

## MEMORANDUM



DATE: June 4, 2025  
TO: Mayor and City Council  
FROM: Assistant City Manager  
SUBJECT: IFB 25-010R – Mill Creek Property Sale  
4605 Creek Bluff Dr

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### RECOMMENDED ACTION

- |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Award the bid to the highest bidder (Ing Chai &amp; Nanthawan Ninhavanh) in the amount of \$250,009.99</li><li>2. Authorize a purchase and sale agreement with the bidder to close by 8/8/2025</li></ol> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### BUDGET IMPACT

The property was purchased from the city's Stormwater Fund and all onsite work was also charged to the same expense item. The proceeds from the sale will be credited back to the Stormwater Fund.

### BACKGROUND

The city acquired this property through a settlement agreement executed in 2021. The property has been improved and repaired at city expense since that time. A decision was made at the end of 2024 to sell the property in a competitive bid process. The opportunity was advertised on two separate occasions along with two pre-bid meetings to allow the public a chance to inspect the property and ask any questions related to its condition. The property was offered in "as-is" condition, with necessary disclosures and stipulations identified in the bid documents. These were related to the lot, the structure, and the drainage easement on the back of the property which will remain the responsibility of the buyer in perpetuity. That process concluded on May 15 after receiving two responsive bids.

### DISCUSSION

Two bids were received on May 15th as follows:

- |                                                    |              |
|----------------------------------------------------|--------------|
| 1. Ing Chai & Nanthawan Ninhavanh (1315 Sherry Ln) | \$250,009.99 |
| 2. Sergio & Claybette Paz (1170 Temple Dr)         | \$214,560.00 |

The successful bidder has acknowledged these conditions and has provided a responsive bid in accordance with the advertisement. Staff recommends approval.

SCANNED  
5/15/25



**BID TABULATION**  
**IFB 25-010 CREEK BLUFF TRACT SALE OF PROPERTY**  
**CITY OF SUGAR HILL, GEORGIA**

**DUE DATE: May 15, 2025**

**11:00 AM**

| VENDOR |            | NOTES   | Bid Bond<br>1.5%<br>check | BID AMOUNT    |
|--------|------------|---------|---------------------------|---------------|
| 1      | ING CHAI   | 1, 2, 3 | ✓                         | \$ 250,009.99 |
| 2      | Sergio Paz | 1, 2, 3 | ✓                         | \$ 214,560.00 |
| 3      |            |         |                           |               |
| 4      |            |         |                           |               |
| 5      |            |         |                           |               |

**Notes:**

- 1 Bid was properly labeled
- 2 Bid was properly sealed
- 3 Bid was presented on the correct form
- 5 Bid was received after deadline

Bids were opened and read aloud publicly in accordance with the project advertisement and IFB.

  
May 15, 2025  
Troy Besseche, P.E.  
Assistant City Manager

  
May 15, 2025  
Curtis Northrup  
City of Sugar Hill Capital Projects Administrator