City of Roswell
Meeting Agenda
Mayor and Council
Regular Meeting

Mayor Kurt Wilson
Councilmember Sarah Beeson
Councilmember Christine Hall
Councilmember G. Lee Hills
Councilmember David Johnson
Councilmember William Morthland
Councilmember Allen Sells

Monday, November 24, 2025	7:00 PM	City Hall - Council Chambers

Welcome

Roll Call

Invocation/Moment of Silence - Reverend Charles W. Savage II, Pastor, Sardis Methodist Church

Pledge of Allegiance - John Porambo

Mayor's Report

1. **#10184 Reading of a Proclamation for the Esteemed Veteran of Roswell Award to John Porambo.**

2. **#10187 Public Comment from Roswell Businesses.**

3. **#10186 Roswell Results Update.**

Consent Agenda

1. **#10185 Approval of the November 10, 2025 Special Called Mayor and Council Meeting minutes and November 10, 2025 Regular Mayor and Council meeting minutes.**

2. **#10142 Approval of a Resolution to Apply for and Accept a FY2025 Bulletproof Vest Partnership Grant.**
   Presented by James W. Conroy, Senior Vice President & Chief of Police

3. **#10131 Approval of a Memorandum of Understanding (MOU) between the City of Roswell and American Medical Response (AMR) to allow AMR access to the City's traffic preemption system.**
   Presented by Pabel Troche, Senior Vice President & Chief of Fire

Regular Agenda

Economic Development

1. **#10179 Resolution of the Mayor and City Council Supporting the Chambray Hotel Project and Authorizing the City Administrator to Execute Documents Related to the Roswell Development Finance Program.**

   Presented by Darryl Connelly, Director of Economic Development

Recreation, Parks, Historic & Cultural Affairs Department

2. **#10188 Approval for the Mayor or City Administrator to award a contract to Lagniappe Development for the Liberty Square Park Construction project in an amount of $1,706,921 and project budget authorization of $1,930,410.**

   Presented by Steven Malone, Director of Recreation, Parks, H&C Affairs

City Attorney's Report

3. **#10183 Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.**

Adjournment

PUBLIC COMMENT PROTOCOL:

- To address Mayor and Council on an Agenda Item, complete a Comment Card and submit to the City Clerk.
- Comments by individual speakers are limited to five minutes per item. *(Exemptions to the time limit are zoning applicants, appeals, and semi-judicial matters before Mayor and Council.).* Comments should only be made on the agenda item under consideration.
- Documents, pictures or presentation materials for distribution to the Mayor and Council must be submitted to the City Clerk by noon on Monday prior to the meeting. Email to citizendocuments@roswellgov.com or drop off at City Hall.

RULES OF DECORUM FOR ALL MEETINGS (City of Roswell Code of Ordinances Section 2.1.6):

The City of Roswell strives to provide a positive experience for those visiting city facilities and promotes an environment of personal safety and security – free from intimidation, threats or violent acts. All are expected to exhibit common courtesy, civility, and respect for others. Members of the audience will respect the rights of others and will not create noise or other disturbances that disrupt or disturb persons who are addressing the Mayor & Council who are speaking or otherwise impede the orderly conduct of the meeting. Violations may result in the violator being removed from the premises.

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10184

MEETING DATE: November 24, 2025

DEPARTMENT: Mayor's Report

ITEM TYPE: Proclamation - Mayor's Report

Reading of a Proclamation for the Esteemed Veteran of Roswell Award to John Porambo.

Item Summary:
This Proclamation honors John Porambo for his service to our great community of Roswell, to fellow service members and to our Country.

Presented by:
Mayor Kurt M. Wilson

Proclamation for Esteemed Veteran of Roswell Award to John Porambo

*** FORTHCOMING ***

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10187

MEETING DATE: November 24, 2025

DEPARTMENT: Mayor's Report

ITEM TYPE: Comment

Public Comment from Roswell Businesses.

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10186

MEETING DATE: November 24, 2025

DEPARTMENT: Mayor's Report

ITEM TYPE: Update

Roswell Results Update.

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10185

MEETING DATE: **November 24, 2025**

DEPARTMENT: **Administration**

ITEM TYPE: **Minutes**

Approval of the November 10, 2025 Special Called Mayor and Council Meeting minutes and November 10, 2025 Regular Mayor and Council meeting minutes.

Item Summary:
Approval of the November 10, 2025 Special Called Mayor and Council Meeting minutes and November 10, 2025 Regular Mayor and Council meeting minutes.

City of Roswell
Meeting Minutes
Mayor and Council
Special Called Meeting

Mayor Kurt Wilson
Councilmember Sarah Beeson
Councilmember Christine Hall
Councilmember G. Lee Hills
Councilmember David Johnson
Councilmember William Morthland
Councilmember Allen Sells

Monday, November 10, 2025	**5:15 PM**	**City Hall - Council Chambers**

Welcome

Mayor Kurt Wilson: Present, Councilmember Sarah Beeson: Present, Councilmember Christine Hall: Excused, Councilmember G. Lee Hills: Present, Councilmember David Johnson: Present, Councilmember William Morthland: Present, Councilmember Allen Sells: Excused.

City Attorney's Report

1. #10159 Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

Councilmember William Morthland was present at Closure.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	G. Lee Hills, Councilmember
SECONDER:	David Johnson, Councilmember
IN FAVOR:	Sarah Beeson, G. Lee Hills, David Johnson
EXCUSED:	Christine Hall, William Morthland, Allen Sells

Adjournment

The meeting was adjourned at 5:30 PM

City of Roswell
Meeting Minutes
Mayor and Council
Regular Meeting

Mayor Kurt Wilson
Councilmember Sarah Beeson
Councilmember Christine Hall
Councilmember G. Lee Hills
Councilmember David Johnson
Councilmember William Morthland
Councilmember Allen Sells

Monday, November 10, 2025	7:00 PM	City Hall - Council Chambers

Welcome

Mayor Kurt Wilson: Present, Councilmember Sarah Beeson: Present, Councilmember Christine Hall: Excused, Councilmember G. Lee Hills: Present, Councilmember David Johnson: Present, Councilmember William Morthland: Present, Councilmember Allen Sells: Excused.

Invocation/Moment of Silence - Dorie Griggs, Roswell Fire Department Chaplain

Pledge of Allegiance - United States Marine Sergeant Garrett Maxedon

Mayor's Report

1. #10141 Reading of a Proclamation for the Esteemed Veteran of Roswell Award to United States Marine Sergeant Garrett Maxedon.

This Proclamation honors United States Marine Sergeant Garrett Maxedon for his service to the Roswell community, to fellow service members and to our Country.

RESULT:	PROCLAMATION READ

2. #10010 Proclamation for Esteemed Roswell Public Safety Employee to Fire Department Division Chief Chris Cavender.

This Proclamation celebrates Division Chief Officer Chris Cavender as 2024 Roswell Fire Chief Officer of the Year for his service to our great community of Roswell.

RESULT:	PROCLAMATION READ

3. #10173 Public Comment from Roswell Businesses.

RESULT:	PUBLIC COMMENT HEARD

4. #10150 Roswell Results Update.

The Roswell Results Update was presented by Mayor Pro Tem and Councilmember Lee Hills and Councilmember Sarah Beeson.

Consent Agenda

RESULT:	**CONSENT AGENDA APPROVED [UNANIMOUS]**
MOVER:	William Morthland, Councilmember
SECONDER:	David Johnson, Councilmember
IN FAVOR:	Sarah Beeson, G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells

1. #10149 Approval of the October 27, 2025 Special Called Mayor and Council meeting minutes and October 27, 2025 Regular Mayor and Council meeting minutes.

Regular Agenda

1. #10146 ZMCC-1025-000002 10504 Alpharetta Hwy CU for Up Massage.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David Johnson, Councilmember
SECONDER:	Sarah Beeson, Councilmember
IN FAVOR:	Sarah Beeson, G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells

2. #10104 Approval for the Mayor or City Administrator to approve the contract authorization with Garland/DBS in the amount of $2,412,263.00 for the replacement of the existing roof at the Crabapple Center with a total budget allocation of $2,653,489.30.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	William Morthland, Councilmember
SECONDER:	G. Lee Hills, Councilmember
IN FAVOR:	Sarah Beeson, G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells

3. #10113 Approval for the Mayor or City Administrator to approve the contract authorization with Musco Sports Lighting LLC utilizing the Sourcewell Contract 041123-MSL in the amount of $3,658,500.00 for the LED light conversion for athletic fields and racquet courts with a total budget allocation of $4,207,275.00.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	William Morthland, Councilmember
SECONDER:	David Johnson, Councilmember
IN FAVOR:	Sarah Beeson, G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells

4. #10125 **Approval for the Mayor or City Administrator to award a contract to Precision Turf, LLC for the Grimes Bridge Soccer Fields Construction project in an amount of $3,564,554.32 and project budget authorization of $3,989,870.32.**

RESULT:	**APPROVED [3 TO 0]**
MOVER:	William Morthland, Councilmember
SECONDER:	David Johnson, Councilmember
IN FAVOR:	G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells
NOT PRESENT FOR VOTE:	Sarah Beeson

5. #9926 **Approval of a Resolution to adopt TAD Policies and Procedures and establish a TAD Advisory Committee for TAD #1 - Roswell East-West Connection TAD.**

Resolution No. 2025-11-38

RESULT:	**APPROVED [3 TO 0]**
MOVER:	David Johnson, Councilmember
SECONDER:	William Morthland, Councilmember
IN FAVOR:	G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells
NOT PRESENT FOR VOTE:	Sarah Beeson

6. #10135 **Text Amendment to Chapter 10, Licenses, Taxes and Business Regulations, Section 10.3.4 of the Code of Ordinances of the City of Roswell. (Second Reading)**

Ordinance No. 2025-11-10

RESULT:	**APPROVED ON SECOND READING [3 TO 0]**
MOVER:	G. Lee Hills, Councilmember
SECONDER:	David Johnson, Councilmember
IN FAVOR:	G. Lee Hills, David Johnson, William Morthland
EXCUSED:	Christine Hall, Allen Sells
NOT PRESENT FOR VOTE:	Sarah Beeson

City Attorney's Report

7. #10151 **Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.**

RESULT:	**NO CLOSURE**

Adjournment

The meeting was adjourned at 9:16 PM

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10142

MEETING DATE: November 24, 2025

DEPARTMENT: Police

ITEM TYPE: Grant

Approval of a Resolution to Apply for and Accept a FY2025 Bulletproof Vest Partnership Grant.

Item Summary:
Approval of a Resolution to Apply and Accept a FY2025 Bulletproof Vest Partnership (BVP) Grant. If approved, this grant would provide 30 vests to Roswell Police Officers.

Committee or Staff Recommendation:
On November 10, 2025 the Committees of Council recommended placing this Item on the November 24, 2025 Mayor and Council Agenda.

Financial Impact:
Upon grant acceptance and a signed agreement, a budget amendment in the amount of $32,000 will set up revenue and expenses in Federal Grant Fund Org 22132230, Project 78047. The City is required to provide a 50% match. The grant application/award amount is $16,000, with the required match amount of $16,000 for a total of $32,000.00. The required matching funds will be transferred from the Police Department's Operating Budget.

Recommended Motion:
Motion to Approve a Resolution to Apply for and Accept a FY2025 Bulletproof Vest Partnership (BVP) Grant.

Presented by:
James W. Conroy, Senior Vice President and Chief of Police

STATE OF GEORGIA
COUNTY OF FULTON **November 10, 2025**

RESOLUTION TO APPLY FOR AND ACCEPT A FY2025 BULLETPROOF VEST PARTNERSHIP (BVP) GRANT

WHEREAS, at the regular meeting of the Mayor and City Council of Roswell, Georgia, held on the 10th day of November, 2025 a motion was made and duly seconded that the City of Roswell, Georgia agrees to submit an application for an FY25 Bulletproof Vest Partnership (BVP) Grant from the U.S. Department of Justice (DOJ), Bureau of Justice Assistance (BJA); and

WHEREAS, the grant award would be in the amount up to $16,000 to partially fund the purchase of ballistic vests for law enforcement officers, increasing officer safety; and

WHEREAS, the City will be required to provide local matching funds in the amount up to $16,000 to come from the Police Department's Support Services fund; and

WHEREAS, the Roswell Police Department would oversee the grant project's implementation, administration, and close-out.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roswell that the Mayor of Roswell and/or the City Administrator are authorized to execute this grant application and any subsequent documents necessary to apply for the grant funds, this 10th day of November 2025.

Attest:

____
Kurt M. Wilson, Mayor

____
Nancy Saviano Long, City Clerk
(Seal)

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10131

MEETING DATE: November 24, 2025

DEPARTMENT: Fire

ITEM TYPE: Agreement

Approval of a Memorandum of Understanding (MOU) between the City of Roswell and American Medical Response (AMR) to allow AMR access to the City's traffic preemption system.

Item Summary:
The City of Roswell Fire Department, in coordination with legal and the Police Department, recommends execution of an MOU with AMR to ensure continuity of emergency response operations. This agreement authorizes AMR to access and utilize the City's traffic preemption system, facilitating efficient and safe passage of emergency vehicles through signalized intersections. The initiative aligns with regional efforts across North Fulton cities to standardize traffic preemption access for all emergency service providers.

The Legal Department has reviewed and approved the proposed MOU language. This collaborative effort strengthens interagency coordination, improves emergency response efficiency, and enhances public safety. All North Fulton cities are adopting similar language to maintain consistency in traffic preemption operations.

Committee or Staff Recommendation:
On November 10, 2025, the Committees of Council recommended placing this Item on the November 24, 2025 Mayor and Council Agenda.

Financial Impact:
Implementation utilizes existing infrastructure with no additional cost to the City of Roswell. AMR will adhere to operational and maintenance standards as outlined in the MOU.

Recommended Motion:
Motion to approve a Memorandum of Understanding (MOU) between the City of Roswell and American Medical Response (AMR) to allow AMR access to the City's traffic preemption system.

Presented by:
Pabel Troche, Senior Vice President and Chief of Fire

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ROSWELL AND AMERICAN MEDICAL RESPONSE REGARDING TRAFFIC PREEMPTION

THIS MEMORANDUM OF UNDERSTANDING ("Agreement"), by and between the **AMERICAN MEDICAL RESPONSE** ("AMR"), and the **CITY OF ROSWELL**, a Georgia municipal corporation ("Roswell"), is entered into as of the "Effective Date" defined herein. Roswell and AMR may also be referred to herein as the "Parties."

RECITALS

WHEREAS, the City of Roswell, Georgia ("Roswell") is a municipal corporation existing under the laws of the State of Georgia, and American Medical Response ("AMR") is the Designated 911 Zone Provider for North Fulton County, including the City of Roswell; and

WHEREAS, Roswell owns and operates a traffic preemption system at various intersections within the City to enhance emergency response times for authorized emergency vehicles; and

WHEREAS, AMR operates emergency medical service vehicles and personnel within the City of Roswell and seeks the ability to access and utilize the City's traffic preemption devices to improve patient outcomes and ensure safe and efficient emergency responses; and

NOW THEREFORE, in consideration of the following mutual obligations, the Parties agree as follows:

ARTICLE 1
OBLIGATIONS OF THE PARTIES

1. Roswell agrees to provide AMR the ability to equip and utilize its ambulance fleet with authorized traffic preemption transponders compatible with Roswell's traffic preemption system.

2. AMR shall be responsible for all costs associated with the purchase, installation, maintenance, and replacement of its traffic preemption transponders and related equipment.

3. AMR shall work with Roswell's Traffic and Fire Department representatives to ensure proper system compatibility, programming, and compliance with operating standards.

4. AMR agrees that the traffic preemption system shall be strictly limited to emergency responses and operations conducted within the scope of AMR's duties as the designated 911 provider. Unauthorized or non-emergency use is prohibited.

5. AMR shall cooperate with Roswell to provide access to data related to preemption device activations, including reports necessary for system monitoring, audits, or operational reviews.

6. AMR will ensure that its personnel are trained on the appropriate use of traffic preemption devices, consistent with City policies and roadway safety standards.

7. AMR shall indemnify, defend, and hold harmless Roswell, its officials, employees, and agents against any claims, damages, or liabilities arising from AMR's use or misuse of the preemption system.

8. AMR shall maintain, at its sole cost, insurance coverages meeting or exceeding those outlined in its Service Level Agreement with the North Fulton cities and provide certificates of insurance naming Roswell as an additional insured.

9. In the event of system malfunction, maintenance, or conflicts, Roswell fleet vehicles and operations shall have priority use of the traffic preemption system.

10. Traffic Signal Preemption Compliance and Penalties

    a) **Authorized Use**
    Traffic signal preemption shall only be activated during bona fide emergency responses as defined by state law. Use for non-emergency movement, convenience, or any purpose not expressly approved is prohibited.

    b) **Violation Review**
    Upon notification of a suspected violation, the City of Roswell shall conduct a review in coordination with AMR to determine whether improper use occurred. AMR shall provide all requested data, logs, mitigation evidence, and personnel statements within five (5) business days.

    c) **Penalties**
    Verified violations of this section shall result in the following punitive fees, assessed per occurrence:

        1. **First Violation:** $5,000.00 and mandatory remedial training for involved personnel

        2. **Second Violation (within twelve (12) months):** $10,000.00 and mandatory remedial training for involved personnel

        3. **Third or Subsequent Violation:** $20,000.00 and potential suspension or revocation of preemption privileges as determined by the City of Roswell.

    d) **Aggravating Circumstances**
    If a violation results in a collision, injury, or public safety hazard, the City reserves the right to assess an enhanced penalty up to three (3) times the base amount and/or suspend AMR's preemption authorization pending corrective action.

e) **Payment and Enforcement**
AMR shall remit payment of any assessed penalty within thirty (30) calendar days of written notice. Failure to comply may result in suspension of preemption privileges until full payment and corrective measures are completed.

f) **Corrective Action Plan**
AMR shall submit a written corrective action plan within ten (10) business days following any confirmed violation, outlining actions to prevent recurrence.

ARTICLE 2
MISCELLANEOUS

1. This Agreement shall commence on the Effective Date and remain effective through December 31, 2027, unless terminated earlier. The term may be extended by written mutual agreement of the Parties.

2. Either party may terminate this Agreement without cause upon ninety (90) days' written notice. Roswell may terminate immediately if AMR engages in unauthorized use or misuse of the preemption system.

3. This Agreement shall be governed by the laws of the State of Georgia, and the venue shall be the Superior Court of Fulton County.

4. This Agreement constitutes the entire agreement between the Parties concerning the subject matter and supersedes all prior agreements, oral or written.

5. Any required notices shall be delivered as follows:

EMS Ventures, Inc., d/b/a American Medical Response
250 Hembree Park Drive, Suite I 12
Roswell, Georgia 30076
Attn: Division Regional Director
Law Department

c/o Global Medical Response, Inc.
4400 State Highway 121, Suite 700
Lewisville, TX 75056

City of Roswell
Attn: Randy D. Knighton, City Administrator, Roswell City Hall
38 Hill Street
Roswell, Georgia 30075

6. Each Party affirms that it has obtained all necessary approvals of its governing authority to execute and bind the Party to this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement by and through their duly authorized officers.

AMERICAN MEDICAL RESPONSE **CITY OF ROSWELL**

By: ______________________________
TBD, TBD

By: ______________________________
Kurt Wilson, Mayor

Attest:____________________________ Nancy Long, City Clerk of Roswell

AFFIX CITY SEAL

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10179

MEETING DATE: November 24, 2025

DEPARTMENT: Economic Development

ITEM TYPE: Resolution

Resolution of the Mayor and City Council Supporting the Chambray Hotel Project and Authorizing the City Administrator to Execute Documents Related to the Roswell Development Finance Program.

Item Summary:
On August 25, 2025, the Mayor and Council adopted an ordinance establishing the Roswell Development Finance Program (RDFP) and corresponding program guidelines as an economic development tool and for financing under the program. On the same date, Council approved an Intergovernmental Assessment Agreement with the Roswell Development Authority (RDA) designating the City as Program Administrator of the RDFP on behalf of the RDA.

The RDFP is modeled to finance new hotel projects with ancillary uses pursuant to O.C.G.A 36-62-17 which authorizes municipalities to enact ordinances and resolutions to establish programs to provide long-term, fixed-rate financing for qualified energy efficiency, water conservation, renewable energy and resiliency improvements using third party capital. Repayments are secured through a voluntary special assessment on the property.

The Chambray Hotel project represents the first loan closing under the City's RDFP. The project consists of a five-story, 125-room Hyatt JdV Collection hotel located at 1075 Alpharetta Street and developed by DTR Hospitality, LLC. The approximately $55 million development will include a full-service restaurant, rooftop bar, event space, and supporting amenities.

The RDFP loan amount will be $14,760,000 through Nuveen Capital. The loan complies with the Ordinance and Program Guidelines as follows:

Loan-to-Value (LTV): 24.6% (based on as-stabilized valuation of $59.9M)
Total Debt to Value: 63.9%
Loan Term: 30 years - within weighted average useful life requirement
Whole Building Energy Performance: Exceeds local code requirements by 13.6%
Repayment Security: Special assessment on property; no City or RDA credit exposure

Agenda Item (ID # 10179)

This project has numerous economic and community benefits including establishing a flagship boutique hotel in downtown Roswell that strengthens the City's hospitality and tourism base. It is projected to creates approximately 350 construction jobs and 30 permanent positions. Incorporates high-efficiency HVAC, lighting, plumbing, and water systems.

Staff Recommendation:
Staff recommends authorizing the City Administrator to execute all documents necessary to effectuate the Chambray Hotel Roswell Development Finance Program loan.

Financial Impact:
The City will receive program administration and servicing fees associated with the loan. Repayment of principal and interest is secured by the special assessment on the property. Program fees payable to the City are as follows:.

Application Fee: $500
Closing Fee: $147,600 (1% of Loan Amount)
Legal Fee at Closing: $25,000
Annual Servicing Fee:1% of annual payment

Recommended Motion:
Motion to approve a Resolution of the Mayor and City Council supporting the Chambray Hotel Project and authorizing the City Administrator or his designee to execute all documents necessary to effectuate the Roswell Development Finance Program loan and related assessment agreements consistent with the adopted ordinance and program guidelines.

Presented by:
Darryl Connelly, Director of Economic Development
Joe Cusack, Assistant City Attorney

STATE OF GEORGIA
COUNTY OF FULTON

November 24, 2025

<u>RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ROSWELL SUPPORTING THE CHAMBRAY HOTEL PROJECT AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE DOCUMENTS RELATED TO THE ROSWELL DEVELOPMENT FINANCE PROGRAM</u>

WHEREAS, the Mayor and City Council are the governing authority of the City of Roswell, Georgia; and

WHEREAS, the Mayor and City Council has authorized an ordinance establishing the Roswell Development Finance Program; and

WHEREAS, DTR Hospitality LLC has applied for and met all the requirements for a hotel project known as the Chambray Hotel to qualify for the Roswell Development Finance Program; and

WHEREAS, the Roswell Development Authority has authorized the project known as the Chambray Hotel to utilize the Roswell Development Finance Program; and

WHEREAS, Nuveen Capital will provide the loan for the project in compliance with the program guidelines for the Roswell Development Finance Program; and

WHEREAS, the City of Roswell will execute documents associated with the Roswell Development Finance Program; and

WHEREAS, the Mayor and City Council believe this project will provide a much-needed downtown hotel and serve as a catalytic economic development project;

NOW, THEREFORE, the Mayor and Council do hereby authorize the City Administrator or his designee to execute all documents necessary to effectuate the Chambray Hotel Project Roswell Development Finance Program loan and related assessment agreements consistent with the adopted ordinance and program guidelines.

The above Resolution was read and approved by the Mayor and Council of the City of Roswell, Georgia on the ____th day of _______, 2025.

____
Kurt M. Wilson, Mayor

Attest:

____
Nancy Saviano Long, City Clerk
(Seal)

Chambray Hotel
Roswell Development Finance Program

City Council Meeting
November 24, 2025

THE ECONOMIC FLYWHEEL

July 2024: Report

BUILDING MOMENTUM

Sector Strategy for Industry Recruitment

Enhance existing sector partners to recruit additional supporting industries. Pursue one new sector (Aerospace).

Target Geographically Catalytic Projects

Multi-purpose developments that catalyze adjacent parcels.

Boundary Breaking Infrastructure

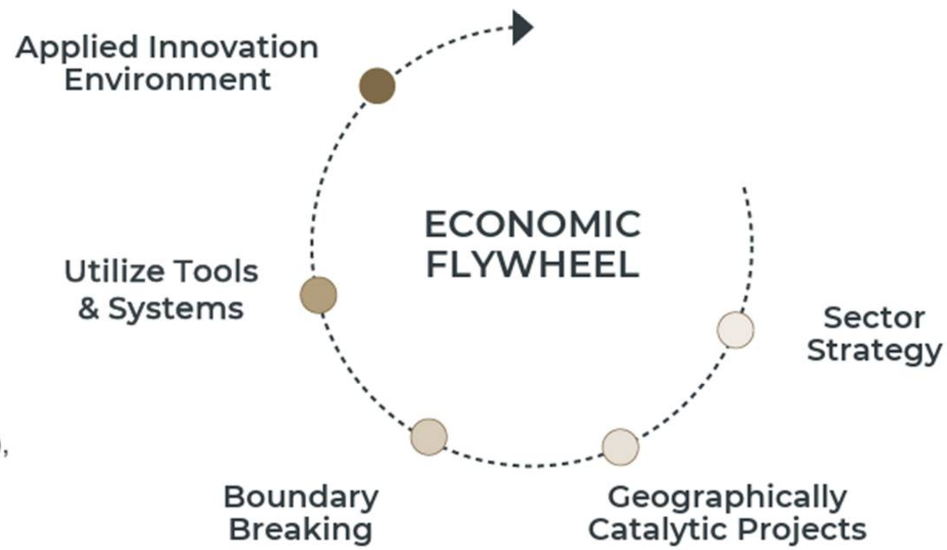
Development that attracts visitor for short term stays.

Economic Development Rules of Engagement

Integrate all ED partners, consolidate tools (regulatory & financial), define systems for evaluation, implement GO NO GO. Build a parking business line and apply it to ease development

Applied Innovation Environment

Reclaim the city's position as an innovation leader. Build an applied research lab environment city wide for needs based innovation.



Background

- August 2025, City Council established by ordinance the Roswell Development Finance Program (RDFP).
- Modeled after O.C.G.A 36-62-17 as a tool to advance the City's economic development strategy.
- Focus was on new hotel projects and financing components related to energy efficiency, water conservation, and resiliency.
- Uses third-party capital with repayment secured by a voluntary special assessments.
- City was designated as Program Administrator via agreement with the Roswell Development Authority (RDA).

Chambray Hotel Project Overview

- First loan application under the RDFP since establishment
- Five Story, 125 room Hyatt JdV Collection at 1075 Alpharetta Street
- Includes a restaurant, rooftop bars, event space and amenities.
- Developer: DTR Hospitality, LLC
- Total Project Cost ~$55M

Chambray Hotel Loan

- RFDP Loan Amount: $14.76M with 30-year term
- Lender: Nuveen Capital
- Loan to Value 24.6%
- Total Debt to Value: 63.9%
- Energy performance exceeds code by 13.6%
- No financial risk to the City or RDA.
- Meets all requirements in the program

👉 The City and RDA's role is strictly administrative -- collecting the special assessment and remitting those funds to a custodial agent for loan repayment.

Economic Benefits

- Create ~350 construction jobs and 30 permanent jobs
- Establishes flagship boutique hotel strengthening tourism and downtown activity
- High efficiency systems reduce energy use and operating costs
- Program Fees to City:
  - $500 application, $147,600 closing fee, $25,000 legal fee and annual servicing fee (1%)

Council Request

Approval of a Resolution supporting the Chambray Hotel Project and Authorizing the City Administrator or his designee to execute all documents necessary to effectuate the Roswell Development Finance Program loan and related assessment agreements consistent with the adopted ordinance and program guidelines.

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10188

MEETING DATE:	**November 24, 2025**
DEPARTMENT:	**Environmental/Public Works**
ITEM TYPE:	**Contract**

Approval for the Mayor or City Administrator to award a contract to Lagniappe Development for the Liberty Square Park Construction project in an amount of $1,706,921 and project budget authorization of $1,930,410.

Item Summary:
In 2023, an Improving Neighborhood Outcomes in Disproportionally Impacted Communities (INODIC) grant was received for the redesign and construction of Liberty Square Park. This work will turn an undeveloped park into a community. The 21.4-acre park is largely undeveloped and consists of a grassy field with a soccer goal at one end used by residents for pick-up games.

This project, located at 1280 Mission Hills Court, will include a new pavilion facility, restrooms, parking, playground features, new plantings, passive field space, and installation of stormwater Best Management Practices (BMPs) to meet regulatory requirements.

On September 29, 2025, the City of Roswell advertised the project (25-296-T) on the City of Roswell website and also posted on the Georgia Procurement Registry. On October 30, 2025, five (5) bids were received in response to the subject solicitation. The bids ranged from $1,997,609.00 and $2,633,146.63. Lagniappe Development was found to be highest scoring based on qualifications criteria. The City negotiated with Lagniappe Development to reduce the contract price.

Staff recommends awarding the contract to Lagniappe Development in an amount of $1,706,921.

Staff also recommends allocating $223,489 for Construction Administration, Construction Inspection, Construction Materials Testing, and contingency to allow for any unforeseen circumstances that may be encountered during construction.

This budget allocation encompasses contingencies and is aimed at facilitating the successful completion of the project within the established parameters and budget.

Committee or Staff Recommendation:
On November 24, 2025 the Committees of Council recommended placing this Item on the November 24, 2025 Mayor and Council Agenda.

Financial Impact:
Funding in the amount of $1,930,410 is available within the ARPA Fund in Org - 22662000 and Project - 68204 (Liberty Square Park Revitalization INODIC Grant).

Agenda Item (ID # 10188)

Recommended Motion:
Motion to approve the Mayor or City Administrator awarding a contract to Lagniappe Development for the Liberty Square Park Construction project in an amount of $1,706,921 and project budget authorization of $1,930,410.

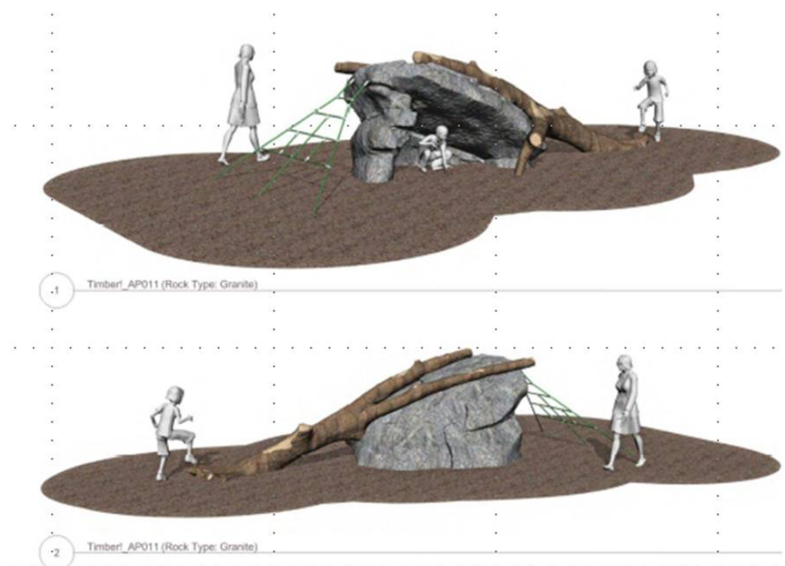
Presented by:
Steven Malone, Director of Recreation, Parks, Historic, and Cultural Affairs
Corinne Valentine, Deputy Director of Environmental/Public Works

Liberty Square Park

November 24, 2025

Project Overview

Funding Source: In 2023, an Improving Neighborhood Outcomes in Disproportionally Impacted Communities (INODIC) grant was received for the redesign and construction of Liberty Square Park. The 21.4-acre park is largely undeveloped and consists of a grassy field with a soccer goal at one end used by residents for pick-up games.



Scope:

- New pavilion facility
- Restrooms
- Parking
- Playground features
- New plantings
- Passive field space
- Stormwater Best Management Practices (BMPs)

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Project Background

- The park is located within Census Track 114.20, Block Group 3, and qualifies for Community Development Block Grant Funds since 73.89% of residents have Low to Moderate Incomes.
- Aligns with 2022 Parks Master Plan infrastructure priorities – identifying this location as underserved in parkland.
- Community meeting hosted on **June 25, 2025** saw more than 100 attendees and 60 signed-in respondents. With translation services provided, we wanted to ensure all voices could be heard beyond any language barriers. The collected feedback helped drive prioritization of the park assets and desires for the finished park.

Key Benefits

New:

- Pavilion
- Restrooms
- Parking
- Playground
- Seating
- Trail

Improved:

- Safety
  - CodeBlue station
  - Cameras
  - Safety lighting
  - Sightlines considered during design
- Connectivity
  - To local neighborhood
  - To future trail segments
- Field
  - A priority to the residents

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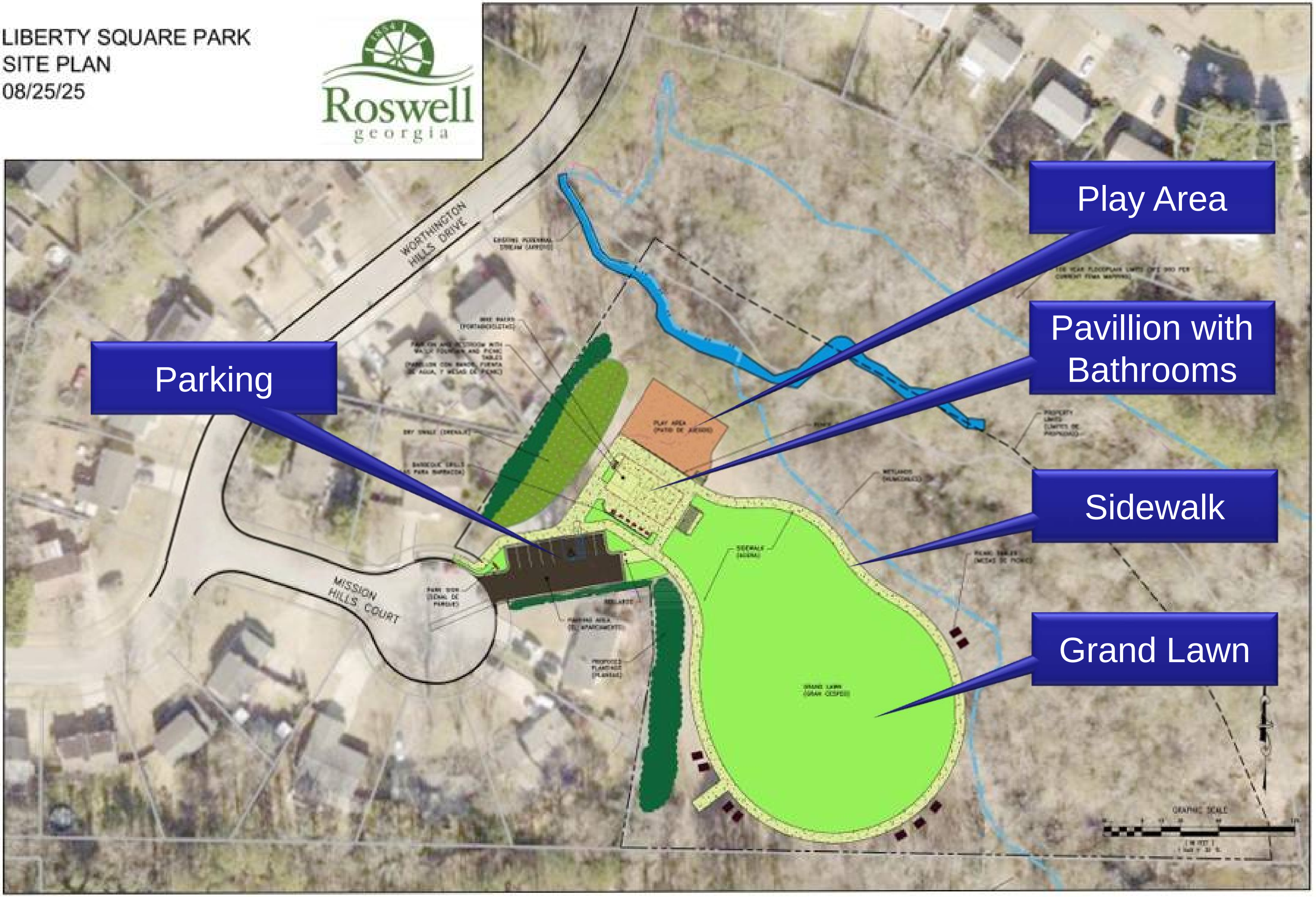
LIBERTY SQUARE PARK
SITE PLAN
08/25/25
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WORTHINGTON HILLS DRIVE
MISSION HILLS COURT
Play Area
Pavillion with Bathrooms
Parking
Sidewalk
Grand Lawn

Procurement Process and Budget

Procurement Process

- Request for Qualifications based bid
- Posted Solicitation – September 29, 2025
- Solicitations Closed – October 30, 2025,
  - Five (5) bids were received in response to the subject solicitation. The base bids excluding contingency ranged from $1,997,609.00 and $2,633,146.63.
  - Lagniappe Development was found to be highest scoring based on qualifications criteria. The City negotiated with Lagniappe Development to reduce the contract price.

Budget

- Total budget – **$2,200,000 (Grant funds)**
- Construction Contract - **$1,706,921**
- Total Budget Allocation - **$1,930,410** (Includes contingency, testing, admin - $223,489)

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Schedule

- **Committee Meeting**: November 24, 2025
- **Mayor & Council Approval**: November 24, 2025
- **Contract Signed**: Estimated January 2026
- **Construction Begins**: Estimated February 2026
- **Substantial Completion**: Estimated October 2026

Attachment: Liberty Square Park Committee Presentation (Liberty Square Park Project)

City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10183

MEETING DATE: November 24, 2025

DEPARTMENT: City Attorney's Report

ITEM TYPE: Closure

Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

Item Summary:
Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

Presented by:
David Davidson, City Attorney