

## **RESPONSES TO QUESTIONS**

### **REQUEST FOR PROPOSALS GARDEN CITY TOWN CENTER DEVELOPMENT OPPORTUNITY**

Proposals Due: March 21, 2016 at 2:00 p.m.

#### **RFP questions submitted to the City**

1. Who owns the 0.8 acres next door to the police academy?

*Response: The parcel noted in the question is actually 1.01 acres and is located on the northeast corner of Town Center Drive and Sunshine Road. The Georgia Public Training Safety Center Police Academy is situated east of this parcel and the Live Oak Library is situated west of the parcel across Town Center Drive. The 1.01 acre parcel is currently undeveloped. This parcel is owned by Garden City, GA and is not currently a part of this RFP.*

2. What type of controlling interest or ownership does Garden City have over the master detention pond that is not located on City property but located behind the vacant grocery store?

*Response: The City has attached the Minor Subdivision Plat recorded in 2008 which dedicates the detention pond area and rights of way to Garden City. Please refer to Note 12 on the plat for details.*

General Note 1: The City would also like to take this opportunity to clarify one item from the RFP. On Page 8 of the RFP, the City states that it will take the lead role on specific tasks/activities related to the future build out of Town Center and that the City has forecasted a budget of \$850,000. Please be advised that the City will establish and finalize this budgetary figure based on the final sales price of the 19.1 acres, or portion thereof. In other words, a sale of only 11.1 acres of multi-family property, with no deal being reached for any of the commercial blocks, will likely result in the establishment of a reduced budgetary figure for City funded improvements proportionate to the actual sales price transacted.

General Note 2: The City is amenable to individual proposers contacting Integra Realty Resources (IRR) with any specific questions regarding the appraisal. The contacts at IRR are Mr. Carl Schultz at (404) 836-7922 or [cschultz@irr.com](mailto:cschultz@irr.com) or Mr. Blake Fine at (404) 759-6868 or [bfine@irr.com](mailto:bfine@irr.com).



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Prepared by: Ronald Feldner, City Manager  
Date: March 8, 2016