



SOUTH FULTON COMMUNITY IMPROVEMENT DISTRICT

THE ATLANTA REGION'S LOGISTICS LINK TO THE WORLD

Board Meeting Minutes

South Fulton CID Board Members Present:

Todd Ward, Vice Chair
Mark Shugart, Secretary/Treasurer
Elijah Thompson
Kelsey Rooks (via teleconference)
Lisa Pittman
Ryan Calvert
John Hall

South Fulton CID Board Staff Present:

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

CID Board Members Not Present:

Kent Mason, Chairman
Monica Miller
Jim Sams

Date/Meeting Location:

April 24, 2026
7250 Graham Road
Union City, GA 30291
Also: Microsoft 256 809 114 318 568

Guests:

Chris Lindsey, Cambridge Systematics
Lester Thompson, City of Fairburn
Cory Nordlund, Saben LLC
Bobby Mehan, Public Service Commission
Candidate
Jonathan Gelber, Highland Insight
Greg Boler, KMT Partners (via teleconference)
John Cook, Green Oil (via teleconf)
John Davis, Green Oil (via teleconf)

Minutes by: Jordyn Jones-Raybon

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Call to Order

Vice Chairman Ward called the meeting to order at 11:33 A.M. Introductions were made for members and guests.

Meeting Minutes

Mr. Shugart made a motion was made to approve the March 27, 2026 meeting minutes. The motion was seconded by Mr. Elijah Thompson and approved unanimously.



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2026 Millage Rate Vote

The Board discussed the annual setting of the CID millage rate. Historically, the CID has maintained a rate of three (3) mills since inception. Mr. Elijah Thompson made a motion to set the 2026 millage rate at 3.0 mills. The motion was seconded by Mr. Shugart and approved unanimously.

Legislative and Economic Development Updates

Mr. Sanders, Jr. provided a comprehensive update on the 2026 legislative session and reported that a meeting is scheduled with the City of Fairburn Mayor on May 12 to discuss next steps related to the proposed SSD. Additional details regarding structure, millage rate, and implementation timeline are still pending.

Project Updates

Economic Development Analysis

Mr. Gelber, Highland Insight, presented an economic analysis evaluating the potential impact of the proposed SSD. The Board discussed the potential implications of the SSD for competitiveness, future development, and CID operations, and emphasized the importance of understanding key details of the proposed SSD, including whether personal property is included in the tax and overall millage structure.

Freight and Sustainability Plan

Mrs. Jones-Raybon reported that the Freight and Sustainability Plan is progressing, with the project management and stakeholder engagement plans finalized. The consultant team is refining goals based on Board and ARC feedback, and stakeholder interviews are expected to begin soon.

Hotel Security

Mrs. Jones-Raybon provided an update on ongoing security concerns at the Fairfield Inn, TownePlace Suites, and Hampton Suites, along Oakley Industrial Boulevard. Coordination has taken place with property ownership and local law enforcement, and efforts are underway to address access and surveillance issues identified as contributing factors.

Gullatt Road IJR

Mrs. Jones-Raybon reported that coordination is underway with ARC and GDOT leadership to advance the funding of the project, with a meeting to be scheduled with senior agency representatives.

Harris Road to SR 74

Mrs. Jones-Raybon reported that the project has been released for bid as of April 22, 2026, with bid openings anticipated in May 22, 2026. Mr. Lester Thompson stated that the IGA will be presented to the



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City Council once bids are received and he can confirm that that the funding is fully covered by the CID and, if needed, Green Oil.

Harris Road to SR 92

Mrs. Jones-Raybon reported an Intergovernmental Agreement (IGA) has been drafted and submitted to the City of South Fulton and we are waiting on Council approval.

I-85/SR 74 Interchange

Mrs. Jones-Raybon reported continued construction progress including utility relocation, bridge work, and drainage improvements. A quarterly meeting with GDOT is scheduled for next week.

OIB Extension to Gullatt

Mrs. Jones-Raybon reported that right-of-way acquisition is ongoing. The CID expects a Task Order from SEI for the lighting and drainage improvements next week. SRTA had follow up questions on the project's grant application.

SC Johnson Turn Lane

Mrs. Jones-Raybon reported that AT&T utility relocation work is nearing completion and that construction is expected to resume once final adjustments are made.

Financials

Mr. Mark Shugart requested amending the financial report to include year-over-year comparisons to better track revenue trends.

Next Meeting/Adjournment

The next Board meeting will be held virtually on May 22, 2026 at 11:30 a.m. The meeting adjourned at 12:56 p.m.

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

Secretary