

Parks Bond Land Acquisition Procurement Process:

If the voters give approval for a \$33,000,000 bond issuance for park and green space acquisition, the City will utilize the following process to make “smart” and transparent purchases of land to meet the city’s needs:

1. City staff will investigate and identify properties for purchase that generally meet the approved “Parks Bond Land Acquisition Strategy”
2. City staff will work with a Real Estate broker to gather information and make site visits related to properties under consideration for acquisition.
3. City staff will regularly brief the City Council in Executive Session on properties the city is considering purchasing to receive direction on “terms and price” from the City Council.
4. City staff will negotiate for “Letters of Intent” with land owners on properties the City Council has provided direction staff with direction on “terms and price”.
5. City staff will make the “Letter of Intent” public on the city website and through a press release within 48 hours of the city receiving a fully executed copy of the “Letter of Intent”.
6. City staff will present the “Letter of Intent” at a public meeting, and at that time request a Resolution from the City Council authorizing the City Manager to execute a sales contract to purchase the property using the Letter of Intent as the guidelines for a contract. ***(PUBLIC HEARING REQUIRED)***
7. City staff will publish the executed sales contract on the city website.
8. City staff will conduct due diligence on the property including at a minimum but not limited to:
 - a. Environmental testing (Phase I required, Phase II and specialized testing if warranted)
 - b. Production of an ALTA survey of the property
 - c. Production of a MAI appraisal of the property
 - d. Complete title work on the property
 - e. Other reasonable due diligence activities as warranted
9. City staff will present the findings of the due diligence on the property at a public meeting and request a Resolution from the City Council authorizing the City Manager to execute any and all closing documents to complete the purchase of the property. ***(PUBLIC HEARING REQUIRED)***

Land purchased through the parks bond process must be used for the purposes authorized by the voters in the November, 2011 referendum related to the acquisition of parks and open space. If the City determines that the land cannot be used for its intended purpose, the City may dispose of the property in a manner consistent with Georgia law and funds raised through the sale of the property will be deposited in the Parks Bond fund to be used for future land purchases consistent with the purposes authorized by the voters in the November, 2011 referendum related to the acquisition of parks and open space.

Parks Bond Land Acquisition Strategy:

If the voters give approval for a \$33,000,000 bond issuance for park and green space acquisition, the City will utilize the following criteria to make “smart” purchases of land to meet the city’s needs:

1. Criteria listed in the Parks, Recreation and Open Space Master Plan
 - a. Overall size and ability of the parcel to accommodate needed facilities identified in this plan.
 - b. Usable land outside of state and local stream buffers and waters of the state.
 - c. Topography
 - d. Location in relation to the gap analysis. Parcels in underserved areas should be given higher priority over parcels in areas with existing parks.
 - e. Links to proposed Nancy Creek Greenway or other approved future greenways
 - f. Comparison between housing density in the area and proposed use of land.
 - g. Preservation of significant urban forest land
 - h. Seek acquisition of property with historic or cultural resources
2. Adjacent land to existing parks and green space for expansion. It is more cost efficient to expand existing parks then to acquire sufficient land to build a new park.
3. New parkland in areas designated as underserved by the Parks and Green Space Master Plan.
4. Avoid purchasing land with significant economic value for development that would have a significant negative economic impact on the tax digest.
5. New parkland that meets identified recreational needs:
 - a. Structured new athletic fields and flexible multi-use fields
 - b. Walking trails
 - c. Playgrounds
 - d. Passive park space
6. Land for a “Town Green” in the Dunwoody Village Master Plan area.