



## **Summary of Issues Discussed**

*Pre-Proposal Conference  
April 27, 2021-2:00 p.m.  
Powder Springs City Hall*

**Question:**

Is there a preferred type of development, ie-residential, retail, office or industrial?

**Response:**

The Development Authority of Powder Springs (DAPS), as well as the professional staff are open to any type of development, including mixed use, if it is proposed for a location that is generally consistent with the City's Future Land Use Map.

**Question:**

Is there a minimum or maximum period of time that would apply to the Memorandum of Agreement with the preferred or selected partner?

**Response:**

Preliminary discussions among the city's professional staff have identified 10 years as a potential time limit. However, DAPS and the professional staff are open to different time frames if advantageous to the project.

**Question:**

What would be the anticipated role of DAPS and the city in project financing/ bond financing?

**Response:**

DAPS and the professional staff are open to its selected partner utilizing any project financing that capitalizes or incentives public/authority ownership; provided that the city is at no financial risk.

**Question:**

Will the selected partner be required to make a formal rezoning application to the City and go through the requisite public hearing and notice requirements?

**Response:**

The selected partner will not have to make application to the City and go through the formal hearings associated with rezoning applications. DAPS, the professional staff and Mayor & Council are committed to keeping the community informed. It is anticipated that the Memorandum of Agreement with the selected partner will include detailed provisions for communications between DAPS, Mayor & Council and the community that provide for public information meetings, newsletters, and other effective communication methods.

**Question:**

Will the selected partner be allowed to charge management fees to any tenants associated with an approved project?

**Response:**

DAPS and the professional staff are open to its selected partner assessing management fees at a rate customary or consistent with industry standards.

**Question:**

Would DAPS and the City be open to providing a list of properties that could be included in a proposal as opposed to leaving it up to the discretion of the respondents?

**Response:**

Early in the process, DAPS and the professional staff discussed an option of limiting responses to a specific list of properties. In order to provide maximum flexibility to potential respondents, a decision was made to proceed to allow flexibility. Depending on responses, DAPS and the professional staff can re-issue the RFP with a specific list of properties in the future.

**Question:**

Can the RFP be distributed to individual developers as opposed to umbrella organizations/professional associations?

**Response:**

DAPS and the professional staff have tried to be as inclusive as possible; thus, the initial RFP's were sent to umbrella organizations/professional associations in an attempt to avoid an appearance of favoritism. DAPS and the professional staff are open to sending the RFP to any individual developer/development entity and will do so upon receiving suggestions for such.