



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
Kelsey Rooks
Lisa Pittman
Jim Sams
John Hall

Guests:

Carmalitha Gumbs, City of South Fulton
Lonnie Ferguson, City of Union City
John Cook, Green Oil
John Davis, Green Oil

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

Minutes by: Jordyn Jones-Raybon

CID Board Members Not Present:

Kent Mason, Chairman
Monica Miller
Elijah Thompson
Ryan Calvert

Date/Meeting Location:

May 22, 2026
Virtual via Microsoft Teams
Meeting ID:259 852 456 181 064

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Call to Order

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

Meeting Minutes

Mrs. Jones-Raybon indicated April meeting Minutes remain under legal review and will be presented for approval alongside the May meeting Minutes at the next Board meeting.

Legislative and Economic Development Updates

Mr. Sanders, Sr. provided a summary of the conclusion of the 2026 Legislative Session of the 2026 Georgia Legislative Session conclusion and the Governor's 40-day bill review period. Both CID-related legislative measures were signed, which includes bills related to Board vacancy replacements and streamlining expansion procedures across jurisdictions. Mr. Sanders, Sr. also reviewed key primary election results impacting the CID footprint, noting that several incumbents representing the area ran



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unopposed. He also highlighted runoff elections for Fulton County Commission Chair and District 5, as well as the Fairburn City Council at-large election, which was won by incumbent Samuel Perry. Finally, Mr. Sanders, Sr. shared economic development news regarding the opening of Grady Health System's new emergency care center in Union City.

Special Services District (SSD) Update

Mrs. Jones-Raybon updated the Board that the previously scheduled meeting with Mayor Portis-Jones and City staff has been rescheduled for early June. She noted that dialogue with the City remains ongoing and emphasized the importance of maintaining positive collaboration by encouraging CID members with a presence in Fairburn to attend City Council meetings and community events when possible.

Georgia Trend Advertisement Request

Mrs. Jones-Raybon informed the Board that Georgia Trend magazine contacted the CID regarding participation in a South Metro CID feature publication and requested consideration of purchasing advertising space. After discussion, the Board indicated a preference to maintain the CID's past practice of not purchasing advertising space for the publication.

Project Updates

Freight and Sustainability Plan

Mrs. Jones-Raybon reported that the Freight and Sustainability Plan is entering an active stakeholder engagement phase. The consultant team is finalizing employee intercept surveys that will be distributed directly to warehouse employees within the district. Survey deployment is anticipated in early June. She also noted that the consultant team is preparing to conduct initial employer interviews and site visits with organizations including Prologis, Green Oil, and DHL. Work is also continuing on national best practices research and local infrastructure network analysis.

Harris Road to SR 74

Mrs. Jones-Raybon reported that the Harris Road to SR 74 project was released for bid on April 22, with bid openings scheduled for later today. She also stated that Lester Thompson plans to present the Intergovernmental Agreement (IGA) between the South Fulton CID and the City of Fairburn concurrently with the construction contract award recommendation at an upcoming Fairburn City Council meeting.

Harris Road to SR 92

Mrs. Jones-Raybon stated that the draft IGA for the Harris Road to SR 92 project remains under review by the City of South Fulton. The CID recently followed up with City staff and expect to provide an additional update at the June Board meeting.



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I-85/SR 74 Interchange

Mrs. Jones-Raybon reported continued construction progress including utility relocation, bridge work, and drainage improvements. Existing traffic shifts on I-85 and SR 74 eastbound remain in place and are expected to continue.

OIB Extension to Gullatt

Mrs. Jones-Raybon reported progress on the Oakley Industrial Boulevard Extension project and noted that approvals have been received for two City-owned parcels associated with right-of-way donation requests. Closing statements are currently being prepared. She also shared that the SEI team is finalizing utility coordination plans, which are expected to be submitted within the next several weeks and will initiate the formal utility owner response process.

SC Johnson Turn Lane

Mrs. Jones-Raybon reported that AT&T has resumed utility relocation work near the Ryder driveway entrance to address remaining storm drainage conflicts. Piedmont Paving continues installation of the project water main from the Ryder employee entrance to the end of the project limits. Construction activities anticipated for June include continued water main and storm drainage installation, as well as additional utility coordination efforts related to fiber relocation work near the Ryder visitor entrance.

Financials

Mr. Mark Shugart stated there were no significant financial updates requiring Board action this month.

Next Meeting/Adjournment

The next Board meeting will be held on June 26, 2026 at 11:30 a.m. at DHL (7250 Graham Rd, Union City, GA 30291). The meeting adjourned at 11:59 p.m.

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

Secretary