

Central Presbyterian Church of Atlanta

Summary of First Pre-Proposal Meeting for Requests for Proposal regarding the potential transfer of development rights

A Pre-proposal Meeting was scheduled and held via Zoom at 2PM on November 17, 2021. Gary Cornell hosted the meeting. Due to conflicting information about the date of the intended Pre-Proposal Teleconference only two people attended. They were:

Chase Davidson, Director of Development, Walton Communities

Chitra Subbarayan, Principal, CBD (Commercial Brokerage Development)

Questions and answers are as follows:

1. Is the church looking for a development partner?

Yes, we would be open to working with a developer who is prepared to add affordable units downtown but cannot afford to do so because of zoning density restrictions. Generally the church is not itself a developer but would prefer to act as an investor in an appropriate project rather than a principal partner. The value of our TDR s would be the sole source of our investment capital.

2. For what price does the church wish to sell its development rights?

3. How many affordable housing units does the church expect to construct?

We don't currently have a set dollar figure or a set number of affordable housing units that we are requiring in exchange for our Development Rights. We would want to consider current market conditions and try to maximize the yield of the assets we are selling or exchanging based on their appraised value at the time. If we received cash we could use the funds to either rehabilitate one of our existing buildings consistent with the Historic Preservation Ordinances of the City or else work with a developer (TBD) who was prepared to construct affordable housing off-site.

The ordinance allows the development rights to be sold and/or transferred in any amount up to the specified 1 million square feet. Based on City records of previous TDR's the largest transaction I know of was for 286,000 sq. ft. and the smallest was for 2,884 sq. ft. The transaction cost is the main limitation of working at a small scale.

The ordinance allows us to hold the unsold development rights indefinitely until a suitable buyer is found. Also a buyer may purchase development rights, hold them and resell them later. However in all cases the City will not allow the development rights to be utilized for construction until they approve the developer's site-specific plans through the process of issuing a Special Use Permit.

Another Pre-Proposal Teleconference is scheduled via Zoom for 2PM EST on Dec. 1. We will post the Zoom link invitation on our website at <https://cpcatlanta.org/request-for-proposals-11-2-2021/> prior to the planned zoom call.