

A RESOLUTION BY TRANSPORTATION COMMITTEE AUTHORIZING THE CITY OF ATLANTA TO SELL PROPERTY LOCATED AT 2600 CAMP CREEK PARKWAY, COLLEGE PARK, GEORGIA TO THE CITY OF COLLEGE PARK, GEORGIA FOR AN AMOUNT OF TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00); AND FOR OTHER PURPOSES.

Review List:

Patricia E McIver	Completed	11/04/2013 4:00 PM
Kristen M. Rectenwald	Completed	11/04/2013 4:22 PM
Louis Miller	Completed	11/05/2013 7:47 AM
Mayor's Office	Completed	11/05/2013 10:58 AM
Office of Research and Policy Analysis	Completed	11/05/2013 11:57 AM
Transportation Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

**A RESOLUTION
BY TRANSPORTATION COMMITTEE**

A RESOLUTION BY TRANSPORTATION COMMITTEE AUTHORIZING THE CITY OF ATLANTA TO SELL PROPERTY LOCATED AT 2600 CAMP CREEK PARKWAY, COLLEGE PARK, GEORGIA TO THE CITY OF COLLEGE PARK, GEORGIA FOR AN AMOUNT OF TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00); AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (the “City”), is owner and operator of Hartsfield-Jackson Atlanta International Airport (the “Airport”); and

WHEREAS, the City entered into a Consent Order with the City of College Park pursuant to *City of College Park et al v, City of Atlanta et al*, Civil Action No. 1:08-CV-1464, that required the City to offer the City of College Park an option to purchase 2600 Camp Creek Parkway, College Park, Georgia (the “Wynterbrook Site”); and

WHEREAS, On May 24, 2013, the City of College Park submitted a letter purporting to exercise its option to purchase the Wynterbrook Site; and

WHEREAS, the Consent Order requires the Wynterbrook Site to be subject to restrictive covenants that include a prohibition against using the Wynterbrook site for airport parking unless otherwise approved by the Airport General Manager; and

WHEREAS, the property developer of the Wynterbrook site seeks to combine its adjacent property (“Wally Park”) with the Wynterbrook site and develop both parcels together; and

WHEREAS, the property developer seeks to relocate its existing airport parking consisting of approximately 900 spaces on the Wally Park property to the adjacent Wynterbrook site; and

WHEREAS, the property developer seeks to increase airport parking on the Wynterbrook Site to a total not to exceed 2,000 airport parking spaces; and

WHEREAS, the property developer is permitted under College Park’s zoning ordinance and Federal Aviation Administration guidelines to build a parking deck of upwards of approximately 4,500 spaces, but will limit total airport parking on the combined Wally Park and Wynterbrook site to no more than 2000 parking spaces; and

WHEREAS, the appraised value of the property, including 2,000 airport parking spaces on the Wynterbrook Site, is \$2,500,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, that the City is authorized to sell the Wynterbrook Site to the City of College Park for an amount of \$2,500,000.00.

BE IT FURTHER RESOLVED, that the sale proceeds shall be deposited into PTAE0: 18100312 (Hapeville Easement Program) 105 (Noise Land Reserve) 550231261 (DOA R N E AYH0) 5414002 (Facilities Other Than Bldgs) FDOA: 5502 (Airport Renewal & Extension Fund) 180201 (DOA Aviation Capital Planning & Development) 5999999 (Projects and Grants Budget) 7563000 (Airport) 100312 (Hapeville Easement Program) 31261 (DOA R N E AYH0).

BE IT FURTHER RESOLVED, that the City Attorney is hereby directed to prepare appropriate instrument(s) for execution by the Mayor, as required, to consummate the sale of the Wynterbrook site.

AND FINALLY BE IT RESOLVED, that the sale will not become binding on the City, and the City will incur no liability until the City of College Park has met all closing requirements, and the appropriate instruments have been approved as to form by the City Attorney, executed by the Mayor, attested to by the Municipal Clerk, and delivered to the City of College Park.

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

Pursuant to 10-R-0494, the City settled a court action through a Consent Order in 2010 filed by the City of College Park against the City of Atlanta concerning the federal voting rights act. The Consent Order required the City of Atlanta to offer the City of College Park the option to purchase the Wynterbrook site. The City of College Park, through its City Attorney, sent a letter stating that it exercises its option and will purchase the Wynterbrook site. The closing must occur not later than November 28, 2013.

2. Please provide background information regarding this legislation.

The City of College Park intends to purchase the property and will sell it to a developer who plans to develop the property with several restaurants and other commercial activity. The developer currently owns the adjacent airport parking. The developer wants to move the existing airport parking from its adjacent property to span the combined property. The current College Park zoning permits no additional surface parking (currently have 900) but they could build a deck of upwards of 4500 spaces. The developer will limit the parking to 2000 spaces on the combined Wynterbrook site and the adjacent Wally Park property.

3. If Applicable/Known:

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** Purchase and Sales Contract

(b) **Source Selection:** N/A

(c) **Bids/Proposals Due:** N/A

- (d) Invitations Issued: N/A
- (e) Number of Bids: N/A
- (f) Proposals Received: N/A
- (g) Bidders/Proponents: N/A
- (h) Term of Contract: N/A

4. Fund Account Center (Ex. Name and number):

Fund: _____ Account: _____ Center: _____
 that the sale proceeds shall be deposited into PTAE0: 18100312 (Hapeville Easement Program) 105 (Noise Land Reserve) 550231261 (DOA R N E AYH0) 5414002 (Facilities Other Than Bldgs) FDOA: 5502 (Airport Renewal & Extension Fund) 180201 (DOA Aviation Capital Planning & Development) 5999999 (Projects and Grants Budget) 7563000 (Airport) 100312 (Hapeville Easement Program) 31261 (DOA R N E AYH0)

5. Source of Funds: Example: Local Assistance Grant N/A

6. Fiscal Impact: N/A

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery: N/A

Examples:

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.

This Legislative Request Form Was Prepared By: Vivica Brown

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CANDACE L. BYRD

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 09/20/13

Anticipated Committee Meeting Date(s): 10/16/13

Anticipated Full Council Date: 10/21/13

Legislative Counsel's Signature: Kristen Rectenwald

Commissioner's Signature: [Signature]

Chief Financial Officer: N/A [Signature]

Chief Information Officer Signature (for IT Procurements) N/A

Chief Procurement Officer Signature: N/A

CAPTION

A RESOLUTION AUTHORIZING THE CITY OF ATLANTA TO SELL PROPERTY LOCATED AT 2600 CAMP CREEK PARKWAY, COLLEGE PARK, GEORGIA TO THE CITY OF COLLEGE PARK, GEORGIA FOR AN AMOUNT OF TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00); AND FOR OTHER PURPOSES.

FINANCIAL IMPACT: (if any) \$2,500,000.00

Mayor's Staff Only

Received by CPO: (date)

Received by LC from CPO: (date)

Received by Mayor's Office: 9.20.13 (date)

Reviewed by: [Signature] (date)

Submitted to Council: (date)

Legislative White Paper**Committee of Purview: Transportation**

Caption:

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Council Meeting Date: 10/21/13**Legislation Title:** Wynterbrook Property**Requesting Dept.:** Aviation**Contract Type:** Purchase and Sales Contract**Source Selection:** N/A**Bids/Proposals Due:** N/A**Invitations Issued:** N/A**Number of Bids/
Proposals Received:** N/A**Bidders/Proponents:** N/A**Background:**

Pursuant to 10-R-0494, the City settled a court action through a Consent Order in 2010 filed by the City of College Park against the City of Atlanta concerning the federal voting rights act. The Consent Order required the City of Atlanta to offer the City of College Park the option to purchase the Wynterbrook Site. The City of College Park, through its City Attorney, sent a letter stating that it exercises its option and will purchase the Wynterbrook Site. The closing must occur not later than November 28, 2013.

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Fund Account Center:

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Source of Funds: Airport Renewal & Extension Fund

Fiscal Impact: \$2,500,000.00

Term of Contract: The closing must occur not later than November 28, 2013

Method of Cost Recovery: N/A

Approvals:

DOF: yes

DOL: yes

Prepared By: Anita Williams

Contact Number: 404-382-2313