

CITY OF DUNWOODY
Status Report
on
North Shallowford Road City-Owned Property Sale to Summit Healthcare Group

Background and Overview

- In December 2019, the City Council approved the sale of two City-owned properties to Summit Healthcare Group which is Emory's entity created by them to purchase real estate.
- Property is anticipated to be used by Emory as an approximate 40,000 square foot, three-story ambulatory surgery center; with parking. This use of the property will require approval of a rezoning by the City.
- Summit Healthcare Group agreed to pay \$6.8 million for the property, with other conditions such as in the evening and weekends permitting public parking for overflows at Pernoshal Park.
- There are milestones and timing in the purchase sale agreement, which was on track until recently when because of Coronavirus 19 challenges, Summit Healthcare Group has requested a thirty (30)-day's extension in moving forward with the rezoning process.
- The ultimate decision on the requested extension of time rest with the City Council. The City Administration has reviewed the request to determine a reasonable action plan.

Analysis

- Following an internal teleconference department head meeting, key staff members had a teleconference meeting with representatives from Summit Healthcare Group.¹
- Coronavirus 19 has required Emory to focus its attention solely on providing medical services and it has suspended work on any non-immediate medical or health-related efforts. In the meeting with Summit Healthcare Group the following was discussed:
 - ✓ Summit Healthcare Group cannot move forward with submitting the formal rezoning pre-application without input from Emory officials who are focused exclusive on Coronavirus 19 demands. However, we know there is a desire to move forward so there is not a complete "stop-action" in completing the requirements of the sale.
 - ✓ Summit Healthcare Group has agreed to develop a draft conceptual site design to submit to Planning staff for review and comments. With feedback from the staff, this will allow progress toward the submission of the formal pre-application once Emory and Summit Healthcare are back on track.

Next Steps

If Summit submits their pre-application to us by Tuesday, May 5th, and formal rezoning application by June 2nd, this would go to Planning Commission on July 7th, City Council for first read on August 10th, and City Council for second read on August 24. So the soonest this could be approved would be on August 24th. Of course, deferrals sometimes occur, so it's possible the timeline could be stretched further into September.

¹ Participants included: Representing Summit Healthcare Group were Bruce Propst (Cushman Wakefield) and Joe Joseph and representing Dunwoody was Richard McLeod, John Olson, John Gates and Fred Sheats (Colliers International).