motion carried by unanimous vote.

A. PFA2025-04 March 4, 2025 Public Facilities Authority Special Called Meeting

V. Old Business

There was no old business.

VI. New Business

A. PFA2025-05 Request for Public Facilities Authority Consideration of a Resolution to Approve the Second Amendment to the Lease Agreement for the Lease of Real Property Located at 4410 Bankers Circle, Atlanta, Georgia and to Authorize the Chairman to Execute the Agreement

Eden Freeman, City Manager, presented a recommendation to approve the second amendment to the lease agreement for the lease of real property located at 4410 Bankers Circle, Atlanta, Georgia and to authorize the Chairman to execute the agreement.

In June 2015, the Public Facilities Authority entered into a lease agreement for the use of an area warehouse for active shooter training for the Sandy Springs Police Department. The lease agreement was renewed for an additional five years in 2020, and is coming to term in the coming months. The active shooter training facility is an integral part of the police department's training protocols, proving to be essential to the department's preparedness and response to active shooter scenarios.

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The proposed lease includes a monthly rental rate schedule as follows:

Period	Annual Basic Rent Rate Per Square Foot	Monthly Basic Rent
09/01/2025 – 08/31/2026	\$12.35	\$10,291.67
09/01/2026 – 08/31/2027	\$12.84	\$10,703.33
09/01/2027 – 08/31/2028	\$13.36	\$11,131.47
09/01/2028 – 08/31/2029	\$13.89	\$11,576.73
09/01/2029 – 08/31/2030	\$14.45	\$12,039.79
09/01/2030 – 09/30/2030	\$15.03	\$12,521.39

Additionally, the Authority is required to pay a proportionate share of operating costs and taxes throughout the lease terms.

Motion and second. A motion was made by **Member John Paulson**, seconded by **Member Jody Reichel**, to approve the second amendment to the lease agreement for the lease of real property located at 4410 Bankers Circle, Atlanta, Georgia and to authorize the Chairman to execute the agreement.

Member Paulson said this a five year agreement. Does the City have an early out clause in case of another location that can be utilized instead of this?

City Manager Freeman said yes that is included, however it is anticipated the lease will be complete given the amount of time it may take to construct a new facility.

Member Paulson asked can the City get out of the agreement if enough notice is given?

City Manager Freeman said yes.

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

2025-06-03 PFA RES

- B. **PFA2025-06** Request for Public Facilities Authority Request for Public Facilities Authority Consideration of a Resolution to Amend and Approve the Parking Fee Schedule for the City Springs Development

Eden Freeman, City Manager, presented a recommendation to amend and approve the Parking Fee Schedule for the City Springs Development.

This is an amendment to the parking agreement that was executed earlier this year with 12 Oaks Parking. In the packet, there is a parking schedule with a fee schedule. Previously, the City events were considered to be normal hourly rates for garage parking only. Realizing that the City's three largest public events, Juneteenth, Stars and Stripes, and Sparkle Sandy Springs could use some assistance in helping transportation and vehicles move quickly out of the garage, we have worked with 12 Oaks who agrees to make those three signature events free in garage parking only. This does not require an amendment to the contract with 12 Oaks but, it does require the Public Facilities Authority to adopt a new fee schedule.

Motion and second. A motion was made by **Member Melody Kelley**, seconded by **Member John Paulson**, to approve the second amendment to the lease agreement for the lease of real property located at 4410 Bankers Circle, Atlanta, Georgia and to authorize the Chairman to execute the agreement.

Member Jody Reichel asked is this free parking just for the garage and not on street parking?

City Manager Freeman said correct. On street parking is often closed during those events because there are other set ups there, and it is only for these three events.

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

2025-06-04 PFA RES

VII. Adjournment

Motion and vote. A motion was made by **Member Tibby DeJulio**, seconded by **Member John Paulson**, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 6:06 p.m.

Approved: June 17, 2025

Russell K. Paul, Chair

Raquel D. González, Secretary