

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority**

**SUMMARY MINUTES**

**Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference**

**July 15, 2025 at 6:00 PM**

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**Special Called Meeting of the Sandy Springs Public Facilities Authority was held on July 15, 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. 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.

1. **PFA2025-08** June 17, 2025 Public Facilities Authority Special Called Meeting

**V. Old Business**

**VI. New Business**

2. **PFA2025-09** A Request for the Public Facilities Authority's Consideration of Approval of a Lease Agreement with Georgia Power Company for a Temporary Laydown Yard and to Authorize the General Manager to Execute the Contract

**Eden Freeman, City Manager**, presented a recommendation to Approve a Lease Agreement with Georgia Power Company for a Temporary Laydown Yard and to Authorize the General Manager to Execute the Contract.

GPC has requested the use of City-owned land located in the 17th District, Land Lot 30, Fulton County, for equipment and materials staging associated with construction and maintenance work in the region. The location provides ideal access for their Rome-Abernathy Phase 1 Project.

**LEASE TERMS**

- Lessee: Georgia Power Company
- Lessor: City of Sandy Springs Public Facilities Authority
- Property: Approx. 1.04 acre of land, as described in Exhibit "A"
- Term:
  - Initial term of six (6) months, commencing July 15, 2025, and ending January 14, 2026
  - Month-to-month extension permitted thereafter, not to exceed a total lease period of twelve (12) months without renegotiation
- Rental Rate:

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- \$7,000 per month, payable in advance
- Continued month-to-month rental at same rate if extended
- Use:
  - Storage of equipment and machinery related to GPC infrastructure work
  - Installation of temporary fencing, lighting, and structures as needed
- Conditions:
  - No storage of environmentally hazardous materials
  - The site must be kept in good repair and cleared within thirty (30) days of lease termination
  - Lessee is responsible for cleaning up and returning site to its original condition
- Assignment:
  - Allowed only to GPC affiliates or approved third parties; Lessor retains right to review
- Default Clause:
  - Lessor may terminate with sixty (60) days' notice for non-compliance; Lessee then has thirty (30) days to vacate and restore site

The lease will generate a minimum of \$42,000 in rental revenue over the initial term. Continued use may increase that total to \$84,000 over twelve (12) months.

**Motion and second.** A motion was made by **Member Melody Kelley**, seconded by **Member John Paulson**, to approve a Lease Agreement with Georgia Power Company for a Temporary Laydown Yard and to Authorize the General Manager to Execute the Contract.

**Member Kelley** asked how long does Georgia Power actually want to use the land?

**City Manager Freeman** said it may be for the full year.

**Member Kelley** asked what is a laydown yard?

**City Manager Freeman** said it is where they may store materials to do construction work on the transmission lines coming from the dam.

**Member Paulson** said currently the ballpark is using that as an overflow parking lot. Will this be an off-limits parking once Georgia Power starts using it?

**City Manager Freeman** said they are not using this section. This is the far north section between Adair Lane and the apartments beyond there. It is not in condition for anyone to park on. You will still be able to use the overflow lot. This is beyond that.

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

**PFA Resolution No. 2025-07-06**

3. **PFA2025-10** A Request for the Public Facilities Authority's Consideration to Approve Two Purchase and Sale Agreements for the Fee Simple Property Rights and Interests Located at 5275 Roswell Road, Sandy Springs, Fulton County, Georgia (Tax Parcel # 17 0092 0007 045 1) and 0 Roswell Road, Sandy Springs, Fulton County,

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Georgia (Tax Parcel #: 17 0092 0007 047 7) and for the Acceptance of all Deeds Associated with the Transaction as it Relates to the Construction of Sandy Springs Fire Station #4

**Eden Freeman, City Manager** and **Keith Sanders, Fire Chief**, presented a recommendation to approve two Purchase and Sale Agreements for the Fee Simple Property Rights and Interests Located at 5275 Roswell Road, Sandy Springs, Fulton County, Georgia (Tax Parcel # 17 0092 0007 045 1) and 0 Roswell Road, Sandy Springs, Fulton County, Georgia (Tax Parcel #: 17 0092 0007 047 7) and for the Acceptance of all Deeds Associated with the Transaction as it Relates to the Construction of Sandy Springs Fire Station #4.

Fire Station #4, located at 4697 Wieuca Road, Atlanta, GA 30342, currently sits outside the City of Sandy Springs' (City) city limits, presenting jurisdictional, operational, and financial challenges. In 2024, Fire Station #4 responded to 345 incidents within the City of Atlanta, with an average call duration of 31 minutes and 1 second, up from 281 responses in 2023 and 171 in 2022. The total cost incurred by the City for these responses was \$1,048,149.26. Based on these figures, the estimated cost in 2024 reached \$530,796.30, a significant increase from \$337,927.79 in 2023 and \$179,425.17 in 2022. In addition to the financial impact, a relocation of the fire station to the south end of the City (within City limits) would significantly enhance response capacity in that area, ultimately improving safety for both residents and visitors.

The City, together with its Public Facilities Authority (the "Authority") have determined the necessity for the addition of a City fire station for the continued safety and protection of City residents and visitors, and have identified two (2) adjacent parcels of land, totaling 6.622 acres, that would not only be appropriate for the needs of the City, but also the residents and taxpayers of the City, located at 5275 Roswell Road and 0 Roswell Road, to be known as Sandy Springs Fire Station #4 (the "Project").

The two (2) adjacent parcels are located on the east side of Roswell Road between Green Hill Road N.E. and Beachland Drive, less than one (1) mile south of the I-285 interchange with Roswell Road, in a future residential or mixed-use area. The front parcel, located at 5275 Roswell Road, Sandy Springs (Fulton County), Georgia (Tax Parcel # 17 0092 0007 045 1) consists of 2.621 acres, and was previously the site for, a now demolished, night club. The rear parcel, located at 0 Roswell Road consists of 4.001 acres and remains undeveloped.

The adjacent parcels are each owned by individual limited liability companies, organized in the state of Georgia, Pace Leven II LLC (5275 Roswell Road) and Pace Leven LLC (0 Roswell Road). Both entities share the same managing member, Mr. Amin Alibhai (Pace Leven II LLC, Pace Leven LLC and Amin Alibhai hereinafter collectively referred to as the "Owner").

Fire Station #4 is a 12,134-square-foot building on a 1.3774-acre site, and is valued at \$3,000,000. Once the Project is complete, the property located on 4697 Wieuca Road, Atlanta, GA 30342 will be sold, and the Fire Station will be moved to the new location on Roswell Road.

City Staff, the Authority and the Owner have negotiated a sale price, in good faith, in an amount of Three Million and 00/100 Dollars (\$3,000,000.00) for the property rights and interests located at 5275 Roswell Road, and Seven Million and 00/100 (\$7,000,000.00) for the property rights and interests located at 0 Roswell Road. In addition to the purchase price for the property located at 0 Roswell Road, the City will provide acknowledgment to the Owner of a tax-deductible property contribution (IRS Form 8283) in an amount of Two Million Six Hundred Thousand and 00/100 (\$2,600,000.00), representing the value of a

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portion of the Properties. Funding for this purchase will come from the City's planned debt issuance that was approved in the FY2026 Budget.

**Motion and second.** A motion was made by **Member Tibby DeJulio**, seconded by **Member Andy Bauman**, to approve two Purchase and Sale Agreements for the Fee Simple Property Rights and Interests Located at 5275 Roswell Road, Sandy Springs, Fulton County, Georgia (Tax Parcel # 17 0092 0007 045 1) and 0 Roswell Road, Sandy Springs, Fulton County, Georgia (Tax Parcel #: 17 0092 0007 047 7) and for the Acceptance of all Deeds Associated with the Transaction as it Relates to the Construction of Sandy Springs Fire Station #4.

**Member DeJulio** said we have known since inception of the City of Sandy Springs that a fire station was needed on the south side of the City. Currently there is none and we must depend on an old fire station in the City of Atlanta. Because of this, the City spends a lot of money, that does not come back, and time for the City's Fire Department. Having been a user of Fire and Emergency services in the last two to three years, I understand the importance of getting our emergency services and fire trucks there in a shorter period of time. This is needed, ideal, and will improve the lives and safety of those of the south side of Sandy Springs.

**Member Bauman** said I echo **Member DeJulio's** remarks as I have been on Council since 2014. This is critical. Public safety is the City's number one priority. This is a data driven process to look at response times and it expensive for these properties but, this City has been looking for years. We must do this because this will save the City money, we will not pay for the responses in Atlanta and, it will deliver the City's commitment that public safety is the number one priority. When seconds and minutes matter, having this location could make a difference between life and death. This is a necessary priceless location. Let us support this.

**Member Melody Kelley** said the City's geographic information system (GIS) map shows that the size of the parcel close to Roswell Road is .29 acres.

**City Manager Freeman** said it is tied back to the Fulton County property tax records which are incorrect.

**Member Kelley** asked are the City's numbers correct?

**City Manager Freeman** said yes.

**Member Kelley** said this is my first time participating in a fire station project at this stage. It borders a few neighborhoods. How will this project mitigate any impacts?

**Fire Chief Sanders** said in the Community Development Code is a forty-foot buffer and we will comply with this as we did in building Station 2 and 5.

**Member John Paulson** said there was a parallel experience on the east side of the City in getting a fire station for District 1. People in that area appreciate having a fire station closer to their home and commend the City's Fire Department for doing a good job. The same will be true for the south side of the City.

**Member Jody Reichel** said this is needed and is exciting. Will the station be placed on the front or back parcel?

**Fire Chief Sanders** said the front parcel.

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**Member Reichel** asked will the other pieces mentioned be on the back parcel?

**Fire Chief Sanders** said yes. We hope to have a strategic master plan to be brought to Council. If approved the training tower will be on the very back side.

**Member Reichel** said I am excited to have a new fire station and police station. Thank you to the first responders for making the City of Sandy Springs special.

**Chair Rusty Paul** said I have been involved in the effort to place this station and it has been a journey. We looked at several parcels and could not get them without using eminent domain. Thank you to the owners of this property for their willingness to work with the City on this. When we approached them, they had permits and had already started building their project. They made some investments as mentioned by **City Manager Freeman** and are willing to write those off in return for the City giving them the tax benefits of doing so. This is the best possible location that we can get. There is not a lot of green space where we can build this in our community and it took some time to get it done. This will have an impact on the surrounding areas and responsiveness. When you are in an emergency, the sweetest sound you can hear is a siren because you know that help is on the way. It is amazing how many times the City must go to Pill Hill in the medical district to provide assistance. This will put us as close as we can get to the benefit of many people in that area. Thank you **City Manager Freeman** and **Fire Chief Sanders** for doing a phenomenal job, and for your diligence and persistence in trying to find a place for the City to do this.

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

**PFA Resolution No. 2025-07-07**

**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 6:27 p.m.