

OPEN-RECORD EMAIL COMPILATION

City POC / Thanks

9 distinct messages · 9 source MSG files

July 17, 2025–September 29, 2025

Messages are ordered chronologically and deduplicated by Internet Message-ID. Repeated quoted reply history, automated external-sender notices, inline image references, and tracking links are omitted. Non-inline attachments are listed but are not appended to this PDF.

When the earliest supplied message replies to a message not separately present in the records, its quoted history is retained for context.

01 City POC

DATE	Thursday, July 17, 2025 at 11:39 AM EDT
FROM	"Molla, Katie" <KMolla@AtlantaGa.Gov>
TO	Rich Kenah <rkenah@atlantatrackclub.org>

Hi Rich,

Just wanted to resend you my email so you have it for future conversations with the City. I look forward to reviewing what you send over. Just want to reiterate though, we have no active plans to redevelop the site because of the reasons I laid out to you so want to manage expectations accordingly. As far as I have heard, we're not in a position with that site to make any agreement that does not involve market value for land.

Happy to chat through this further whenever you're ready!

Katie Molla (Ward)

Director of Special Projects
Office of the Mayor
City of Atlanta

kmolla@atlantaga.gov
(XXX) XXX- XXXX (cell)

<https://www.atlantaga.gov>

Message-ID: SJ0PR09MB112125934F8BF2E9FEAE5E171C751A@SJ0PR09MB11212.namprd09.prod.outlook.com
Source: City POC.msg

02 [EXTERNAL] RE: City POC

DATE Friday, August 1, 2025 at 1:13 PM EDT
FROM Rich Kenah <rkenah@atlantatrackclub.org>
TO "Molla, Katie" <KMolla@atlantaga.gov>

Happy Friday, Katie

Thanks for the follow up.

As promised, see attached for:

- Site Map – showing the property lines needed -- indicating the main structure on the site would remain intact and operational for the City.
- Offer letter – which had been sent back in May. It is re-dated to Courtney for July.
- The Center's pro formas
- A deck which summarizes the project

If you have availability over the next couple weeks, I'd love the chance to walk you through all of this information and talk through what sort of revised offer the city will need to view the project favorably. During that time, I can update you on where we are in more detail with the capital raise (corporate and philanthropic).

Hoya Saxa!

-Rich

Attachments

- DOT Site 5.25.pdf (9.0 MB)
- Offer Letter 7.18.25.pdf (228 KB)
- OD 2025 Center Proformas 7.14.25.xlsx (45 KB)
- Center Presentation. City of Atlanta 8.25.pdf (4.4 MB)

Message-ID: 4ea27ab32beceb1d9009f0283b931f5f@mail.gmail.com

Source: _EXTERNAL_ RE_ City POC.msg

03 Re: [EXTERNAL] RE: City POC

DATE	Thursday, August 7, 2025 at 11:46 AM EDT
FROM	"Molla, Katie" <KMolla@AtlantaGa.Gov>
TO	Rich Kenah <rkenah@atlantatrackclub.org>

Hi Rich,

Thanks for sending these over! Let's have a call to discuss. Also, Coxe Curry is where I spent the first five years of my career so David and Lindsey are old friends. If you think it'd be helpful, I'd be happy to have them join the conversation. Right now, my Tuesday or Thursday next week is pretty open if you all have availability then.

Looking forward to it, thanks!

Katie Molla (Ward)
Director of Special Projects
City of Atlanta
kmolla@atlantaga.gov | XXX-XXX-XXXX

Message-ID: SJ0PR09MB112124BA3EACFEC06ABD8BF15C72CA@SJ0PR09MB11212.namprd09.prod.outlook.com
Source: Re_ _EXTERNAL_ RE_ City POC (59).msg

04 RE: [EXTERNAL] RE: City POC

DATE	Friday, August 8, 2025 at 8:22 AM EDT
FROM	Rich Kenah <rkenah@atlantatrackclub.org>
TO	"Molla, Katie" <KMolla@atlantaga.gov>

Thanks, Katie.

Any chance 4:30pm on Tuesday could work for you? That works for us and Coxe Curry.

Message-ID: eedcab28cbb9e4ea28e1714bc823c1e1@mail.gmail.com

Source: RE_ _EXTERNAL_ RE_ City POC (58).msg

05 Re: [EXTERNAL] RE: City POC

DATE	Friday, August 8, 2025 at 10:20 AM EDT
FROM	"Molla, Katie" <KMolla@AtlantaGa.Gov>
TO	Rich Kenah <rkenah@atlantatrackclub.org>

Hi Rich, I think that works for me! Would you all like to send a calendar invite?

Katie Molla (Ward)
Director of Special Projects
City of Atlanta
kmolla@atlantaga.gov | XXX-XXX-XXXX

Message-ID: SJ0PR09MB112123CFCE992CF01781E3813C72FA@SJ0PR09MB11212.namprd09.prod.outlook.com
Source: Re__EXTERNAL__RE__City POC (57).msg

06 RE: [EXTERNAL] RE: City POC

DATE	Friday, August 8, 2025 at 10:35 AM EDT
FROM	Rich Kenah <rkenah@atlantatrackclub.org>
TO	"Molla, Katie" <KMolla@atlantaga.gov>

Thanks. Just sent along invite.

I will work on an agenda so we can keep the conversation on track (pun intended).

Message-ID: b544a7a4be1b27a18cb18348fb7c7f36@mail.gmail.com

Source: RE_ _EXTERNAL_ RE_ City POC.msg

07 [EXTERNAL] Thanks

DATE	Tuesday, August 19, 2025 at 2:38 PM EDT
FROM	Rich Kenah <rkenah@atlantatrackclub.org>
TO	"Molla, Katie" <KMolla@atlantaga.gov>

Hi Katie.

Thanks again for giving us some time last week.

Per our discussion:

1. Using the information that I had from the document Matt Bedsole had provided back in May, our engineers are working on a plan to show how we might relocate the space/structures on the DOT portion of the site without having to find completely new locations for them. I should have that for you soon.
2. I am working on a revised offer that would cover the city's cost for relocating the space/structures as contemplated in point #1 above.

We look forward to hearing/receiving any more detail you can share from your consultants related to their recommendation to not move off of the current site.

Related, if you have any documents which list APS related properties that I can use to see whether any might be a possibility for this project, feel free to send along at your convenience.

Appreciate your willingness to continue to talk/explore.

Rich

Message-ID: 344be3465ea3e3aa8eb152b822e2b5f7@mail.gmail.com
Source: _EXTERNAL_ Thanks.msg

08 Re: [EXTERNAL] Thanks

DATE	Monday, August 25, 2025 at 10:33 AM EDT
FROM	"Molla, Katie" <KMolla@AtlantaGa.Gov>
TO	Rich Kenah <rkenah@atlantatrackclub.org>

Hi Rich,

Thanks for sharing these updates! I did go back to the team who worked on the extensive facilities study and confirmed the costs of relocation.

After reviewing the estimates, the total cost to relocate each of the nine buildings on the site is around \$48 million. Unfortunately, the admin building is only around \$1.3 million, with the shops costing the most to rebuild. This does not include land costs, just the cost of the constructing the buildings on a new site and the associated indirect costs with that. At this time, the City cannot absorb those costs so they would need to be covered elsewhere in order for the site to be vacated.

I did do some asking around and wanted to confirm if you've been in communication with Jim Irwin? We think the site on Marietta could be an interesting alternative if you all are not already running that idea down. We are still waiting on some additional detail from APS on their sites so will hopefully have more to share on that front in the coming weeks.

Thanks Rich, let me know how else I can help!

Katie Molla (Ward)
Director of Special Projects
City of Atlanta
kmolla@atlantaga.gov | XXX-XXX-XXXX

Message-ID: SJ0PR09MB112121D2D6179CD4FB5768B42C73EA@SJ0PR09MB11212.namprd09.prod.outlook.com
Source: Re:_EXTERNAL_ Thanks (56).msg

09 RE: [EXTERNAL] Thanks

DATE	Monday, September 29, 2025 at 10:42 AM EDT
FROM	Rich Kenah <rkenah@atlantatrackclub.org>
TO	"Molla, Katie" <KMolla@atlantaga.gov>

Good Morning, Katie.

Hope you are well.

It has taken some time but our engineers and architects have developed a plan that would allow the City to transact with us as proposed while temporarily relocating DOT related activities to the Public Works portion of the site. This would allow us to move forward AND provide the city some time to decide what a long term solution for relocation would be. Under this plan the Club would carry the cost of movement and construction of some of the structures to the northern portion of the property and ultimately. The end game for us all is to have affordable housing developed sooner.

Possible for you and me to jump on a call this week and I can walk you through what this plan might look like?

Rich

Attachments

- 2025-09-18 City Facilities Relocation Site Plan.pdf (5.9 MB)

Message-ID: b7858e7a28b3cafec11867ab28da8bdd@mail.gmail.com
Source: RE_ _EXTERNAL_ Thanks.msg