



REQUEST FOR PROPOSAL (RFP) NO. 2022-009
2022 ECONOMIC DEVELOPMENT PLAN
CITY OF STONECREST | GEORGIA
AUGUST 22, 2022 | 2PM



Three Points Planning



5553 Peachtree Road, Suite 175 | Chamblee, GA 30341 | 470.893.1700 | thomasandhutton.com



FIRM EXPERIENCE

FIRM EXPERIENCE

FIRM INFORMATION

Established in 1946, Former US Army Corps of Officers, Hue Thomas and Joe Hutton, joined forces and opened an engineering firm in Savannah, GA. Today, **Thomas & Hutton Engineering Co.** stands as one of the most well respected and established consulting and engineering firms in the Southeast with over 400 employees throughout nine regions in Georgia, South Carolina, North Carolina, and Tennessee. Headquartered in Savannah, GA, Thomas & Hutton also has 12 other office locations; Chamblee, Buford, Covington, and Brunswick, GA; Columbia, Charleston, Greenville, and Myrtle Beach, SC; Charlotte, and Raleigh, NC; and Nashville and Smyrna, TN.

Thomas & Hutton utilizes our technology and associated technical resources, to provide innovative solutions to complex engineering and design challenges. Our talented people design infrastructure that breathes life into our communities, brings prosperity and jobs, and are catalysts in delivering our promises that cultivate meaningful relationships.



We provide professional consulting; civil, environmental, structural and marine, transportation, water resources, and water and wastewater engineering; surveying; planning; landscape architecture; geographic information system (GIS), and construction administration services to clients in an array of markets in Georgia, South Carolina, North Carolina, Tennessee, and throughout the southeast.

DRIVEN FOR SOLUTIONS. POWERED BY PASSION.

Thomas & Hutton offers a multidisciplinary range of services to assist clients in project success. We design with the future in mind. Our passion is providing civil engineering and related services to design places that become timeless, transforming into vibrant places full of vitality and building a strong sense of community. Creating devices, techniques, and implementation strategies that help build a better vision and a healthier community are a part of our overall culture.

We are a tight knit privately held corporation that works efficiently on projects while maintaining close client professional relationships. Our principals are actively involved with client communications and project performance. Our project managers, surveyors, design engineers, landscape architects, and GIS professional personnel assure that each project is completed efficiently according to the scope, schedule, and budget.

OUR HISTORY IN NUMBERS

100%

Employee
Owned

75+

Continual
Business

12

Market
Sectors

9

Regions

400+

Dedicated
Employees

QUALIFICATIONS

Thomas & Hutton partners with local and state-level economic development agencies to help clients create their vision and provide solutions for attracting industries to our communities.

Our process includes:

VISION: We help our partners determine priorities to develop a “blueprint” for economic development, including budget, scale, workforce, utilities, and other factors necessary for success.

LAND ANALYSIS: Based on land criteria, we assist in locating and evaluating available property for commercial, industrial, mixed-use, and residential development.

PLANNING & DESIGN: After a property is identified, we provide master planning, survey, design, permitting, and construction phase services to develop sites. This often includes off-site infrastructure improvements.

SITE SELECTION ASSISTANCE: When the sites are planned and developed, we assist our economic development partners in attracting industries to locate therein. Assistance includes site certifications, Request for Information (RFI) responses, site visits, and creation of graphics and marketing material to promote the community and site.

Thomas & Hutton is responsive, consistent, professional, and committed to client satisfaction. We've developed vast experience working with municipalities, local governments, and economic development authorities on planning and designing facility and infrastructure projects. We maintain professional relationships with state economic development project managers, as well as nationally recognized firms specializing in industrial development and site selection.

Our experience includes working on more than 75 state site selections, 20+ miles of planned and constructed railroad, and 30+ miles of design and constructed industrial park roads; assisting with \$9.5 million in economic grants and loans awarded for projects; master planning 35,000 acres of industrial parks and 250+ million square feet of distribution warehouse and manufacturing space; and design of over 55 million square feet of constructed distribution warehouse and manufacturing from North Carolina to Florida.



SUBCONTRACTORS

THREE POINTS PLANNING



THREE POINTS PLANNING

After 20+ years in economic development research and practice, Lynn Patterson launched Three Points Planning in 2016 with the guiding principle that planning efforts should aid in realizing great communities, not just planning them. Three Points combines its national and international expertise and a history of research and implementation with experience in public and private sectors to offer creative and feasible solutions for economic development and sustainability planning and projects. Three Points' clients include local governments and organizations for economic development planning and municipal planning services; private developers on master and site plan development, entitlements, and implementation; and industry with site selection and incentives negotiation services for new facilities, facility and workforce expansions and facility re-locations. Three Points Planning is a certified DBE in the state of Georgia.

Three Points offers the following services:

Economic Development Strategy

- ✓ Economic Development Program and Incentive Review
- ✓ Targeted Business Strategies
- ✓ Economic Development Base Analysis
- ✓ Retention and Expansion Surveys
- ✓ Developer Services Frameworks
- ✓ Private Sector Planning and Development

Local Government Planning & Zoning

- ✓ Comprehensive Plans
- ✓ Livable Communities Initiatives Plans
- ✓ Downtown Development Plans
- ✓ Master Planning
- ✓ Strategic Planning
- ✓ Design Guidelines
- ✓ On-Demand Planning & Zoning Services
- ✓ Economic Development Planning

Site Selection

- ✓ Incentives Negotiation
- ✓ Entitlements
- ✓ Zoning

Other Services

- ✓ Community Engagement
- ✓ Grant Writing
- ✓ White Papers

GASKINS + LECRAW



Gaskins + LeCraw is an integrated practice offering professional planning, design, and civil engineering services.

In January of 2022, the firms, Gaskins and LeCraw, merged to form, Gaskins + LeCraw Inc. Together, they have provided services since 1974 and currently employ over 150 full-time staff in Georgia and field offices in Alabama, Mississippi, and North Carolina. They are a principal led, team focused organization, meaning their senior leadership fully engage in projects and serve as the primary client point-of-contact. They are supported by seasoned project managers and a talented group of professionals who are encouraged to bring forward their diverse and creative perspectives to ensure creative, yet practical, solutions to complex challenges.

Gaskins + LeCraw offers the following services:

- ✓ Community + Economic Development
- ✓ Landscape Architecture
- ✓ Land Surveying
- ✓ Campus + Land Planning
- ✓ Civil Engineering
- ✓ Entitlements

NICKEL WORKS CONSULTING



Nickel Works Consulting, LLC, led by Nicole McGhee Hall, is a woman-owned Disadvantaged Business Enterprise (DBE) firm registered with the State of Georgia. Nicole has a B.S. in Civil Engineering from Prairie View A&M University and has 30 years of work experience in the public and private sector. Nickel Works is focused on economic development, through business development, community development and engagement, government relations and planning. Nickel Works facilitates redevelopment and planning initiatives in the Commercial Real Estate (CRE) and the Architectural, Engineering, and Construction (AEC) industries,

unifying residents/businesses, community organizations and government stakeholders. The firm employs innovative and grass-roots stakeholder engagement strategies with an approach that is cross-generational and multi-cultural. The Nickel Works team has developed a niche implementing state-enabled economic development legislation. They are specifically adept in the formation, administration, and expansion of Community Improvement Districts (CIDs) which allows them to have an expansive network of stakeholders in multiple communities throughout metro Atlanta. The firm has developed a proven method of managing outreach and public relation processes which consists of informing, consulting, involving, collaborating, and empowering.

DOWNTOWN STRATEGIES



downtown strategies

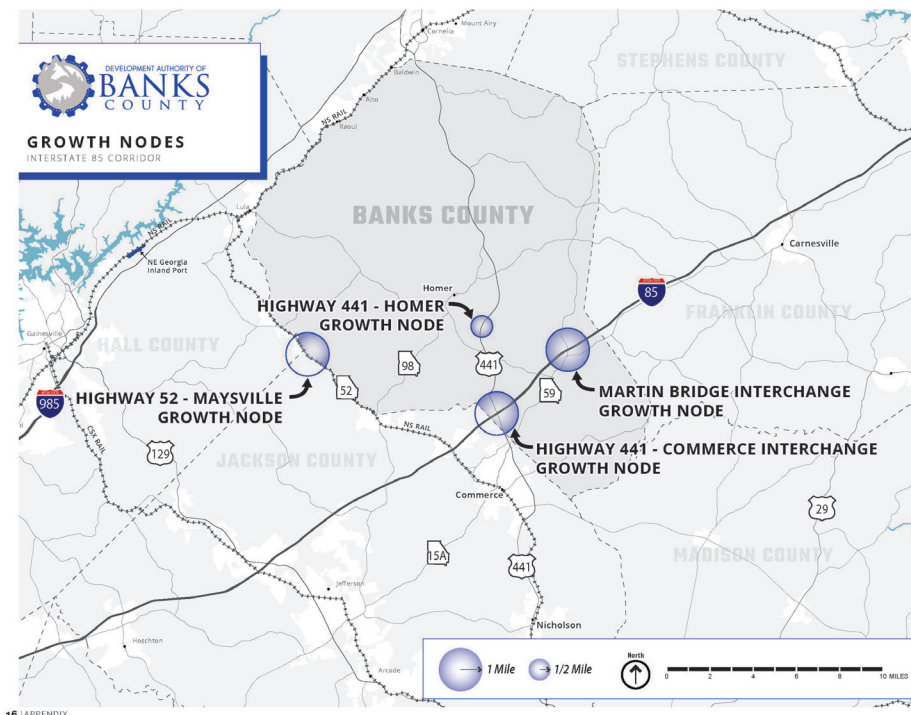
Downtown Strategies is a consulting firm specializing in solutions for community development, downtown revitalization, retail recruitment, non-profit board development, governmental relations, and public affairs. The firm work with retailers, brokers, and developers to find best-fit businesses for the communities they assist.

Downtown Strategies offers full service recruitment, retention, data support, and conference representation. They provide their clients with the knowledge, tools, and resources to target recruitment efforts efficiently. They take practical steps to revitalize community centers and implement best-practice place making, drawn from other successful communities. Other services include advising, small business support, city websites, feasibility studies, research and data, and event speaking.

STRATEGIC ECONOMIC DEVELOPMENT PLAN EXAMPLES

ECONOMIC DEVELOPMENT PLAN

BANKS COUNTY, GEORGIA



CLIENT CONTACT

Development Authority of Banks County
Hannah M. Mullins
(Former Executive Director, Banks County
Industrial Development Authority)
Executive Director, Candler County
Industrial Authority
912-314-4565
hannah@selectcandler.com

PROJECT COMPLETION DATE

2019

PROJECT SCOPE

- Stakeholder Engagement
- Economic Development Analysis
- Industrial Development Analysis
- Retail Development Analysis
- Residential Development Analysis
- Greenspace Connectivity

PROJECT SIMILARITIES

- Extensive Stakeholder Process
- Created an Economic Development Guide for the Next 5 to 10 Years

Our team provided professional consulting services in developing an Economic Development Blueprint for Banks County.

Located strategically between Greenville, South Carolina and Atlanta, Georgia, Banks County is at the intersection of Interstate 85 and US Highway 441 and is home to approximately 19,000 residents. The Economic Development Plan serves as a guide for smart growth and development and provides implementation strategies for Banks County.

The plan includes:

- Recommendations for future placement of infrastructure
- Plans for industrial, commercial, and retail marketing, including recommendations for placement/location for future industrial/commercial use, a deteriorating building located in an opportunity zone, and addressing retail gaps (i.e. grocery, pharmacy, full-service restaurant)
- Recommendations for formalizing incentive packages for retail, commercial, and industrial development
- Plans for housing options, including identification of existing gaps in housing throughout the county and recommendations for placement/location of new housing options
- Identification of public and private partnership opportunities and investment
- Identification of open space and plans for acquisition/development of open space

ECONOMIC DEVELOPMENT PLAN

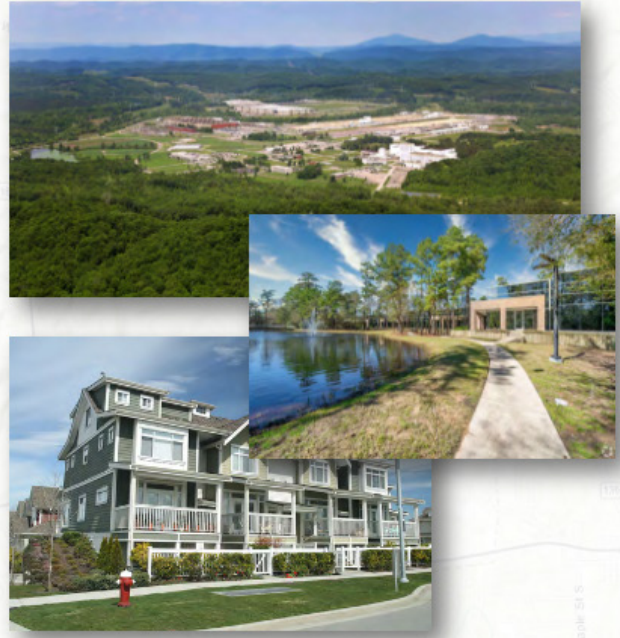
DAWSON COUNTY, GEORGIA



Priority Development Area GA 400 North Mixed Use

GA 400 North
D - GA 400 North Mixed Use
+/- 425 Acre Planning Area

- 85 gross / 60 net acres of commercial/mixed use
 - Mostly office with some highway-oriented retail
- 115 gross / 80 net acres of Office/Technology Park use
- 225 gross / 150 net acres of industrial use
- Opportunity to create a focus on technology related industries due to broadband availability
- Incorporate opportunities for workforce housing units associated with job creation of closely located commercial and industrial
- Include greenspace and trails throughout the development area that will benefit employees and residents and protect the Etowah River corridor



Our team provided professional consulting services in developing an Economic Development Blueprint for Dawson County.

Ideally located in the foothills of the North Georgia Mountains, Dawson County is 40 miles north of Atlanta and bordered by two of the fastest growing counties in the southeast United States - Forsyth and Hall Counties. Dawson County has the opportunity to be proactive in its response to development pressures. Dawson County's growth is already emerging in a number of ways. One of its strongest sectors, retail development, has boomed with the location of the outlets and other retailers at the intersection of GA 400 and SR 53. We developed an economic development plan to enable the County to achieve its development goals by leveraging its assets and embracing new opportunities.

The plan includes:

- Recommendations for future placement of infrastructure
- Plans for industrial, commercial, and retail marketing, including recommendations for placement/location for future industrial/commercial use, a deteriorating building located in an opportunity zone, and addressing retail gaps (i.e. grocery, pharmacy, full-service restaurant)
- Recommendations for formalizing incentive packages for retail, commercial, and industrial development
- Plans for housing options, including identification of existing gaps in housing throughout the county and recommendations for placement/location of new housing options
- Identification of public and private partnership opportunities and investment
- Identification of open space and plans for acquisition/development of open space

This Economic Development Plan led to the Dawson County Greenway & Trail Master Plan for Dawson County.

CLIENT CONTACT

Dawson County Chamber of Commerce
Betsy McGriff
(Former Economic Development
Director, Dawson County Chamber of
Commerce)
229-402-3796
betsy@coopergc.com

PROJECT COMPLETION DATE
2021

PROJECT SCOPE

- Stakeholder Engagement
- Economic Development Analysis
- Industrial Development Analysis
- Retail Development Analysis
- Residential Development Analysis
- Greenspace Connectivity

PROJECT SIMILARITIES

- Targeted Industry Identification
- Incentives Recommendations
- Extensive Stakeholder Process
- Created an Economic Development Guide for the Next 5 to 10 Years



PROJECT APPROACH

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Located in southeastern DeKalb County and an integral part of the Metro Atlanta area, the City of Stonecrest is located along the I-20 corridor which separates the City into a northern area which includes residential neighborhoods, commercial development along Covington Highway, industrial parks that date to the 1960s, and active quarries that predate incorporation by 130 years. The City is blessed with retail, suburban neighborhoods, and natural features (Davidson-Arabia Mountain Nature Preserve and Arabia Mountain National Heritage Area), other City parks, and a Trappist Monastery. With a population of nearly 60,000 and proud to be one of the largest African American Cities in Georgia, Stonecrest is primarily a bedroom community sending off commuters each day to other parts of the Metro area. This Economic Development Plan proposal seeks to create more local job opportunities, entrepreneurial opportunities, commercial development and a thriving, connected new town center.

OUR TEAM APPROACH

The Thomas & Hutton team is a well-versed team of highly qualified professionals who work as practitioners on all sides of the economic development table. We are planners developing economic development strategies for cities and counties; economic development and planning professionals implementing strategies; partners in attracting large and small businesses to cities and counties throughout the Southeast; designers of development projects; researchers of best practices and thought leadership; and grant seekers, writers, and administrators. We will utilize these many talents to develop a plan that is simple, feasible, and effective to attract high quality development, businesses, and jobs to the City of Stonecrest.

Our team's broad approach is one that leverages practical experience that translates into identifiable results with supportive services to ensure a feasible action plan in bringing to fruition the well-thought-out plans. Our content and action specific approach to Economic Development strategic planning is two-fold: (1) utilize an asset-based economic development approach to leverage the City's existing assets to create economic development opportunities; and, (2) identify, foster, and pursue human and financial resources to implement the economic development action plan in a timely and effective manner. Essential to our approach is partnering with our Community Team (Economic Development Director and other City of Stonecrest representatives as identified by the City).

THE PLAN DEVELOPMENT PROCESS

The Plan Development Process for Stonecrest has four distinct segments. These are plan review, stakeholder input, existing conditions assessments, and plan strategy.

Plan Review

Our team will begin by immersing ourselves in learning as much as we can about Stonecrest and the region, its character, characteristics, statistics, history and trends. We will review existing resources, such as, but not limited to:

- Stonecrest Livable Centers Initiative (LCI) Plan (2014)
- ULI Technical Assistance Panel on the East Metro Dekalb CID (2016)
- DeKalb County Industrial Inventory Study (2016)
- City of Stonecrest Comprehensive Plan (2019)
- Dekalb County Strategic Economic Development Plan (2019)
- Stonecrest Development Authority MOU with Allen Family Stonecrest LLC (2019)
- City of Stonecrest Parks and Recreation Master Plan (2020)
- City of Stonecrest Transportation Plan (2020)
- City of Stonecrest Freight Cluster Plan (TBD)
- City of Stonecrest Film and Entertainment Strategy (TBD)

Combining the quantitative data provided by sources such as the US Census Bureau, Bureau of Labor Statistics, the state of Georgia with qualitative data garnered through the public engagement and input activities (see below), we will compare the conditions in Stonecrest, regionally and with the southeastern United States.

Stakeholder Engagement

Led by Nickel Works, we will begin our public input/engagement process to uncover the City's strengths (and weaknesses) and assets (and liabilities) to establish building blocks for economic development opportunities and uncover areas that need attention and improvement. After our kick-off meeting with the Economic Development Director, we will host an interactive public input session where we will invite City leaders, businesses, and the community at-large to share their economic vision and what they know makes the City a great place for business and residents, as well as areas that require improvement. We will also hold smaller sessions with select stakeholders in the City to identify their vision, specific assets, needs and wants for local economic development. Not only do these conversations help create the vision for economic development in Stonecrest, but they also identify opportunities for staff to create a legion of ambassadors to facilitate implementation. A public survey will round out the initial public input. The results of the stakeholder input will be combined with the existing conditions assessments to identify key areas of focus for the Plan.



Existing Conditions Assessment

Our existing conditions assessments will occur concurrently and with interaction between our teams. The business assessment will consider existing businesses (business license data, US Census data, survey responses) to identify the existing business mix. The workforce assessment will identify the existing local and regional labor pool, their current qualifications, occupations, and industries as well as locally available resources, including local training and housing opportunities to support the workforce. The land use assessment will track existing land use clusters, potential connectivity to trails and parks, light industrial commercial opportunities, and infrastructure across the City and also focused on the Stonecrest Mall area, Panola Road and Turner Hill. Our town center experts, Retail Strategies and Thomas & Hutton will evaluate the opportunities to create a vibrant live, work, and recreate center.

The strength of our team is best manifested in our ability to work across the silos to create a plan that takes into account the reality of development – feasible sites, identifying and enhancing local workforce, and targeted industries that will succeed in the market and in concert with these other critical factors.



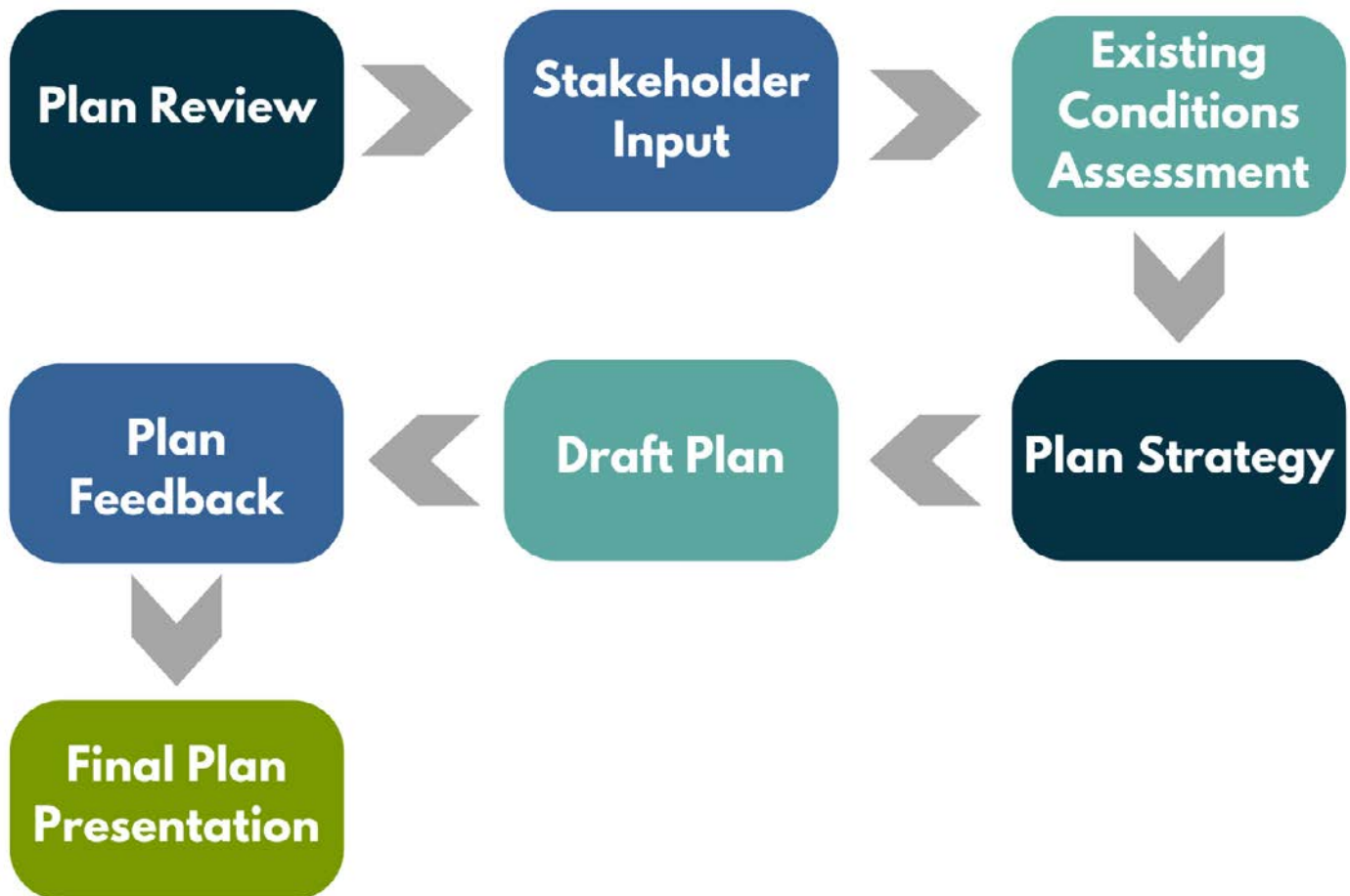
Plan Strategy

Armed with this knowledge, we will engage our practical expertise and best practices knowledge, in coordination with the Economic Development Director, to tailor short and long term strategies that best suit the City of Stonecrest that are in line with the community's vision for its economic development future. We advocate that economic development is a comprehensive endeavor and interdependent with the region and beyond. These strategies include interdependencies that require looking regionally at businesses, workforce, partnerships, and infrastructure. The recommended strategies will include supporting existing businesses and evaluating the existing targeted industries for the City of Stonecrest. While undoubtedly the new industries will attract workforce from across the region, an essential component of the plan is to offer a solid, local workforce base. We will identify opportunities to support and grow the local workforce by identifying necessary resources and services needed to fully develop local talent.

We view our role and responsibilities as advisors and partners in Economic Development and will engage in regular communication with the Economic Development Director to share our progress and ideas community which is critical to crafting a successful Plan. We will share the Draft Economic Development Plan and incorporate feedback from its circulation as deemed appropriate by the EDD. The Final EDP will be presented to the City of Stonecrest in a public meeting.

The best practices, tools, and policies and their associated action plans our team develops for the City of Stonecrest will have an approximate three to five year timeline with some long term goals on the horizon. As stated earlier, the EDP is a guide for policies and programs and activities. It is meant to be dynamic in nature. As the City moves through implementation our team is available to assist in re-evaluating, redirecting, and crafting responses to unforeseen changes in the market and across communities.

TIMELINE INCLUDING ACTIVITIES AND DELIVERABLES



DELIVERABLES

We strongly believe that an Economic Development Plan, much the same as a Comprehensive Plan, is a dynamic plan that does not sit on a shelf, but rather is a desk top daily and quarterly reference tool. It will provide guidance to the Economic Development Department and to the City Council for their policy and funding decisions, and opportunities for public and private engagement to improve the City's economic base and quality of life.

Our team will provide meeting summaries from each of the stakeholder meetings and the survey. We will provide an electronic version of Draft Plan for discussion with the Economic Development Director and City. Based upon feedback from the Draft Plan, we will produce the final plan and present it to the City Council or as directed by the Economic Development Director. The final deliverable will include a digital copy of the EDP and five bound color copies.

WHY THE THOMAS & HUTTON TEAM

A project of this scope and magnitude requires in-depth knowledge of the community, careful, thoughtful analysis, and clear steps for implementation. We view the Economic Development Plan as an opportunity for building a strong team for successful implementation.

The entire Thomas & Hutton team provides expertise and support with real- world experience in implementation. Our team believes in truly getting to know the community and helping educate the broader community on the opportunities that abound with quality economic development. As a planner, practitioner, and educator, Dr. Patterson will both convey to the City and community at-large, the role and need for economic development in shaping the City's future and provide practical expertise with the business mix and workforce development portions. Ralph Forbes's vast experience with the state's Economic Development and private sector projects is well known throughout Georgia and across the Southeast and his advisory capacity for this project includes leveraging these connections. Ryan Thompson, our landscape architect, will review previous land-based studies and advise on connectivity and new greenspace opportunities to enhance and bring additional aesthetic and function value to the economic endeavors through design. Andy Camp with Gaskins+LeCraw will provide expertise in business attraction and incentives with his knowledge of development. Mill Graves with Retail Strategies will share his placemaking capabilities and knowledge of town centers. Nicole Hall will lead our stakeholder engagement efforts to ensure that all voices are heard. Brad Rife, our lead graphics designer, will design the City of Stonecrest, marketing integration, and designing the final deliverable.

We would further encourage the County to view our team as their post-plan creation Economic Development Implementation Resource Team. The Economic Development Plan deliverable will include a series of specific initiatives, tools, resources, and proposed timelines, our team can assist through on-going on-call expertise and resources.



PROJECT TEAM

RESUMES OF KEY PERSONNEL

ORGANIZATION CHART



Ralph Forbes, PE
Principal-in-Charge

Lynn Patterson, PhD
Project Manager (DBE)

Andy Camp
Retail Analysis Consultant

Ryan Thompson, PLA
Landscape Architect/Land Planner

Brad Rife
Graphic Designer

Nicole Hall
Public Outreach (MWBE)

Mill Graves
Downtown Planning

KEY | **Thomas & Hutton**
Three Points Planning (DBE)
Gaskins + LeCraw
Nickel Works Consulting (MWBE)
Downtown Strategies

RALPH FORBES, PE | PRINCIPAL-IN-CHARGE



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Savannah, GA 31405

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912-234-5300 Office
912-721-4157 Direct

EDUCATION

BS, Civil Engineering, 1983, Georgia
Institute of Technology

PROFESSIONAL REGISTRATIONS

Professional Engineering in GA, NC

PROFESSIONAL AFFILIATIONS

- Georgia Economic Developers Association
- Georgia Society of Professional Engineers
- Georgia Tech Alumni Association
- Leadership Savannah, 2000
- BETA Board Member
- Georgia Southern University Construction Management Advisory Board, Member
- Southern Economic Development Council

CORE COMPETENCIES

- Project Management
- Site Selection
- Land Analysis
- Infrastructure Development
- Drainage Analysis
- Drainage System Design
- Utility System Design
- Permitting
- Funding Assistance
- Industrial Park Design

Ralph has 39 years of experience in consulting, engineering, planning, and design of municipal government projects as it relates to industrial/commercial sites. This includes site selection, land analysis, infrastructure in developing industrial parks, such as major roadways and rail, drainage analysis and system design, and utility system design for private and government development. His expertise also includes site selection consulting, funding assistance, planning, permitting, construction cost analyses, contract documents, preparing technical specifications, bidding, and construction coordination.

Ralph is the "go-to" engineer for the State of Georgia Department of Economic Development. His presence is felt all across the state as he and Thomas & Hutton work with over 70 Georgia communities in planning and creating opportunities for facility development within those communities. This includes economic development studies, land evaluation, funding assistance, and assistance with prospect visits and site selection. There have been a number of communities in recent years that can relate their success to the attachment of Ralph and Thomas & Hutton.

Ralph is instrumental in evaluating mega sites across Georgia for State investment. Working alongside GDEC and the Governor's office, State and ARPA funds were used to acquire sites and provide water and sewer to serve the EV industry. Ralph has been instrumental in attracting industries such as Rivian EV car plant in Stanton Springs, and Hyundai EV car plant in Bryan County to the State. He has also provided planning and engineering to bring Facebook, Microsoft, and other tech companies to the Metro-Atlanta area.

Ralph will serve a critical advisory role for the City of Stonecrest Economic Development Plan. He will work closely with the team to evaluate the SWOT analysis, existing infrastructure, and target industry strategies. He will serve as the contact point for the City to connect with the State of Georgia.

PROJECT EXPERIENCE

Dawson County Economic Development Plan, Dawson County, GA, Principal-in-Charge for an economic development plan to layout blueprint for infrastructure planning for smart growth in retail, residential, and industrial development in Dawson County. Work included detailed analysis of labor force, retail analysis, and industrial identification to identify sites best suited for growth.

Banks County Economic Development Plan, Banks County, GA, Principal-in-Charge for developing an economic development plan to include a blueprint for infrastructure to allow for smart growth for residential, retail, and industrial development in Banks County. Work included a detailed analysis of work force, economic data of the county, retail analysis, and industrial planning to identify sites within the County for future growth.

White County Economic Development Plan, White County, GA, Principal-in-Charge for providing a plan for the White County Development Authority to leverage its existing resources and create the community that fulfills its own identified destiny. Our team is working closely to present the best possible options for White County's economic development future. Work includes stakeholder engagement, economic development analysis, industrial development analysis, retail development analysis, residential development analysis, and greenspace connectivity.

Newton/Walton County, Covington/Newton County Economic Development Authority and Walton County Economic Development Authority, Principal-in-Charge for consulting and planning services to master plan over 6,000 acres of land around an existing interchange. The land is to be used for technology type businesses, retail, heavy manufacturing, light manufacturing, and residential development. Planning and off-site improvements for infrastructure included road network and existing road improvements and an extension of a rail spur was planned and coordinated for future rail access. An overall master plan, with associated cost projected of time, of the utilities to serve the 6,000 acres was developed.

LYNN PATTERSON, PhD | PROJECT MANAGER



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Decatur, GA 30033

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404-205-0123 Direct

EDUCATION

- PhD, City & Regional Planning, 2007, Georgia Institute of Technology
- MA, Geography & Regional Development, 1996, University of Arizona
- BA, Geography, 1993, Johns Hopkins University

PROFESSIONAL AFFILIATIONS

- GEDA, Member
- APA, Member
- GPA, Member

CORE COMPETENCIES

- Project Management
- Economic Development Strategy
- Site Selection
- Incentives Negotiation
- Municipal Planning & Zoning
- Entitlements/Rezoning
- Stakeholder Engagement
- Research
- Grant Writing

Lynn is an Economic Development and Municipal Planning Consultant and Principal with Three Points Planning, LLC (DBE). With over 25 years in the planning and economic development field, Lynn has broad experience in the areas of urban planning, sustainability, land development, location and site selection, community and demographic analysis, and business attraction, expansion and retention program development.

Lynn's state and local planning expertise and experiences include projects with planning and economic development organizations in Florida, Washington, Montana, California, Colorado, Texas, Kentucky, Maryland, and Georgia. She has worked within the private, public, and academic sectors with experience ranging from land development of an 800+ acre mixed-use environmentally sensitive site to site selection for Fortune 100 and 500 companies to local government economic development strategy creation. Lynn has successfully secured grants for municipalities for infrastructure funding, capacity studies, and affordable housing. As a part-time faculty member in the School of City Planning at Georgia Tech, Lynn regularly teaches undergraduate courses on city planning and graduate courses on local economic development planning, and studios focused on sustainability in economic development, redevelopment in transitioning communities, and the invisible homeless in exurban counties.

For the City of Stonecrest's Economic Development Plan, Lynn will lead the Thomas & Hutton Team bringing her local area expertise and knowledge to craft a robust and feasible action plan to further clearly identify City economic development visions and goals. She will be the point of contact and project manager for the EDP coordinating the Thomas & Hutton team to support the development of the Plan. Her depth of experience and knowledge of local municipal government in Georgia and specifically in DeKalb County and the Metro Atlanta region with her local economic development planning research offers a unique opportunity for the City of Stonecrest to both accomplish the fundamentals and explore ways in which the City may differentiate itself through innovation and a unique sense of place. Lynn's proximity further offers the Economic Development Director direct access to Lynn's expertise and guidance as well as the opportunity for critical in-person meetings with the City, businesses, and local organizations.

PROJECT EXPERIENCE

Economic Development Strategic Plan, Dawson County, GA, Economic Development Consultant for development of a county-wide economic development strategy. The strategy emphasized key activity centers highlighting local assets and complementary activities along the major transportation routes to preserve the natural environment. Included in the strategy were socio-economic, economic conditions, and housing data, visioning, stakeholder input, optimization of sites, workforce training programs and policies, targeted industry mix, incentive review, implementation strategies, and evaluation matrices. We have continued to provide expertise to Dawson County for implementation.

Economic Development Blueprint, Banks County, GA, Economic Development Consultant for development of a county-wide economic development strategy. Included in the Blueprint were socio-economic, economic conditions, and housing data, visioning, stakeholder input, optimization of sites, workforce training programs and policies, targeted industry mix, incentive review, organizational structure, and public-private partnership opportunities.

Economic Development Strategy and Implementation, City of Williston, FL, Economic Development Consultant for the development of an economic development strategy and new economic development for the City's Comprehensive Plan. Utilizing asset-based development as the foundation, the strategy included a detailed implementation strategy for the community. The American Planning Association Small Town and Rural Planning Division awarded this plan the Vernon Deines Award for an Outstanding Small Town or Rural Plan (2019).

Windsor Stevens, Atlanta, GA, Planning Consultant for infill mixed-use developments in revitalization corridors in the City of Atlanta and City of Chamblee.



ANDY CAMP, LEED AP | RETAIL ANALYSIS



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acamp@gaskinsleecraw.com

678-257-1922 Office
706-957-0696 Direct

EDUCATION

- BS, Building Construction, Auburn University
- Graduate of Economic Development Institute, University of Oklahoma

PROFESSIONAL AFFILIATIONS

- LEED AP
- Georgia Economic Developers Association
- International Council of Shopping Centers
- Professional Land Surveyor (retired)

Andy plays a critical role in the planning and implementation across a wide-variety of projects types. He is skilled at discovering and aligning public and private interests with the programming and execution of projects in urban, suburban and rural communities.

Before joining Gaskins + LeCraw, Andy served as an economic development resource for nearly 70 communities with NextSite, an advisory firm, and the economic development officer for Carroll County, Georgia and the City of LaGrange, Troup County, Georgia. A graduate of the McWhorter School of Building Science at Auburn University, he spent fourteen years in the construction and development industries prior to entering economic development. His previous construction experience includes two hospitals, multiple data centers, and academic buildings for universities. For developers, he consulted on numerous industrial, commercial and residential land developments including two LEED certified projects. While responsible for growing local economies, his communities added over 5,300 jobs on the strength of their commercial, automotive, food and machinery sectors. He is a member of Leadership Georgia Class of 2015, previously a professional land surveyor in three states, and a LEED AP.

For the City of Stonecrest Economic Development Plan, Andy will share his commercial real estate knowledge derived from years of experience with developers. He will provide demographic and industry data, conduct the commercial real estate analysis, and consult on targeted industry strategies and overall strategies.

PROJECT EXPERIENCE

Economic Development Strategic Plan, Dawson County, GA, Preparation and delivery of economic development plan for metro Atlanta community containing research and analysis on focused development areas, recommendations, and best practices to plan for economic resiliency, and consistency in development patterns that mitigate distress to existing infrastructure while planning for future expansion. A highlight of the project was preparing comparable research for the outlet center on GA Hwy 400, a high priority area for community resiliency.

Economic Development Blueprint, Banks County, GA, Preparation and delivery of economic development plan for rural community containing research and analysis on focused development areas, recommendations and best practices to plan for economic resiliency, and consistency in development patterns that mitigate distress to existing infrastructure while planning for future expansion. One highlight of the project was workforce housing needs while balancing constraints on the existing sewer system, operated by an adjacent, out of county, municipality.

Economic Development Strategy and Implementation, City of Williston, FL, Economic Development Consultant for the development of an economic development strategy and new economic development for the City's Comprehensive Plan. Utilizing asset-based development as the foundation, the strategy included a detailed implementation strategy for the community. The American Planning Association Small Town and Rural Planning Division awarded this plan the Vernon Deines Award for an Outstanding Small Town or Rural Plan (2019).

Bankhead Highway Corridor Plan, Carrollton, GA, In 2016, the City of Carrollton initiated a multi-year, publicly funded project focused on encouraging and promoting the orderly development and beautification of several major roadway corridors. A Working Committee, consisting of many stakeholders, including the Carroll County Economic Development Foundation, was formed to guide the process and to develop recommendations for multi-modal traffic and streetscape, pedestrian-scale buildings, site design standards and economic development incentives along the corridors. Critical components of the project included the Committee's work on the multiple corridor traffic studies that provided critical data and the use of this data in engagement sessions with community businesses and landowners potentially affected by proposals within the project area. The first corridor moved into action was Bankhead Highway. The highway (a traditional 1970-1980 GDOT-designed five-lane roadway with a continuous center turn lane) was well under capacity and heavily auto-oriented at the time of the project. Utilizing the information gathered during community engagement sessions, the Working Committee developed a set of specific recommendation to transform the function and image of the corridor. This included utilizing the recommendation in the traffic study to justify reducing lanes to provide the required area for bike lanes and curvilinear sidewalks on both sides of the roadway.

RYAN THOMPSON, PLA | LANDSCAPE ARCHITECT/LAND PLANNER



50 Park of Commerce Way
Savannah, GA 31405

thompson.r@tandh.com

912-234-5300 Office
912-721-4135 Direct

EDUCATION

BLA, Landscape Architecture, 2001,
University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Landscape Architect in
GA, SC, FL

PROFESSIONAL AFFILIATIONS

- Urban Land Institute
- U.S. Green Building Council

CORE COMPETENCIES

- Recreation Planning
- Open Space Design
- Sustainable Design
- Community Planning
- Community Design
- Codes and Zoning

Ralph has 20 years of experience in landscape architecture and land planning and has worked on projects in Georgia, Florida, Tennessee, Colorado, South Carolina, and North Carolina. He is passionate about the impact that the design, planning and implementation of great public spaces can have on a community. To quote Ryan, "When my daughters ask me, 'Daddy, what are you drawing?', I love that I can always respond with, 'I'm designing and planning a place for people to enjoy.' That's one of the truly great things about being a landscape architect. We get to design "People Places" and create human-focused environments. Whether it's a single experience in a small commercial area, a generation in a planned community, or a lifetime in a civic/public space, there should always be a focus on designing for the people that may spend a moment or a lifetime there.

Ryan's cross disciplinary approach and appreciation for connectivity will enhance the Economic Development Plan by reviewing existing targeted areas for job and business creation and identifying key enhancements to the overall recommendations.

PROJECT EXPERIENCE

Dawson County Trails and Greenway Master Plan, Dawson County, GA, Landscape Architect who acted as the project manager for the County greenway and trails master plan development. Dawson County has many existing natural resources that make it unique in the State including Lake Lanier to the east, the Dawson Forest Wildlife Management Areas to the west, and other state and federally protected areas in the northern portions of the County. The final plan identified trail routes, construction types, preliminary cost estimation and discussions on implementation and funding sources.

Banks County Economic Development Plan, Banks County, GA, Landscape Architect for land planning and concept layout for proposed growth in assistance with developing an economic development master plan to serve as a guide for smart growth and development and to provide strategic implementation strategies for the County.

Highway 278 Community Improvement District (CID) Master Plan, Covington, GA, Landscape Architect/Project Manager for overall master plan that focused on transportation and beautification improvements for the 3.1-mile CID corridor. Specific focus was on developing a new "complete street" concept for US 278 that maximized aesthetics and alternative transportation, while recognizing that improvements to the vehicular circulation were necessary. Final master plan for the CID as a website to present concepts, share information and easily disseminate updated material and the plan's progress. We coordinated closely with the CID staff/board, Georgia Department of Transportation (DOT), and City and County stakeholders.

L. Scott Stell Park Master Plan, Chatham County, GA, Landscape Architect for the development of an updated master plan for the existing county park facility. A key component of the project planning was to look towards long-term solutions to increase the public use of the park. The final master plan focused on addressing additional active and passive recreation opportunities, expansion of the existing lake, improving safety through minimizing pedestrian and vehicular points of conflict, and solutions to improve security within the park.

Lake Mayer Master Plan Update, Chatham County, GA, Landscape Architect for the development of an updated master plan for the existing county park facility. A key component of the project planning was a study of the existing park facilities and how they were currently being used. The findings of the site study were then used to determine the optimum location for additional and/or relocated facilities within the park. The master plan included refinement and revisions based on County staff comments, with a particular concern on long-term maintenance needs. In addition to the master plan, which identified locations of future improvements to include a perimeter trails system and connections to the adjacent Truman Trail, the scope of the project also included the creation of a branding narrative for the entire Bacon Park area. This narrative identified opportunities and constraints for developing a cohesive way-finding program within the Bacon Park system of facilities.

BRAD RIFE | GRAPHIC DESIGNER



50 Park of Commerce Way
Savannah, GA 31405

rife.b@tandh.com

912-234-5300 Office
912-721-4123 Direct

EDUCATION

BA, Visual Arts: Graphic Design,
2014, Georgia Southern University
(Formerly Armstrong State
University)

PROFESSIONAL CERTIFICATIONS

FAA Part 107 Certified Remote Pilot

CORE COMPETENCIES

- Graphic Design
- Dock Permitting
- Wetland Permitting
- Entitlement Process
- Platting
- Drone Photography
- 3D Visualization
- Residential Site Development
- Commercial Site Development
- Industrial Site Development
- Project Start-ups
- Project Coordination

Brad has 21 years of experience in residential, commercial, and industrial site development. He is responsible for establishing the Thomas & Hutton Graphics Department and has been involved with the day to day operations of the department for the past nine years. His role within the company has been tailored to project start-ups and project coordination between various professions tied to the project with special emphasis on visual communication. He also leads Thomas & Hutton's drone program and is an FAA Part 107 Remote Pilot Certificate holder.

Brad's understanding of complex data and ability to transform it into understandable graphics to help visually communicate concepts and ideas has been instrumental to the success of his work. He is passionate about cartography and mapping and utilizes his mapping skills to enhance the final product. Brad is known for his innovative thinking when it comes to developing graphics and coming up with unique ways to share the end result with Thomas & Hutton's clients.

Brad is proficient in several software packages including 3-dimensional modeling (Sketchup) and rendering (Lumion 3D) programs, Adobe's Creative Suite (Illustrator, Photoshop, InDesign, Premiere Pro and After Effects), Autodesk's Civil3D and Infraworks as well as many of the Microsoft office applications.

Brad's graphic design expertise will be incorporated into the City of Stonecrest's Economic Development Plan by providing a quality City of Stonecrest Profile deliverable and Final Report for the City to showcase its assets as part of its marketing efforts.

PROJECT EXPERIENCE

Banks County Economic Development Plan, Banks County, GA, Graphic Designer for producing publication to share an economic development master plan to serve as a guide for smart growth and development and to provide strategic implementation strategies for the County.

Highway 278 Community Improvement District (CID) Master Plan, Covington, GA, Graphic Designer for developing and implementing a website to share an overall master plan that focused on transportation and beautification improvements for the 3.1-mile CID corridor. The website was used to present concepts, share information and easily disseminate updated material and the plan's progress.

Newton County Industrial Development Authority, Covington, GA, Graphic Designer for preparing multiple maps and exhibits related to the development of various industrial sites throughout Newton County.

Dawson County Economic Development Plan, Dawson County, GA, Graphic Designer for producing publication to share a comprehensive economic development plan to serve as a guide for smart growth and development and to provide strategic implementation strategies for the County.

White County Economic Development Plan, White County, GA, Graphic Designer for producing publication to share a comprehensive economic development plan to serve as a guide for smart growth and development and to provide strategic implementation strategies for the County.

Newton/Walton County, GA, Covington/Newton County Economic Development Authority and Walton County Economic Development Authority Master Planning, Graphic Designer for creating and maintaining maps and graphics related to economic development within Newton and Walton County. Also included the development of interactive maps for use on the Economic Development Authority's website.

MILL GRAVES | DOWNTOWN PLANNING CONSULTANT



downtown strategies

Mill Graves is the director of business development for Retail Strategies working with municipal leaders and economic development agencies in Georgia, Tennessee, and Kentucky to develop and execute their retail recruitment and community development initiatives. He has more than 10 years of economic development and project management experience with an urban planning background. He is passionate about engaging community stakeholders and helping communities realize their unique potential.



2200 Magnolia Ave., Suite 100
Birmingham, AL 35205



mgraves@retailstrategies.com



404-719-9773 Direct

Prior to Retail Strategies Mill worked as the Director of Economic & Community Development for Electric Cities of Georgia and their 52 municipal utility members. In this role he partnered with the State of Georgia to recruit new jobs and investment to the state, and also advised and implemented strategies for rural and urban communities in the areas retail and industrial site selection, downtown revitalization, and housing.

NICOLE MCGEE HALL | PUBLIC OUTREACH CONSULTANT



1691 Phoenix Blvd., Suite 130
College Park, GA 30349



info@nickelworks.net



678-525-2500 Office

Nicole has a B.S. in Civil Engineering from Prairie View A&M University and has 30 years of work experience in the public and private sector. She is focused on economic development, through business development, community development and engagement, government relations and planning. Nichole has vast experience in redevelopment and planning initiatives in the Commercial Real Estate (CRE) and the Architectural, Engineering, and Construction (AEC) industries, unifying residents/businesses, community organizations and government stakeholders. She has developed a niche implementing state-enabled economic development legislation. She is specifically adept in the formation, administration, and expansion of Community Improvement Districts (CIDs) which allows them to have an expansive network of stakeholders in multiple communities throughout metro Atlanta. Her firm has developed a proven method of managing outreach and public relation processes which consists of informing, consulting, involving, collaborating, and empowering.



REQUIRED FORMS

ITB NO. 2022-009
2022 ECONOMIC DEVELOPMENT PLAN

Company Name: Thomas & Hutton Engineering Co.

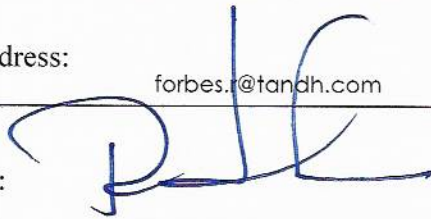
Address: 5553 Peachtree Road, Suite 175, Atlanta, GA 30341

Contact Person: Ralph Forbes, PE

Phone Number: 912-234-5300

Email Address: forbes.r@tandh.com

Signature:



* Pricing for personnel and equipment required for maintaining temporary traffic control, public convenience and safety are to be included in the asphalt topping item. No separate line item will be included for traffic control.

**In case of discrepancy between the unit price and the total price on the completed Bid Schedule, the unit price will prevail.

RFP 2022-009
CERTIFICATION OF SPONSOR
DRUG-FREE WORKPLACE

I hereby certify that I am a principle and duly authorized representative of
Thomas & Hutton Engineering Co., ("Contractor"), whose address is
5553 Peachtree Road, Suite 175, Atlanta, GA 30341

_____, and I further certify that:

- (1) The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and
- (2) A drug-free workplace will be provided for Contractor's employees during the performance of the Agreement; and
- (3) Each Subcontractor hired by Contractor shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. Contractor shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with Contractor, Thomas & Hutton Engineering Co. certifies to Contractor that a drug-free workplace will be provided for the Subcontractor's employees during the performance of this Agreement pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated, Section 50-24-3"; and
- (4) The undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Agreement.

CONTRACTOR: Thomas & Hutton Engineering Co.

Date: August 11, 2022

Signature: _____

Title: Vice President/Principal-in-Charge

**INFORMATION REQUESTED TO ASSIST
IN THE DETERMINATION OF RESPONSIBILITY**

Bidders shall provide the following information on attached sheets; this information shall be submitted with the bid in the format specified. Provide the response, to each section of the information, on a separate sheet of paper, preferably typewritten, and attached to the bid at the time it is submitted. Failure to provide information requested in complete and accurate detail may result in rejection of the bid.

1. History and Organizational Structure of the Firm

Provide a cover letter introducing the company and including the corporate name, address and telephone number of the corporate headquarters and local office. The name and phone number of one individual who will be the company's primary contact with the City of Stonecrest for contract negotiation and the name of the project manager. A brief history of the company and the present organizational structure of the firm describing the management organization, permanent employees by discipline, and this project's coordination structure; if the firm is a partnership, indicate the name of all partners; if incorporated indicate where and when. If the Contractor has changed names or incorporation status within the last five (5) years, then please list all of such preceding organizations and a brief reason for the change. Contractor shall also provide a business license indicating that the Contractor can conduct business in Dekalb County, Georgia. Further, Contractor shall provide documentation showing that the Contractor is properly registered to conduct business in the State of Georgia. Contractor acknowledges and agrees that any business license and registration must remain current for the duration of the contract and such documents are material term to this agreement.

2. References

List as references (names, addresses, contact persons and toll-free phone numbers) a minimum of three (3) government municipalities or other clients of similar size and nature to City of Stonecrest for which a project comparable to the scope of this project was completed.

3. Subcontractors

Indicate the names and addresses and degree of utilization of any and all subcontractors which would be used in the performance of this contract.

4. Previous Default

Indicate if you or any predecessor organization have ever defaulted on a contract or denied a bid due to non-responsibility to perform. If so, provide the facts and circumstances. If your firm or any successor organization is now involved in any litigation or in the past ten (10) years have been involved in litigation with owners, please list the parties to the litigation, the civil action number and a brief explanation of the matter.



5553 PEACHTREE ROAD, SUITE 175
ATLANTA, GA 30341 | 470.893.1700
WWW.THOMASANDHUTTON.COM

August 22, 2022

City of Stonecrest
Gia Scruggs
Procurement Officer
3120 Stonecrest Boulevard, Suite 190
Stonecrest, GA 30038

Re: Request for Proposals (RFP) No. 2022-009
2022 Economic Development Plan

To Whom It May Concern:

The Thomas & Hutton team understands your mission of bringing professional jobs, quality retail and restaurants, and greater investment in the local workforce to the City of Stonecrest. In business since 1946, our team has seven decades of experience, resources, and capabilities to assist in your economic development strategic plan to promote growth and expansion through innovation, strategies, and technology.

We play an integral role in our clients' economic development success in the Southeast region and have experience preparing sites to accommodate new investment and growth while being challenged with the demand for industrial space in conflict with the existing neighborhoods/communities. We understand the concerns regarding density and the trend of build-to-rent subdivisions, the demand for more services in small communities, growing traffic density and transportation costs, and the need for higher-paying local employment opportunities. The Thomas & Hutton team is well versed in aiding municipalities in meeting these challenges and mitigating them. We will assist the City in attracting new career-wage jobs and community-minded employers while increasing the quality of life for the community.

Thomas & Hutton has an impeccable reputation for providing services in the economic development arena with job creation and economic investment, workforce development, and vitality projects. Our clients are development authorities, private industrial developers, general contractors, industrial brokers, and site selection consultants. Our experience gives us the understanding of the industrial development process, and we are well prepared to determine which portions of the City may be developed, must be mitigated, or should be avoided. To enhance our skill sets, we are teaming with Three Points Planning. They have extensive experience in economic development and sustainability planning and projects. We worked closely with Three Points Planning on several projects with great success. In addition, Gaskins + LeCraw is on the team with over 100 years of combined land development project experience working with communities to engage development.

Our team has a rich history of creating positive change for a vast number of municipalities and industries. We hope that we may be able to bring our experience into a partnership with the City of Stonecrest. Our plan is to meet with the City to create a plan for reviewing existing documents from the City and to gain public input, including public meetings, interviewing community partners, and creating a City of Stonecrest Economic Development Plan. This will assist in addressing concerns in our plan and for communication to the community. We know community input is key. Our team will be working with Nicole Hall at Nickel Works, a disadvantaged business enterprise (DBE), on creating a plan for engaging local stakeholders and the public for input on the Economic Development Plan.

We are the ideal candidate for this project because:

- ✓ **Our economic development and program management expertise will be an asset to the City.** Master planning over 35,000 acres of industrial parks and more than 250 million square feet of distribution warehouse and manufacturing space, Thomas & Hutton provides site selection services, RFI prospect assistance, site master planning, consulting, engineering design, and construction services for institutional-grade industrial, manufacturing, distribution, and warehouse projects. Our experience totals more than \$8 billion in community investment within the past 10 years for a variety of clients, including numerous development authorities along the southeast and industrial client services from coast to coast. We assisted in securing more than \$9.5 million in grants and loans and designed over 20 miles of rail and 30 miles of roads for industrial developments.
- ✓ **Our management and technical support staff are some of the best and brightest in the industry.** Thomas & Hutton's team of highly qualified personnel will provide you with the technical expertise to successfully complete the scope

of services requested. Our **Principal-in-Charge, Ralph Forbes, PE**, and **Project Manager, Lynn Patterson, Ph.D.**, along with our technical support staff bring significant experience and qualifications to infrastructure placement, incentive packages for commercial and industrial development, identification of housing gaps including retirement housing for seniors, and community engagement. We are not only proficient in our technical areas, but offer extensive experience in the planning and design of infrastructure specifically for new industrial sites and deteriorating buildings and structures.

- ✓ **We recognize the value of effective public outreach and strive to partner with the public and leadership to craft effective communications to support projects.** At the City's direction, we can present project overviews at stakeholder and public meetings to discuss intent, status, design issues, and cost-saving measures, and will solicit input for inclusion in the design or completion of the project. Our team presents on projects for public and private clients offering a clear and concise overview with easy-to-understand and detailed explanations for the audience. With solicited input, we can make educated decisions related to the appropriate stages of project progression and proceed with the public's support.
- ✓ **Our experience in Georgia is unmatched.** Ralph Forbes, PE has extensive experience providing project management for a broad range of development and implementation strategies in the Southeast. Our team partners with multiple municipalities and development authorities, such as the Development Authority of Dawson County, Development Authority of Banks County, White County, Greene County Development Authority, and Murray County. Three Points Planning works with DeKalb County for economic development incentives policy, Upson County for workforce analyses, Sandy Springs for a sustainability assessment, Albany-Dougherty County Economic Development Commission for a highest and best use study, and the City of Hapeville for on-demand planning and zoning services. Lynn was recently contracted to provide economic development advisory services to the Atlanta Regional Commission's Community Technical Assistance Program offering an ED 101 for Planners seminar and a series on commercial gentrification and policies to support small businesses. Prior to joining Gaskins + LeCraw, Andy Camp served as a local economic developer for Carroll County and Troup County, both in rural areas of Georgia. He initiated workforce development programs with education partners, a regional broadband internet expansion study, and directed business expansion and recruitment efforts resulting in over 3,500 new jobs. These established relationships throughout the region provide us with the ability to coordinate with the many agencies that this scope of work often requires, a clear advantage for the City's goal for smart growth.

Thomas & Hutton Engineering Co. will serve as the primary contracting entity. We can be reached at the following:

Thomas & Hutton Engineering Co.
50 Park of Commerce Way
Savannah, GA 31405
912-234-5300
(Headquarters Office)

Thomas & Hutton Engineering Co.
5553 Peachtree Road, Suite 175
Atlanta, GA 30341
470-893-1700
(Local Office)

Thank you for your careful consideration of our experience and qualifications. We welcome the opportunity to discuss this important project in greater detail at your invitation. Should you have any questions, need clarification, or require additional information, **please contact our primary contact for the City and for contract negotiations, Ralph Forbes, PE at (912) 721-4157 or forbes.r@tandh.com.**

Sincerely,

THOMAS & HUTTON



Ralph Forbes, PE
Principal-in-Charge/Vice President

FIRM HISTORY & ORGANIZATIONAL STRUCTURE

Established in **1946**, Former US Army Corps of Officers, Hue Thomas and Joe Hutton, joined forces and opened an engineering firm in Savannah, GA. Today, Thomas & Hutton is one of the most well respected and established consulting and engineering firms in the Southeast with over 400 employees throughout nine regions in Georgia, South Carolina, North Carolina, and Tennessee. Headquartered in Savannah, GA, Thomas & Hutton **has locations in Buford, Chamblee, and Covington, and Brunswick, GA; Greenville, Columbia, Charleston, and Myrtle Beach, SC; Charlotte and Raleigh, NC; and Nashville and Smyrna, TN.**

ORGANIZATION

We are a tight knit privately held **corporation** (incorporated in Georgia on June 6, 1955) that works efficiently on projects while maintaining close client professional relationships. Our principals are actively involved with client communications and project performance. Our project managers, surveyors, design engineers, landscape architects, and GIS professional personnel assure that each project is completed efficiently according to the scope, schedule, and budget.

Thomas & Hutton's staff consists of 70 civil engineers, 18 environmental engineers, two structural engineers, 15 transportation engineers, six water resources engineers, 124 designers, 11 engineering technicians, nine landscape architects, five landscape architecture designers, 63 survey staff, 16 field representatives, six GIS staff, five roadway inspectors, 19 admin staff, and 26 corporate staff members.

YEARS OF EXPERIENCE

With over 75 years of experience, Thomas & Hutton has the technology and associated technical resources available to provide innovative solutions to complex engineering and design challenges. Powered by passion, our talented people design infrastructure that breathes life into our communities, brings prosperity and jobs, and are catalysts in delivering our promises that cultivate meaningful relationships.

RELATIONSHIPS

Our 75-year strong relationships with local, state, and federal agencies provide us with a clear understanding of codes and regulations, allowing us to swiftly navigate and expedite the process and create successful projects. Our company's ability to establish, maintain, and most importantly - leverage our professional relationships, is what sets our company apart from others and allows our clients to succeed beyond their expectations. Our relationships with our clients, our client's customers, government officials, regulatory agencies, other consultants, landowners, and our communities afford us the ability to add value to the services we provide.

TECHNICAL COMPETENCIES

Thomas & Hutton provides comprehensive solutions to complex engineering and design challenges. We provide professional consulting; civil, environmental, structural and marine, transportation, water resources, and water and wastewater engineering; surveying; planning; landscape architecture; geographic information system (GIS), and construction administration services to clients in an array of markets in Georgia, South Carolina, North Carolina, Tennessee, and throughout the southeast.



**THOMAS
&
HUTTON**

75

years of continuous business

400+

highly qualified + dedicated staff

13

locations throughout nine regions

**Thomas & Hutton projects are more than just job numbers. They are
Places. Communities. Foundations. Legacies. Life.**

CAPABILITIES



ECONOMIC DEVELOPMENT

communities collaborate with state-level partners to create a vision, locate sites, and plan and develop commerce and industrial parks that foster economic growth.

Thomas & Hutton provides traditional engineering services related to economic development. We partner with local and state level economic development agencies to help our clients create their vision and provide creative solutions for attracting industries to our communities. We assist numerous local



INDUSTRIAL ENGINEERING

site selection. Thomas & Hutton has experience working on more than 75 state site selections, 20+ miles of planned and constructed railroad, and 30+ miles of design and constructed industrial park roads; assisted with \$9.5 million in economic grants and loans awarded for projects; master planned 35,000 acres of industrial parks and 250+ million square feet of distribution warehouse and manufacturing space; and designed 55+ million square feet of constructed distribution warehouse and manufacturing from North Carolina to Florida.

Thomas & Hutton plans and designs industrial parks and sites along interstate corridors and off-interstate communities. We maintain professional relationships with state economic development project managers, as well as nationally recognized firms specializing in industrial development and



CIVIL ENGINEERING

for a site, our engineers put “boots to ground” by walking the site with survey in hand to further their understanding of the existing conditions.

Thomas & Hutton understands the special requirements of this area and evaluate the individual needs of each project carefully. Our engineers work closely with our surveyors to understand the existing conditions of the project, such as drainage and other utility systems. Once a survey is completed

Projects in the Southeast require careful consideration of stormwater management. We work closely with regulatory agencies to provide solutions to the drainage problems commonly found in urban areas. In addition to storm drainage systems for residential and commercial developments and environmental design, our experience includes grading and paving design for roads and parking lots, studies and surveying, database preparation, concept development, preliminary plans, coordination of environmental consultants, assistance with federal, state and local permitting, bridges, utilities and construction administration.



LANDSCAPE ARCHITECTURE

community parks, streetscapes, community centers, and urban developments. In our design process, we recognize our responsibility to create generationally sustainable, innovative, and unique places that support our communities through stewardship of culture and environment.

We provide clients with unique and innovative landscape and hardscape design solutions. Our work in landscape architecture ranges from comprehensive design for developments of more than 1,000 acres to smaller site-specific solutions for commercial developments, resorts, trail systems, nature preserves,



LAND PLANNING

the critical first step of the community building process. We work closely with our clients to understand their vision, develop a plan of action, work to determine feasibility, and establish the goals of the project to be implemented throughout design and construction.

Thomas & Hutton's land planners have experience in open space-based land planning for properties of varying sizes and proposed uses. We provide design guidelines, development standards, codes, and pattern books, defining the use, theme, and character for the proposed development. Land planning is



GRAPHICS

communicate the client's intended message. Our goal is to provide our clients with the best resources available by creating innovative designs to expand their marketing influence. Our graphic design services include 3D modeling, aerial exhibits and regional maps, collateral and high-quality marking materials, master plans, sales maps, and campaign graphics.

Thomas & Hutton assists with designing and establishing prominent industrial centers throughout the Southeast. We strive to understand the ever-changing needs of our clients and provide solutions critical to their long-lasting success. We offer graphic design services that promote growth and visually

ACCOUNT # 12901475

CITY OF CHAMBLEE

PHONE: (470) 524-3845

2022



OCCUPATIONAL TAX CERTIFICATE

THOMAS & HUTTON ENGINEERING CO

5553 PEACHTREE RD 175
CHAMBLEE, GA 30341

Certificate No: 12901475

Date of Issue: January 01, 2022

Location: 5553 PEACHTREE RD 175
CHAMBLEE, GA 30341

SYLVIA TAYLOR

Owner

In consideration of which City of Chamblee has granted a Certificate for carrying on the business of:

Engineering Services

This license is valid until December 31, 2022

Julie K Pero

City Clerk's office, Issued by HdL Companies

This certificate is not transferable and is subject to be revoked if abused. Occupational Tax Certificates are issued for revenue purposes only. It is not a permit to operate a business in violation of City, County, State, and Federal laws. Occupational Tax is levied for revenue purposes only and is not for regulatory purposes; nor is the payment of tax a condition precedent to the practice of any profession, trade or calling. Issuance of this certificate does not constitute approval by the city that the business activity or use of the property is permitted or complies with the City's Zoning Ordinance. Renewal returns shall be filed on or before March 15 of each year. Occupational Tax due from businesses continuing operation from the preceding year shall be considered delinquent if not paid by April 15 of each year.



BUSINESS SUPPORT CENTER
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832



City of Chamblee GA

OCCUPATIONAL TAX CERTIFICATE

Certificate Number: 12901475

Date of Issue: 01/01/2022

HD10315A
4000001117 1117/1



SYLVIA TAYLOR
THOMAS & HUTTON ENGINEERING CO
50 PARK OF COMMERCE WAY
SAVANNAH GA 31405-1358



PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Thomas & Hutton Engineering Co.	Owner:
Address: 50 Park of Commerce Way	
Savannah GA 31405	

Primary Source License Information

Lic #: PEF000666	Profession: Engineers / Land Surveyors	Type: Engineer Firm
Secondary:	Method: Application	Status: Active
Issued: 7/13/1989	Expires: 6/30/2024	Last Renewal Date: 6/29/2022

REFERENCES

Thomas & Hutton welcomes the City to contact any of the references listed within our ***Firm Experience*** section. Additionally, we are especially proud of our continued relationships with several other clients with direct and recent knowledge of our work capabilities; these include:

COVINGTON/NEWTON COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Serra Hall
Executive Director
2105 Lee Street SW
Covington, GA 30014
770-235-7468
skphillips@selectnewton.com

DAWSON COUNTY CHAMBER OF COMMERCE

Betsy McGriff (Former Economic Development Director, Dawson County Chamber of Commerce)
Business Development Director, Cooper & Co.
304 Tribble Gap Road, Suite 100
Cumming, GA 30040
229-402-3796
betsy@coopergc.com

CITY OF HAPEVILLE PLANNING & ZONING

Tim Young
City Manager
3468 N. Fulton Avenue
Hapeville, GA 30354
770-462-2988
tyoung@hapeville.org

DEVELOPMENT AUTHORITY OF BANKS COUNTY

Hannah Mullins (Former Executive Director, Banks County Industrial Development Authority)
Executive Director, Candler County Industrial Authority
1 S. Roundtree Street, Suite B
Metter, GA 30439
912-685-4950
hannah@selectcandler.com

SUBCONTRACTORS

THREE POINTS PLANNING



THREE POINTS PLANNING

After 20+ years in economic development research and practice, Lynn Patterson launched Three Points Planning in 2016 with the guiding principle that planning efforts should aid in realizing great communities, not just planning them. Three Points combines its national and international expertise and a history of research and implementation with experience in public and private sectors to offer creative and feasible solutions for economic development and sustainability planning and projects. Three Points' clients include local governments and organizations for economic development planning and municipal planning services; private developers on master and site plan development, entitlements, and implementation; and industry with site selection and incentives negotiation services for new facilities, facility and workforce expansions and facility re-locations. Three Points Planning is a certified DBE in the state of Georgia.

Three Points offers the following services:

Economic Development Strategy

- ✓ Economic Development Program and Incentive Review
- ✓ Targeted Business Strategies
- ✓ Economic Development Base Analysis
- ✓ Retention and Expansion Surveys
- ✓ Developer Services Frameworks
- ✓ Private Sector Planning and Development

Local Government Planning & Zoning

- ✓ Comprehensive Plans
- ✓ Livable Communities Initiatives Plans
- ✓ Downtown Development Plans
- ✓ Master Planning
- ✓ Strategic Planning
- ✓ Design Guidelines
- ✓ On-Demand Planning & Zoning Services
- ✓ Economic Development Planning

Site Selection

- ✓ Incentives Negotiation
- ✓ Entitlements
- ✓ Zoning

Other Services

- ✓ Community Engagement
- ✓ Grant Writing
- ✓ White Papers

GASKINS + LECRAW



Gaskins + LeCraw is an integrated practice offering professional planning, design, and civil engineering services.

In January of 2022, the firms, Gaskins and LeCraw, merged to form, Gaskins + LeCraw Inc. Together, they have provided services since 1974 and currently employ over 150 full-time staff in Georgia and field offices in Alabama, Mississippi, and North Carolina. They are a principal led, team focused organization, meaning their senior leadership fully engage in projects and serve as the primary client point-of-contact. They are supported by seasoned project managers and a talented group of professionals who are encouraged to bring forward their diverse and creative perspectives to ensure creative, yet practical, solutions to complex challenges.

Gaskins + LeCraw offers the following services:

- | | | |
|------------------------------------|--------------------------|------------------|
| ✓ Community + Economic Development | ✓ Landscape Architecture | ✓ Land Surveying |
| ✓ Campus + Land Planning | ✓ Civil Engineering | ✓ Entitlements |

NICKEL WORKS CONSULTING



Nickel Works Consulting, LLC is a woman-owned firm led by Nicole McGhee Hall, CPSM. The firm was birthed out of independent consulting and contracting work in 2009, primarily in the Architecture/Engineering/Construction (AEC) industries. Nicole and her team use their private and public sector experience, as well as their technical knowledge and people skills to assist firms and organizations who are interested in growing their businesses in the public sector market. Additionally, the company directly assists government agencies. Nickel Works has developed the reputation for being the liaison that connects business, community and the government.

DOWNTOWN STRATEGIES



downtown strategies

Downtown Strategies is a consulting firm specializing in solutions for community development, downtown revitalization, retail recruitment, non-profit board development, governmental relations, and public affairs. The firm work with retailers, brokers, and developers to find best-fit businesses for the communities they assist.

Downtown Strategies offers full service recruitment, retention, data support, and conference representation. They provide their clients with the knowledge, tools, and resources to target recruitment efforts efficiently. They take practical steps to revitalize community centers and implement best-practice place making, drawn from other successful communities. Other services include advising, small business support, city websites, feasibility studies, research and data, and event speaking.

PREVIOUS DEFAULT

Thomas & Hutton is proud of its reputation for doing high-quality work. That quality translates into a limited-litigation history during our 75 years. Given the size and geographic coverage of Thomas & Hutton, we find ourselves involved in litigation from time to time. Thomas & Hutton maintains professional liability insurance to protect its operations and clients. Unfortunately, this policy can be a target for some entities.

We have been involved in litigation regarding five projects in the last 10 years and provided a summary below of each matter.

Drayton-Parker Companies, LLC and Gregory M. Parkers, Inc. vs. Thomas & Hutton Engineering Co. and Hames Michael Canady and James Michael Canady Third Party Plaintiff vs. Clifton Construction, Inc. and SCWC Enterprises, Inc., d/b/a Phillips Paving Company

In the Superior Court of Chatham County

Civil Action No: SPCV20-00934-FR

Claim #: 3177136589US

In this action, Plaintiffs have filed a professional negligence action against Thomas & Hutton relating to the alleged defective design of a parking lot for use in a convenience store in the Superior Court of Chatham County. Thomas & Hutton has filed a Motion to Dismiss certain portions of the claim. One of the Defendants has recently brought in two separate third parties who were contractors on the subject property. Thomas & Hutton is vigorously defending this case and believes that it has acted within the applicable standard of care.

Myrtle Beach Farms Company, Inc. vs. Thomas & Hutton Engineering Co. and C.L. Benton & Sons, Inc.

In the Court of Common Pleas, State of South Carolina, County of Horry

2016-CP-26-6268

In this action Plaintiff claimed that the design of Thomas & Hutton related to a parking lot was below the standard of care resulting in water surface intrusion. Thomas & Hutton vigorously denied the material allegations of Plaintiff's Complaint. The case was subsequently resolved for less than anticipated defense costs of Thomas & Hutton. Thomas & Hutton made no admissions by resolving the case.

Grand Strand Water & Sewer Authority v. W.M. Roebuck, Inc.; R.L. Causey, Inc.; and Garrison MB Land, LLC; and Thomas & Hutton Engineering Co., d/b/a Thomas & Hutton

In the Court of Common Pleas, State of South Carolina, County of Horry

2015-CP-26-02994

In this case Plaintiff alleged that Thomas & Hutton and others were responsible for damages resulting from intermittent sewer leaks related to the improper design and installation of traffic lights and footers in connection with a project in Myrtle Beach. Thomas & Hutton was not the designer nor involved with the construction of the traffic signal and therefor denied the allegations contained within Plaintiff's Complaint. The case was ultimately resolved for less than Thomas & Hutton's anticipated defense costs. Thomas & Hutton did not admit to any wrongdoing in connection with the resolution of that claim.

Matthew R. Hall vs. Thomas & Hutton Engineering Co. and Harbor Marine Dock Company, Inc.

In the State Court of Chatham County

Civil Action No: STCV1601676

In this case Plaintiff asserted that Thomas & Hutton improperly designed a bulkhead in connection with a neighborhood dock. Thomas & Hutton's involvement in the project was limited to permit assistance and was not involved with the design or construction and therefor has denied the allegations contained within Plaintiff's Complaint. Thomas & Hutton has moved the Court for summary judgment and is waiting the Court's decision on that.

Lake Estates Property Owners Association, Inc vs. Lake Estates, LLC, et al (Thomas & Hutton Engineering Co. was one of 24 defendants)

In the State Court of South Carolina, County of Beaufort

Case # 2012-CP-07-2169

In this case Plaintiff asserted that Thomas & Hutton provided negligent design related to development of a residential site. Thomas & Hutton was dismissed without prejudice from the case and entered into a tolling agreement, which expired. Thomas & Hutton was not part of the development team which eventually designed and built the subject of the litigation.

We believe the litigation aspects of our business do not impact our services to clients in terms of schedule or quality.

CERTIFICATE AND ACKNOWLEDGEMENT

Applicant certifies that it as individual or member of a corporation or partnership is not now and will not be at contract execution in violation of the following policies:

- ☐ YES ☒ NO Delinquent in the payment of taxes due to the City of Stonecrest;
- ☐ YES ☒ NO Building or health code violations on property owned that is not being actively abated;
- ☐ YES ☒ NO Been convicted of a felony crime that affects property or neighborhood stability or safety;
- ☐ YES ☒ NO Have any outstanding judgments or debts to the City;
- ☐ YES ☒ NO Have no past due loan(s) with the City;
- ☐ YES ☒ NO Been subject to a foreclosure within the previous ten (10) years;
- ☒ YES ☐ NO Been involved in litigation relating to a project either voluntary or involuntary within the past five (5) years; and **PLEASE SEE THE ATTACHED PREVIOUS DEFAULT DOCUMENT**
- ☐ YES ☒ NO Been adjudged bankrupt either voluntary or involuntary within the past ten (10) years.


I/We acknowledge understanding of the above policies and certify that none of the individuals or members of a corporation or partnership are in violation. I certify that this information is true and correct.

I/We further certifies that the information and exhibits comprising this RFP are true and correct. Unsigned/undated submissions will not be considered.

CERTIFICATION OF AUTHORIZED REPRESENTATIVE:

I Ralph Forbes, PE as Authorized Representative for Thomas & Hutton Engineering Co. hereby certify that all information and materials submitted in response to this RFP are true and accurate to the best of my knowledge and belief. I understand that any attempt to falsify information in this application shall result in disqualification. Further, I hereby consent to requests that the City may make of third-parties for information to substantiate information provided in this RFP, and I authorize third parties to release such information to the City.

Legal Name of Company: Thomas & Hutton Engineering Co.


Authorized Signature of Responder

August 11, 2022

Date

Ralph Forbes, PE
Print or type name

58-0652827

Company Federal Tax ID Number

forbes.r@tandh.com

Individual E-Mail Address

5553 Peachtree Road, Suite 175, Atlanta, GA 30341
Company Address

912-234-5300

Phone

912-234-2950

Fax

NON-COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR PUBLIC WORKS ARE TRUE AND CORRECT.

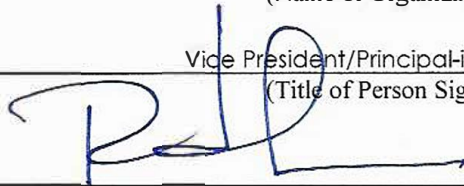
Dated this 11th day of August, 2022

Thomas & Hutton Engineering Co.

(Name of Organization)

Vice President/Principal-in-Charge

(Title of Person Signing)



(Signature)

2022-009

(Bid Number)

ACKNOWLEDGEMENT

STATE OF Georgia)

COUNTY OF Chatham)

Before me, a Notary Public, personally appeared the above named and swore that the statements contained in the foregoing document are true and correct.

Subscribed and sworn to me this 11th day of August, 2022.

Elizabeth W. Rose
Notary Public Signature

My Commission Expires: 4.22.25

RFP NO. 2022-009
2022 Economic Development Plan

REFERENCES

Please provide as references, the names of at least three (3) local corporate clients you have served for at least three (3) years.

- Company Name:** Covington/Newton County Economic Development Authority

Address: 2105 Lee Street SW, Covington, GA 30014

Contact: Serra Hall **Phone:** 770-235-7468
- Company Name:** Dawson County Chamber of Commerce

Address: 304 Tribble Gap Road, Suite 100, Cumming, GA 30040

Contact: Betsy McGriff (former economic development director) **Phone:** 229-402-3796
- Company Name:** City of Hapeville Planning & Zoning

Address: 3468 N. Fulton Avenue, Hapeville, GA 30354

Contact: Tim Young **Phone:** 770-462-2988

RFP NO. 2022-009
2022 Economic Development Plan
SUBCONTRACTORS

Please provide the names, address, contact name and phone number of all Subcontractors that will be utilized by the Contractor for the duration of any resulting award.

1. Company Name: Three Points Planning, LLC
Address: 2376 Sagamore Hills Drive, Decatur, GA 30033
Contact: Lynn Patterson, Ph.D Phone: 404-205-0123

2. Company Name: Gaskins + LeCraw
Address: 1266 Powder Springs Rd SW, Marietta, GA 30064
Contact: Andy Camp Phone: 678-257-1922

3. Company Name: Nickel Works Consulting, LLC
Address: 1691 Phoenix Boulevard, Suite 130, College Park, GA 30349
Contact: Nicole Hall, CPSM Phone: 678-535-3990

4. Company Name: Downtown Strategies - Retail Strategies
Address: 2200 Magnolia Avenue, Suite 100, Birmingham, AL 35205
Contact: Mill Graves Phone: 404-719-9773

5. Company Name: _____
Address: _____
Contact: _____ Phone: _____

RFP NO. 2022-009
2022 Economic Development Plan
DBE PARTICIPATION

Please provide the names, address, contact name and phone number of all Contractors and/or Subcontractors that will be utilized to meet the required minimum 5% DBE participation.

1. Company Name: Three Points Planning, LLC

Address: 2376 Sagamore Hills Drive, Decatur, GA 30033

Contact: Lynn Patterson, Ph.D Phone: 404-205-0123

2. Company Name: Nickel Works Consulting, LLC

Address: 1691 Phoenix Boulevard, Suite 130, College Park, GA 20064

Contact: Nicole Hall, CPSM Phone: 678-535-3990

3. Company Name: _____

Address: _____

Contact: _____ Phone: _____

4. Company Name: _____

Address: _____

Contact: _____ Phone: _____

5. Company Name: _____

Address: _____

Contact: _____ Phone: _____



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: Thomas & Hutton Engineering Co.

Address: 5553 Peachtree Road, Suite 175
Atlanta, GA 30341

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Stonecrest has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stonecrest within five (5) business days after any subcontractor(s) is/are retained to perform such service.

63103
E Verify™ Company Identification Number

September 1, 2008
Date of Authorization

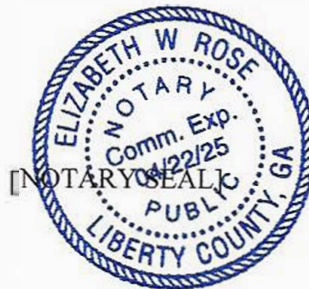
Ralph Forbes, PE
BY: Authorized Officer or Agent
(Name of Person or Entity)

August 11, 2022
Date

SUBSCRIBED AND SWORN BEFORE
ME ON THIS THE

11th DAY OF August, 2022

Elizabeth W. Rose
Notary Public



My Commission Expires: 12.22.25

* or any subsequent replacement operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603



Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1208706

Federal Work Authorization User Identification Number

JUNE 21, 2017

Date of Authorization

THREE POINTS PLANNING

Name of Subcontractor

CITY OF STONECREST ECONOMIC DEVELOPMENT PLAN

Name of Project

CITY OF STONECREST

Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

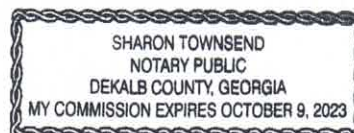
Lynna M. Patterson
Principal

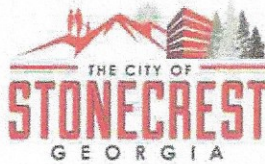
22 DAY OF August, 2022

Sharon Townsend
Notary Public

[NOTARY SEAL]

My Commission Expires: 10/09/2023





Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (Three Points Planning, LLC) on behalf of (City of Stonecrest) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1125827

Federal Work Authorization User Identification Number

September 11, 2016

Date of Authorization

Nickel Works Consulting, LLC

Name of Subcontractor

2022 Economic Development Plan

Name of Project

City of Stonecrest, Georgia

Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

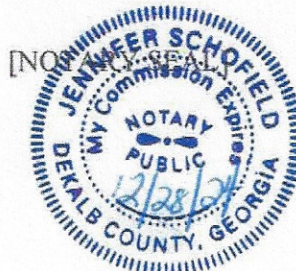
Nicole McGehee Hall 22 AUG 2022

NICOLE MCGHEE HALL, Owner / Managing Principal

22nd DAY OF August, 2022

Jennifer Schafeld
Notary Public

My Commission Expires: 12/28/2024





TH THOMAS
&
HUTTON

thomasandhutton.com

