

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The purpose of this legislation is to authorize the award and execution of FC-8260, a Ground Lease Agreement With Majestic Carter Atlanta Mixed Use, LLC, A Delaware Limited liability Company for Hotel, Travel Plaza and Mixed-Use Development including three (3) separate tracts totaling approximately 26.5 acres of land located west and southwest of Hartsfield-Jackson Atlanta International Airport's Domestic Terminal.

2. Please provide background information regarding this legislation.

A Request for Qualifications (RFQ) TC-7919 was advertised December 23, 2014. Six (6) qualification submittals were received and evaluated. Three (3) companies, Majestic Carter, Regent Partners, LLC and Airmall USA, Inc. were deemed qualified. These three (3) companies were invited to participate in a Request for Proposal (RFP) FC-8260 that was advertised on July 6, 2015. Two (2) companies, Majestic Carter and Regent Partners, LLC, submitted proposals for evaluation.

The Lease Agreement for the FC-8260 at Hartsfield-Jackson Atlanta International Airport is ready to be awarded. From the two (2) proposals received, the recommendation of the Aviation General Manager and the Chief Procurement Officer is to award the top ranked proponent for FC-8260 Hotel, Travel Plaza, and Mixed-Use Development to Majestic Carter for a 50 year Lease Agreement with a 10 year option by the City.

Majestic Carter was created for the purpose of responding the City of Atlanta's RFP, FC-8260 Hotel, Travel Plaza and Mixed-Use Development. Majestic Realty Co. is one of the largest privately-held developer and owner of master-planned business parks in the United States. Majestic has a 78-million square foot portfolio that includes industrial, office, and retail space, as well as sports, entertainment and hospitality projects. They are heavily invested in Atlanta with over 15 million square feet of development.

Carter is one of the country's leading Real Estate Investment, Development and Advisory Firms with Landmark Mixed-Use, Office, Multi-Family and Student Housing Projects under construction around the country. The Company Headquarter has been in Atlanta for 58 years and has a history of leading visionary real estate developments that have improved communities and created value for its clients.

The terms and conditions of this Ground Lease Agreement are subject to review and approval by the Federal Aviation Administration (FAA).

3. If Applicable/Known:

- (a) **Contract Type:** Ground Lease Agreement
- (b) **Source Selection:** Request for Proposals
- (c) **Bids/Proposals Due:** October 28, 2015
- (d) **Invitations Issued:** July 6, 2015
- (e) **Number of Bids:** N/A
- (f) **Proposals Received:** Two (2)
- (g) **Bidders/Proponents:** Majestic Carter and Regent Partners, LLC
- (h) **Term of Contract:** Fifty years with a ten year renewal at City's sole option

4. Fund Account Center: N/A

5. Source of Funds: N/A

6. Fiscal Impact: N/A

7. Method of Cost Recovery: N/A

This Legislative Request Form was prepared by: Kyle Mastin