

Meeting of the Sandy Springs City Council was held on August 18, 2026 6:00 PM, Mayor Rusty Paul presiding.

I. Call to Order

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

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Frank Roberts, Councilmember Mary Ford, Councilmember Andrew J. Chinsky

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Matt Bennett, 1003 Huntcliff Village Court, Sandy Springs - ICE**
2. **Noah Berg, 1149 Kendrick Road, Sandy Springs - Flock Security**

V. Approval of Meeting Agenda

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Frank Roberts**, to approve the meeting agenda. The motion carried by unanimous vote.

VI. Consent Agenda

Motion and vote. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Mary Ford**, to approve the consent agenda. The motion carried by unanimous vote.

- A. **2026-211** Meeting Minutes
August 4, 2026 City Council Meeting
August 6, 2026 City Council Special Called Meeting
- B. **2026-212** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Donate a Permanent Drainage Easement on Property Located at 550 Calaveras Drive in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0024-0002-023-6)

Resolution No. 2026-08-119

- C. **2026-213** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Donate a Permanent Drainage Easement on Property Located at 540 Calaveras Drive in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0024-0002-024-4)

Resolution No. 2026-08-120

- D. **2026-214** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Donate a Permanent Drainage Easement on Property Located at 335 Madera Court in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0024-0002-032-7).

Resolution No. 2026-08-121

- E. **2026-215** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept the Donation of a Permanent Drainage Easement on Property Located at 530 Granite Ridge Place in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0025-0004-036-5)

Resolution No. 2026-08-122

- F. **2026-216** Request for Mayor and City Council Consideration of a Resolution to Accept a Driveway Easement from the Courtyards of Glenridge Condominium Association, Inc., Related to Property Located at 5375 Roswell Road (Tax ID# N/A); in Land Lot 92 of the 17th District, Fulton County, Georgia in Relation to the Roswell Road Streetscape Improvements Project

Resolution No. 2026-08-123

- G. **2026-217** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement from Parc at Perimeter, LLC, on that Certain Tract of Land Located at 6210 Peachtree Dunwoody Road (Tax ID # 17-0018- LL-099-7) in Land Lot 18 of the 17th District, Fulton County, Georgia in Relation to the TS131 Last Mile Connectivity Project

Resolution No. 2026-08-124

- H. **2026-218** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement from Boy-O, LLC, on that Certain Tract of Land Located at 5075 Roswell Road (Tax ID #17-0093-0007-044-3) in Land Lot 93 of the 17th District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

Resolution No. 2026-08-125

- I. **2026-219** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement from Sandalon, Inc., on that Certain Tract of Land Located at 5299 Roswell Road (Tax ID #17-0092-0007-036-0) in Land Lot 92 of the 17th District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

Resolution No. 2026-08-126

- J. **2026-220** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Temporary Construction Easement from EM Property Group, LLC on that Certain Tract of Land Located at 5173 Roswell Road (Tax ID #17-0092-0004-044-7) in Land Lot 92 of the 17th District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

Resolution No. 2026-08-127

- K. **2026-221** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way from S & L Properties, LLC, on that Certain Tract of Land Located at 5335 Roswell Road (Tax ID #17-0092-0007-030-3) in Land Lot 92 of the 17th District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

Resolution No. 2026-08-128

VII. Presentations

There were no presentations.

VIII. Public Hearing

- A. **2026-222** TA-26-2
Request for Mayor and City Council Consideration of an Ordinance to Amend the Development Code

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to Approve an Ordinance to Amend the Development Code.

The proposed amendments primarily correct, clarify, and reorganize existing Development Code provisions. Changes include addressing omissions, improving section hierarchy and descriptions, and making certain substantive corrections. The amendment package also introduces one new land-use type.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Approve an Ordinance to Amend the Development Code.

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

Ordinance No. 2026-08-015

IX. New Business

- A. **2026-223** Request for Mayor and City Council Consideration of a Resolution Authorizing the Creation and Appointment of a Development Impact Fee Advisory Committee

Pursuant to O.C.G.A. § 36-71-5; Providing for the Composition, Purpose, Duties, and Term of Such Committee; Authorizing City Staff to Take Actions Necessary to Support the Committee's Work; and for Other Purpose

Mayor Rusty Paul presented a recommendation to authorize the Creation and Appointment of a Development Impact Fee Advisory Committee Pursuant to O.C.G.A. § 36-71-5; Providing for the Composition, Purpose, Duties, and Term of Such Committee; Authorizing City Staff to Take Actions Necessary to Support the Committee's Work; and for Other Purpose.

The City adopted its Development Impact Fee Program in 2016 to help ensure that new development contributes a proportionate share of the capital costs needed to provide recreation, transportation, and public-safety facilities and services. The program is intended to comply with the Georgia Development Impact Fee Act.

As the program has reached its 10-year mark, Staff recommends a comprehensive review and update. State law requires establishment of a Development Impact Fee Advisory Committee before adoption of a development impact fee ordinance. The committee must have between five and ten members, with at least half representing the development, building, or real-estate industries.

The committee will serve in an advisory role to assist the City with the development impact fee ordinance. Its recommendations are not a required prerequisite for Mayor and Council action on adoption of an ordinance, consistent with O.C.G.A. § 36-71-5.

Proposed committee members include:

- Evan Barron
- Chuck Berk
- Steven Cadranell
- Darrin Friedrich
- Bill Gannon
- Sam Hale
- Matt LaMarsh
- Leslie Mullis

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Frank Roberts**, to authorize the Creation and Appointment of a Development Impact Fee Advisory Committee Pursuant to O.C.G.A. § 36-71-5; Providing for the Composition, Purpose, Duties, and Term of Such Committee; Authorizing City Staff to Take Actions Necessary to Support the Committee's Work; and for Other Purpose.

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

Resolution No. 2026-08-129

- B. **2026-224** Request for Mayor and City Council Consideration of a Resolution to Approve an Intergovernmental Agreement by and between the City of Sandy Springs and the

Lumpkin County Sheriff's Office for the Housing of Inmates and to Authorize the Mayor to Execute the Agreement

James McNabb, Captain, presented a recommendation to Approve an Intergovernmental Agreement by and between the City of Sandy Springs and the Lumpkin County Sheriff's Office for the Housing of Inmates and to Authorize the Mayor to Execute the Agreement.

The City of Sandy Springs does not operate a jail facility for individuals sentenced by the Sandy Springs Municipal Court. The City therefore relies on agreements with other law-enforcement agencies, including previously the Pickens County Sheriff's Office and the City of Alpharetta Police Department, to house inmates.

Council approved an IGA with Lumpkin County on June 4, 2024, for the housing of adult inmates sentenced for misdemeanor offenses and/or violations of county or city ordinances. That agreement had an initial one-year term with one optional renewal term and expired on May 31, 2026. The proposed agreement would continue inmate housing services through the Lumpkin County Sheriff's Office at a rate of \$55 per inmate per day, plus medical expenses not covered by Lumpkin County Sheriff's Office contracted health-care provider.

Motion and vote. A motion was made by **Councilmember Frank Roberts**, seconded by **Councilmember John Paulson**, to approve an Intergovernmental Agreement by and between the City of Sandy Springs and the Lumpkin County Sheriff's Office for the Housing of Inmates and to Authorize the Mayor to Execute the Agreement. The motion carried by unanimous vote.

.Resolution No. 2026-08-130

- C. **2026-225** Request for Mayor and City Council Consideration of a Resolution to Approve a Renewal to the Existing Contract with Medicurrent Interactive Solutions, LLC and to Authorize the City Manager to Execute the Renewal Documentation

Carter Long, Communications and Public Relations Director, presented a recommendation to Approve a Renewal to the Existing Contract with Medicurrent Interactive Solutions, LLC and to Authorize the City Manager to Execute the Renewal Documentation.

The Sandy Springs Unified Platform is the City's custom, decoupled Drupal content-management system that aggregates public information from City systems and supports SandySpringsGa.gov, Inside.SandySpringsGa.gov, CitySprings.com, and City digital signage. The City has worked with Current since 2018 to develop and expand the platform, including support for Drupal development, system architecture, security audits, accessibility, quality assurance, DevOps, project management, and the City's AI Assistant.

The renewal continues technical support and enhancements for City websites serving nearly one million annual visitors. With limited in-house capacity, Current will provide maintenance and development services to help ensure the City's digital platforms remain reliable, secure, accessible, and interactive, including four targeted development projects:

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1. Gatsby to NextJS-Modernizes the website front end, reduces publishing bottlenecks, improves flexibility, and provides a stronger long-term platform for digital services.
2. Document Repository- Creates a centralized, auditable source for official documents and reference materials to improve accuracy across City websites, digital channels, and AI tools.
3. Project Type Development-Creates a consistent resident-facing experience for viewing current and past City projects, including a webpage highlighting recent project activity.
4. OttoAppAgent-Automates extraction of Recreation and Parks event and program information from OttoApp for publication on City websites and digital signage.

The annual renewal amount is not to exceed **\$324,250** for the period **July 1, 2026, through June 30, 2027**. The amount exceeds the City Manager's purchasing authority and is therefore presented to Mayor and Council for approval and transparency. Although a formal competitive procurement is not required, Communications obtained pricing from other qualified vendors. Funding is included in the approved FY 2027 budget.

The renewal continues technical support and enhancements for City websites serving nearly one million annual visitors. With limited in-house capacity, Current will provide maintenance and development services to help ensure the City's digital platforms remain reliable, secure, accessible, and interactive, including four targeted development projects.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, to Approve a Renewal to the Existing Contract with Mediacurrent Interactive Solutions, LLC and to Authorize the City Manager to Execute the Renewal Documentation.

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

Resolution No. 2026-08-131

- D. **2026-226** Request for Mayor and City Council Consideration of a Resolution to Approve Change Order One to the Existing Contract with F.S. Scarbrough, LLC as it Relates to the City of Sandy Springs' Portion of the Path 400 Multiuse Trail Extension Project – Segments 1 and 3 and to Authorize the City Manager to Execute the Revised Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve Change Order One to the Existing Contract with F.S. Scarbrough, LLC as it Relates to the City of Sandy Springs' Portion of the Path 400 Multiuse Trail Extension Project – Segments 1 and 3 and to Authorize the City Manager to Execute the Revised Contract.

Mayor and City Council awarded the construction of the Path 400 Multiuse Trail Extension Project to F.S. Scarbrough in the amount of \$20,150,923.94 on May 21, 2024. Notice to Proceed for construction was given January 6, 2025, with a 1,095-day performance period.

On July 15, 2026 F.S. Scarbrough submitted a change order request for an additional **\$280,730.60** and a time extension of 90 days to address the following unforeseen work items that were not included in the

original contract.

- **Waterline Relocation:** During construction a waterline was discovered in direct conflict with proposed Retaining Wall No.5. This waterline was identified on the plans. However, the location provided by the City of Atlanta Department of Watershed was not correct. The cost to relocate the line outside of the Wall 5 construction area is **\$136,094.35.**
- **Rock Removal:** During construction a previously unidentified rock formation was encountered. The rock is in direct conflict with the proposed Wall 13C. After review by the engineering consultant, it was determined that the rock should be removed by blasting operations. The total cost of the blasting operations is **\$144,636.25.**

The requested time extension of 90 days would bring the total performance period for this contract to 1,185 days. This is the first request for additional funds and additional time by F.S. Scarbrough on this Project. The construction of this Project is being funded through a combination of local funds and federal funds through the Georgia Department of Transportation (GDOT) per the City's executed Construction Agreement with GDOT. Additional federal funds were requested and received from the Atlanta Regional Commission (ARC) to cover the cost of this change order. The City's local construction match is funded with TSPLOST 2021 funds under S2121. The total proposed fee for this Change Order is \$280,730.60, which will bring the total construction contract value to to \$17,820,974.07. There are adequate funds available from all funding sources to award the contract.

Motion and second. A motion was made by **Councilmember Mary Ford**, seconded by **Councilmember Andrew J. Chinsky**, to Approve Change Order One to the Existing Contract with F.S. Scarbrough, LLC as it Relates to the City of Sandy Springs' Portion of the Path 400 Multiuse Trail Extension Project – Segments 1 and 3 and to Authorize the City Manager to Execute the Revised Contract.

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

Resolution No. 2026-08-132

- E. **2026-227** Request for Mayor and City Council Consideration of an Ordinance to Approve Updated TSPLOST-2021 Program Funding

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve Updated TSPLOST-2021 Program Funding.

The TSPLOST-2021 Program was approved by Fulton County voters in November 2021. In June 2026, the Mayor and City Council approved the FYE 2027 TSPLOST-2021 Program Budget. One of the approved projects is the Path 400 Multiuse Trail Extension project (Project S2121).

For Project S2121, contractors have encountered previously unidentified conflicts and field conditions. Consequently, the expected project costs have increased by \$280,730.60. The City requested and received additional federal funding from the Atlanta Regional Commission (ARC) to cover the cost of this change order in accordance with the 80/20 split outlined in the City's Construction Agreement with Georgia Department of Transportation (GDOT). The federal amount being received is \$224,585 and the City's local construction match amount is \$56,146. There are adequate funds under TSPLOST-2021 to cover all anticipated project costs and contingencies.

Motion and vote. A motion was made by **Councilmember Mary Ford**, seconded by **Councilmember Andrew J. Chinsky**, to Approve Updated TSPLOST-2021 Program Funding. The motion carried by unanimous vote.

Ordinance No. 2026-08-016

- F. **2026-228** Request for Mayor and City Council Consideration of a Resolution to Approve the Purchase of Equipment for the City of Sandy Springs Fire Department and to Authorize the City Manager to Execute Documents to Effectuate Same

Jesse Bernard, Interim Fire Chief, presented a recommendation to Approve the Purchase of Equipment for the City of Sandy Springs Fire Department and to Authorize the City Manager to Execute Documents to Effectuate Same.

This Equipment purchase will continue the apparatus replacement program adopted by the City in 2018. The program was developed to have frontline apparatus moved to reserve status upon delivery of new fire trucks. Currently we have one (1) Aerial Truck and three (3) Engine Pumpers that are placed in service when a Frontline apparatus goes out of service due to mechanical issues.

One of the reserve Engines and one of the frontline Aerial Trucks will be traded in when the two (2) above referenced pieces of equipment arrive in 2030. For this current purchase Ten-8 will give a trade-in value of \$340,710.00 for one (1) reserve Engine and one (1) frontline Aerial Truck. The Department will continue to utilize these trade ins until the new equipment is built and delivered. There is a forty-seven (47) month delivery time due to supply chain limitations.

This new Pierce Custom Enforcer Pumper will replace one (1) frontline Pumper, which will be placed in reserve status once the new fire apparatus has arrived and placed in service. The Pierce Custom Enforcer mid mount Aerial will replace one (1) frontline Aerial that will be traded in due to ongoing maintenance concerns. As a general rule, frontline apparatus are transitioned to reserve status after ten (10) years of service.

Currently, the Department has a total of eight (8) Pumpers and four (4) Aerials in the City-wide deployment model, improving the overall service delivery and ISO score.

Pierce has been the City's single source provider of fire apparatus since its inception. Pricing for the Equipment is in accordance with the competitively bid contract (RFP No.1905) awarded to Pierce by the National Purchasing Partners (NPP). RFP 1905 became effective May 27, 2020 and is valid until April 30, 2030 (with an option for one (1) additional 1-year renewal). Under the City's purchasing policies, the City is authorized to utilize competitively procured contracts provided through other governmental entities. Ten-8 and Pierce representatives have stated that the pricing under the RFP 1905 contract is the most competitive and forms the basis of what would be provided to the City under a standalone bid scenario.

Pricing includes:

- One (1) Pierce Custom Mid-Mount Platform Aerial: \$2,523,933.00
- One (1) Pierce Custom Pumper with Equipment: \$1,276,433.00
- North End Consortium Discount: \$60,000.00

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- Pre-pay Discount: \$484,656.00
- Trade-in for one (1) Pierce Enforcer Pumper and one (1) Pierce Ascendant Aerial: \$340,710
- Total Cost: \$2,915,000.00
- Delivery Time: Forty-seven (47) months
- Payment Mode: Purchase Order upon approval
- Payment Due Date: 1 Year after commencement

The City of Sandy Springs Fiscal Year 2027 Operating Budget has appropriated funding available for this purchase with financing provided through PNC Equipment Finance, LLC at an interest rate of 4.81% for six (6) years with first payment due August 2027.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Approve o Approve the Purchase of Equipment for the City of Sandy Springs Fire Department and to Authorize the City Manager to Execute Documents to Effectuate Same.

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

Resolution No. 2026-08-133

G. **2026-229** Request for Mayor and City Council Consideration of a Resolution to Authorize the City Manager to Execute the Documents Necessary to Effectuate the Construction and Conveyance of a Public Park by North River Apartments Owner, LLC., to be constructed at 8830 Roswell Road, Sandy Springs, GA 30350

Chris Burnett, Director of Economic Development, presented a recommendation to Authorize the City Manager to Execute the Documents Necessary to Effectuate the Construction and Conveyance of a Public Park by North River Apartments Owner, LLC., to be constructed at 8830 Roswell Road, Sandy Springs, GA 30350.

As market conditions improved following the Great Recession, areas of Sandy Springs like downtown (City Springs) and the Perimeter experienced positive momentum in commercial real estate development, but the city's North End did not. Recognizing this, Mayor and Council focused on spreading economic success across the entire city and formed the North End Task Force, a committee of civic leaders and citizens, to evaluate strategies to stimulate new development in the North End. The City also hired the planning and architectural design firm, TSW, to conduct a study of four aging shopping centers in the North End that were potentially ripe for new mixed-use projects. The North River Shopping Center at 8830 Roswell Road is one of these four properties.

TSW's concept drawings for North River focused on mixed-use developments that included for-sale and for-rent housing, restaurants, retail, commercial spaces and parks. The study noted a variety of tools the city could use to stimulate redevelopment through zoning and entitlement changes and financial incentives such as property tax abatements and Impact and Permit Fee waivers. Staff presented initial concepts for use of such tools during the 2026 City Council Retreat.

In 2025, a local firm, Insignia Real Estate, purchased the North River Shopping Center and began evaluating development options. Insignia ultimately reached an agreement to sell the property to North

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River Apartments Owner, LLC, a subsidiary of Woodfield Development, with potential closing by 9/30/26. With the contract in place, the City has been working with Woodfield for months on how to best accomplish the mutual goals of the community and the developer that include apartments and for-sale town homes, new restaurants and retail, a public park, and parking to accommodate the retail and park patrons. Various design concepts have been reviewed with the most positively impactful plan requiring the scraping of all structures currently on the land, followed by a full-site redevelopment. The new project as proposed should have a market value at completion of well in excess of \$150 million and will, in the opinion of staff, clearly meet the definition of a “catalytic” project for the North End. Completing the capital stack for a project of this magnitude is complex and as TSW’s study notes, financial participation by the City may be required, particularly if the City’s investment funds amenities like a public park that is a significant aesthetic addition to the project and the community.

Woodfield has plans for 336 new market-rate apartments and 10,000 square feet of new restaurant and retail space. A separate residential housing developer plans to build approximately 85 for-sale townhomes on the northern section of the property. As an added component, Woodfield and the City are working together to design a public park on a .71 acre land parcel that will front Roswell Road and serve as a green “gateway” into the project while measurably enhancing the aesthetics along this section of Roswell Road. Woodfield will build the park at its cost along with public restrooms and 70 public parking spaces, and will deed the park property to the City upon its completion. Upon taking ownership of the park, the City will maintain and manage it thereafter.

Woodfield has provided cost estimates for the project as follows:

Component
Land Cost/Value for a .71 acre site fronting Roswell Rd
Hard and soft cost of park design and construction
Prorated cost of public parking to be constructed
Est. legal fees and transaction cost (abatement fee)
Total Estimated Project Cost for Woodfield

To incentivize Woodfield to invest in the construction of this park, Mayor and Council are requested to consider the following:

1. A waiver of that portion of the City’s Impact Fee assessment that relates to recreation, calculated at an estimated total of \$1,525,000 (\$4,400 per apartment unit)
2. A waiver of the Permit Fees for the apartments, estimated at \$250,000
3. **Total Requested Fee Waivers of \$1,775,000**

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In addition to these fee waivers, staff will also make a request to the Sandy Springs Development Authority to authorize a 10-year property tax abatement under the “Bonds for Title” program only on the apartments to be constructed and not on the new retail space or townhomes. The projected net present value to Woodfield under the tax abatement program is estimated at \$2,540,948 using an 8% discount rate (\$3,443,396 undiscounted).

With a total park project cost of approximately \$6.8 million and City and Development Authority incentives valued together at just over \$4.3 million (discounted) or \$5.2 million undiscounted, Woodfield will still have well over \$1 million in funds in this park, understanding that their investment will benefit their project and the overall North End community for decades and the team at Woodfield along with the City staff believe that the redevelopment of the North River Shopping Center could lay the foundation for more transformative developments North Sandy Springs in the years to come.

Property Tax Revenue Assumptions:

1. The 336 new apartment units will be constructed on two land parcels:
Tract A is a .99 acre parcel currently valued by Fulton County at \$433,400 (\$173,360 at 40%) and Tract B is a 6.79 acre parcel currently valued by Fulton County at \$7,990,000 (\$3,196,000 at 40%)
2. Tract A’s current tax bill is \$5,289 of which the City of Sandy Springs receives \$782 and Tract B’s current tax bill is \$102,539 of which the City of Sandy Springs receives \$15,120, thus totaling \$15,902 in annual city taxes
3. Assuming that \$15,902 is the base year’s current tax and the taxable amount increases by 3% annually, over the next ten years, the City of Sandy Springs would receive \$182,329, in taxes on these two tracts if nothing new is developed at North River.
4. At an anticipated value of \$275,000 per apartment, the project value of the 336 new apartments to be built is \$92,400,000 (\$36,960,000 at 40%). Using an 8% net present value calculation, the proposed apartment development is projected to generate \$9,629,810 in property taxes over ten years, of which \$1,420,297 is the City of Sandy Springs portion.

Therefore, the net property tax value to the City of Sandy Springs for this project over the 10-year abatement term is:

- Proforma taxes to be collected by the City: \$1,420,397
- Less current taxes if the apartments are not built: (\$182,329)
- Net positive tax collections to the City from the apartments: \$1,238,068

If we assume 85 townhomes at \$5,000 each in first year property taxes, this equals \$425,000 in annual taxes x the City’s portion (14.75%) = \$62,687 in the first year. Over a ten-year term at a 3% annual growth rate, the City’s total tax earned on the townhomes would exceed \$700,000. Hence, inclusive of a 10-year abatement on the apartments, the City should net over \$2 million in property taxes over the ten-year term while at the same time being deeded a park that costs approximately \$6.5 million to build. As such, the City should expect to receive over \$8.5 million in a combination of asset value (the park) and property tax collections while foregoing \$1,775,000 in upfront revenues from Impact and Permit fee waivers. Thus, the estimated net economic value to the City of this project over a ten-year term is approximately \$6.7 million while at the same time accomplishing a major goal for the city with a catalytic new development project to spur the North End.

Motion and second. A motion was made by Councilmember Melody Kelley, seconded by Councilmember John Paulson, to Authorize the City Manager to Execute the Documents Necessary to

Effectuate the Construction and Conveyance of a Public Park by North River Apartments Owner, LLC., to be constructed at 8830 Roswell Road, Sandy Springs, GA 30350.

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

Resolution No. 2026-08-134

- H. **2026-230** Request for Mayor and City Council Consideration of an Ordinance to Authorize the City of Sandy Springs to Accept Funds from the Sandy Springs Police Foundation for the Purchase of a Truck for the Citizens on Patrol Program; Amend the FY 2027 Budget to Account and Record for the Additional Funds; Providing for the Future Transition of the Vehicle into the City’s Fleet; and for Other Purposes

James McNabb, Captain, presented a recommendation to Authorize the City of Sandy Springs to Accept Funds from the Sandy Springs Police Foundation for the Purchase of a Truck for the Citizens on Patrol Program; Amend the FY 2027 Budget to Account and Record for the Additional Funds; Providing for the Future Transition of the Vehicle into the City’s Fleet; and for Other Purposes.

Citizens on Patrol is a volunteer program that supports the Sandy Springs Police Department through community presence and operational assistance. The proposed funding would allow the City to acquire a dedicated vehicle to support those activities.

The Sandy Springs Police Foundation will donate up to \$35,575, including \$30,000 contributed by Northside Hospital. The City would use \$30,575 to purchase a 2026 Ford Maverick XL AWD from Allan Vigil Ford Lincoln, a state-contract vendor. This amount includes the \$30,500 vehicle price and a \$75 delivery fee. Remaining donated funds would be used to outfit the truck with necessary equipment, markings, and safety-related items.

The vehicle will be purchased and titled in the City’s name, assigned to the Police Department for Citizens on Patrol use, and managed under City fleet, procurement, and financial policies. When it is no longer needed for the program, it may be transitioned into the City’s general fleet for continued City use.

Ongoing fuel, maintenance, insurance, registration, and fleet-administration costs will be funded through normal departmental and fleet operating budgets. The FY 2027 budget amendment is needed to properly account for the donated funds.

Motion and second. A motion was made by **Councilmember Frank Roberts**, seconded by **Councilmember John Paulson**, to Authorize the City of Sandy Springs to Accept Funds from the Sandy Springs Police Foundation for the Purchase of a Truck for the Citizens on Patrol Program; Amend the FY 2027 Budget to Account and Record for the Additional Funds; Providing for the Future Transition of the Vehicle into the City’s Fleet; and for Other Purposes.

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

Ordinance No. 2026-08-017

- I. **2026-231** Request for Mayor and City Council Consideration of an Ordinance to Amend the FY 2027 CDBG Program Funding

Edem Freeman, City Manager, presented a recommendation to Amend the FY 2027 CDBG Program Funding.

The City has participated in the federally funded CDBG program for more than 15 years, using annual grant funds and a Section 108 loan obtained in FY 2019 to construct sidewalks in eligible census tracts. Four CDBG-funded sidewalk projects are currently active, with one under construction and three in design.

Because CDBG projects and related grant funding extend across multiple fiscal years, the FY 2027 budget was developed using estimated carryforward amounts from FY 2026. The proposed amendment replaces those estimates with the actual carryforward balances needed to reconcile the City's financial records with the federal grant system.

Mayor and Council action is required because unspent FY 2026 encumbrances, which were assumed to be spent when the FY 2027 budget was adopted, are carrying forward and increase total budgeted expenditures in the CDBG Fund.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Amend the FY 2027 CDBG Program Funding. The motion carried by unanimous vote.

Ordinance No. 2026-08-018

- J. **2026-232** Request for Mayor and City Council Consideration of an Ordinance to Amend the FY 2026 Budget to Recognize Early Receipt of New LRA Grant

Eden Freeman, City Manager, presented a recommendation to Amend the FY 2026 Budget to Recognize Early Receipt of New LRA Grant.

The City has used federal CDBG funding for more than 15 years to construct sidewalks in eligible census tracts. The program is supported by annual federal grants and a Section 108 loan obtained in FY 2019. Four sidewalk projects are currently active: one is under construction and three are in design.

Because CDBG projects and funding extend over multiple fiscal years, annual budgets rely on estimated year-end balances. The proposed amendment updates the FY 2027 budget using actual revenues, expenditures, and unspent encumbrances carried forward from FY 2026, allowing the City's records to align with the federal grant system.

Council action is required because the carryforward of FY 2026 encumbrances increases total budgeted expenditures in the CDBG Fund. There is no new financial impact to the City and no additional project spending is authorized; the increased FY 2027 budget is supported by existing CDBG fund balance resulting from expenditures that did not occur in FY 2026 as originally projected.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Mary Ford**, to Amend the FY 2026 Budget to Recognize Early Receipt of New LRA Grant.

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

Ordinance No. 2026-08-019

X. Reports

A. 2026-233 Mayor and Council Report

B. 2026-234 Staff Reports

1. June 2026 Unaudited Financials

Eden Freeman, City Manager, presented the June 2026 Unaudited Financials.

The City is at the end of fiscal year 2026. Year-to-date General Fund revenues are at 112.39% of the approved budget, and operating expenditures are at 93.33% of the approved budget. All departments continue to operate within the approved budget.

Councilmember Melody Kelley inquired about the estimated timeline the City will approve its millage rate.

City Manager Freeman said the City is awaiting final approved assessment documents from Fulton County, expected this week or next. Once received, staff expects to move forward with setting the millage rate shortly afterward. Staff is also confirming whether a formal millage-rate-setting action is required if the prior year's assessments and millage rate remain unchanged.

XI. Executive Session

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to recess from regular order and enter executive session for the purposes of real estate and litigation discussion. The motion carried by unanimous vote.

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Frank Roberts, Mary Ford, Andrew Chinsky

Nays: None

The Executive Session began at 7:53 p.m.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Mary Ford**, to adjourn the executive session and return to regular order. The motion carried by unanimous vote.

Passed Yes 5, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Frank Roberts, Mary Ford,

Nays: None

Councilmember Andrew J. Chinsky left the meeting prior to voting.

The Executive Session ended at 8:19 p.m.

XII. Adjournment

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Frank Roberts**, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 8:19 p.m.