



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
Kelsey Rooks
Jim Sams
John Hall
Elijah Thompson
Ryan Calvert

Guests:

John Davis, Green Oil (via teleconference)
Ansley Belton, Blue Cypress (via teleconference)
Gregory Boler, KMT Partners (via teleconference)
Lester Thompson, City of Fairburn

Minutes by: Jordyn Jones-Raybon

South Fulton CID Board Staff Present:

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

CID Board Members Not Present:

Monica Miller
Lisa Pittman

Date/Meeting Location:

June 26, 2026
7250 Graham Rd, Union City, GA 30291
Virtual via Microsoft Teams
Meeting ID: 236 364 665 109 272

All recipients should review this document. Any additions, revisions, or deletions should be called to the attention of the drafter within ten (10) days of receipt.

Rail Safety Presentation

Prior to the formal Call to Order, Mr. John Hall provided a safety presentation regarding rail crossings following recent incidents involving stalled vehicles. He discussed the blue Department of Transportation (DOT) placard containing a toll-free emergency phone number and a unique crossing identification number located at every rail crossing in the Country. Calling this number will immediately halt approaching train traffic. Safety information for railroads will be posted on the CID website.

Call to Order

Prior to the in-person arrival of Chairman Mason (who attended the beginning of the meeting via teleconference), Vice Chair Todd Ward called the meeting to order at 11:33 a.m.



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Meeting Minutes

Mr. Jim Sams made a motion to approve the Minutes of the April 24, 2026 Board Meeting and the Minutes of the May 22, 2026 Board Meeting. The motion was seconded by Mr. Elijah Thompson and approved unanimously.

Staffing Updates

Vice Chairman Ward discussed the role of Jordyn Jones-Raybon with the CID, and announced plans to promote her to be the Assistant Executive Director of the South Fulton CID. Mr. Thompson made a motion to officially appoint Jordyn Jones-Raybon as Assistant Executive Director of the South Fulton CID. The motion was seconded by Mr. Mark Shugart and approved unanimously.

Legislative and Economic Development Updates

Mr. Mark Sanders, Jr. provided updates on recent state legislative and economic activity. Mr. Sanders also provided updates on state revenue reports and news from the Georgia Ports Authority, including renovations at Ocean Terminal and coordination with the U.S. Army Corps of Engineers regarding future Savannah Harbor improvements. Mr. Sanders also recapped the results of the June 16 primary runoff elections.

Fairburn Special Services District (SSD) Update

Mrs. Jones-Raybon reported that CID staff recently met with Mayor Hattie Portis-Jones and City Manager Tony Phillips to continue discussions regarding the proposed Fairburn SSD. Follow-up meetings are being scheduled as the CID continues to engage with the City of Fairburn.

Project Updates

Freight and Sustainability Plan

Mrs. Jones-Raybon reported that early stakeholder interviews have started. She thanked DHL and Green Oil for participating in the initial discussions. Mrs. Jones-Raybon also announced that employee intercept surveys are underway and requested Board members encourage participation among their employees.

Harris Road to SR 74

Mrs. Jones-Raybon reported that project bids were received on May 22, 2026. The Memorandum of Understanding (MOU) between Green Oil and the City of Fairburn is being finalized, and the Intergovernmental Agreement (IGA) will be presented to the Fairburn Mayor and Council for approval.

Harris Road to SR 92

Mrs. Jones-Raybon reported that staff drafted an IGA with the City of South Fulton for partial funding of concept design. The agreement is currently under legal review by the City.



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I-85/SR 74 Interchange

Mrs. Jones-Raybon provided an update on the construction. She provided details on utility relocations, bridge construction activities, drainage installation, and ongoing traffic shifts along I-85 and SR 74. The project remains on schedule for completion in Fall 2028.

OIB Extension to Gullatt

Mrs. Jones-Raybon reported that nine right-of-way donation requests have been submitted and that SEI recently completed right-of-way revisions and is distributing updated utility plans. Mrs. Jones-Raybon also noted that the project did not receive GTIB funding during this application cycle.

SC Johnson Turn Lane

Mrs. Jones-Raybon reported a brief construction delay due to rain and wet conditions. Upcoming work includes water main installation, storm drainage installation, roadway grading, and utility relocations beneath the Ryder entrances.

Williams Road Paving (US 29 to Johnson Road)

Mrs. Jones-Raybon reported that staff contacted the City of Palmetto regarding segments still unpaved. She noted that resurfacing improvements were as part of its development, while a short section between Johnson Road and Williams Road remains gravel to discourage heavy truck traffic. The Board discussed a potential site visit to a data center in the area.

Financials

Mrs. Jones-Raybon presented proposed updates to the CID Financial Policy. The revisions authorize electronic payments and online bill pay, clarify financial administration responsibilities for the Executive Director and Assistant Executive Director, and streamline approval procedures while maintaining Board oversight through regular financial reporting. Mr. Shugart made a motion to approve the update to the South Fulton CID Financial Policy. The motion was seconded by Mr. Ward and approved unanimously.

Mr. Shugart noted no notable changes to the CID financials.

Executive Session

Vice-Chairman Ward made a motion to enter into Executive Session for the purpose of consultation with legal counsel regarding potential litigation, claims, or settlements. The motion was seconded by Mr. Sams and unanimously approved. The Board entered Executive Session at 11:59 a.m.

At the conclusion of the discussion, Mr. Shugart made a motion to conclude the Executive Session and return to the regular business meeting. The motion was seconded by Mr. Sams and unanimously approved. The Board resumed the regular business meeting at 1:21 p.m.



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Next Meeting/Adjournment

The next Board meeting will be held on August 28, 2026 at 11:30 a.m. at DHL (7250 Graham Rd, Union City, GA 30291). The meeting adjourned at 1:23 p.m.

Meeting Minutes approved by the South Fulton Community Improvement District Board of Directors this

_____ day of _____, 2026.

Secretary