



SOUTH FULTON COMMUNITY IMPROVEMENT DISTRICT

THE ATLANTA REGION'S LOGISTICS LINK TO THE WORLD

Board Meeting Minutes

South Fulton CID Board Members Present:

Kent Mason, Chairman
Todd Ward, Vice Chair
Mark Shugart, Secretary/Treasurer
Elijah Thompson
Ryan Calvert
Lisa Pittman
Kelsey Rooks
Jim Sams
John Hall

Guests:

Chris Lindsey, Cambridge Systematics
Lester Thompson, City of Fairburn
Natavis (Eric) Harris MARTA
Clark Kennedy, Kimley-Horn
Blake Wyatt, Green Oil

Minutes by: Jordyn Jones-Raybon

South Fulton CID Board Staff Present:

Joddie Gray, CID Executive Director
Jordyn Jones-Raybon, CID Project Manager
Lynn Rainey, Rainey & Vaughan, LLC
Mark Sanders, Sr., Sanders & Associates
Mark Sanders, Jr., Sanders & Associates

CID Board Members Not Present:

Monica Miller

Date/Meeting Location:

December 3, 2025
Microsoft Teams (Virtual)
Teams Meeting ID: 245 521 786 288

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Call to Order

Chairman Kent Mason called the meeting to order at 11:05 AM. Introductions were made for members and guests.

Oath of Office

Mr. Lynn Rainey administered the oath of office to Ms. Kelsey Rooks, who accepted the duties of a South Fulton CID board member under the Fulton County Community Improvement Districts Act.

Meeting Minutes

Mr. Todd Ward made a motion was made to approve the October 24, 2025 meeting minutes. The motion was seconded by Mr. Mark Shugart and approved unanimously.



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Legislative and Economic Development Updates

Mr. Mark Sanders, Sr. reported that Georgia's economy remains strong, experiencing a 2.3% YTD increase and continued budget surpluses. Mr. Sanders also highlighted statewide election developments, including municipal outcomes in the City of South Fulton and Public Service Commission special elections, and referenced ongoing international trade outreach by the Governor's office.

Ms. Joddie Gray and Mr. Lester Thompson informed the Board that the Fairburn City Council is preparing to consider a citywide Special Services District to fund downtown improvements, public parking, façade programs, and public safety enhancements. A formal explanatory letter from the City Manager is forthcoming, and City staff will brief the CID at the January meeting.

Project Updates

Freight and Sustainability Plan

Ms. Gray reported that ARC transmitted the Subgrant Agreement for the Freight & Sustainability Plan and that a matching task order with Cambridge Systematics has been prepared to mirror ARC's scope. Board Counsel confirmed that ARC requires formal Board approval of the contract. Following discussion, the Board adopted a motion authorizing entry into the ARC Subgrant Agreement and designating signature and drawdown authority as follows: Chairman Kent Mason is authorized to execute the ARC Subgrant Agreement; any grant drawdowns shall require approval by any two of the following four officers: Chair, Vice Chair, Secretary/Treasurer, and Executive Director. The motion was made by Mr. Todd Ward, seconded by Mr. Ryan Calvert, and unanimously approved.

Mr. Mark Shugart made a motion to approve the Cambridge Systematics Task Work Order No. 4 (matching ARC's scope). The motion was seconded by Mr. John Hall and passed unanimously.

SC Johnson Turn Lane

Ms. Gray reported continued steady activity and routine coordination among project partners.

Expansion and CID Property Analysis

Ms. Gray and Mrs. Jones-Raybon attended a Fulton County-wide CID meeting held on December 2, 2025. The County reported being approximately halfway through corrections to CID parcel miscoding. The County stated definitively that the Microsoft parcel adjacent to an existing CID-coded Microsoft parcel will not be coded as CID under current boundaries; inclusion would require a future CID expansion.

Representatives of the Fulton County CIDs discussed cooperating to support two potential legislative adjustments to the Fulton County CID Act:

1. Allowing Board appointment to fill vacancies until the next regular election (in lieu of calling special elections).



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2. Requiring only the affected municipality's approval for CID expansions located solely within that city.

Perimeter CID's counsel will assist with drafting; staff will coordinate with Board Counsel and government relations to evaluate language and sponsor outreach.

Ms. Gray also reported that follow-up engagement with Councilman Sebastian and a US-29 landfill developer regarding CID participation is scheduled.

Financials

Mr. Shugart reported routine inflows of tax dollars and no additional updates.

Next Meeting/Adjournment

The next Board meeting will be January 23, 2026, at 11:30 a.m. at DHL – 7250 Graham Road, Union City, GA 30291. The meeting adjourned at 11:44 a.m.

Meeting Minutes approved by the South Fulton Community Improvement District Board of Directors this _____ day of _____, 2026.

Secretary