



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

South Fulton CID Staff Present:

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

CID Board Members Not Present:

Monica Miller
Jim Sams

Guests:

Mike White, Frank & White, LLC
Folashade Aloa, Atlanta Regional Commission
Chris Lindsey, Cambridge Systematics
Ansley Belton, Blue Cypress
Lester Thompson, City of Fairburn
Marva Bryan, Fulton County
Wade Carroll, Pond Company
Gregory Boler, KMT Partners (via teleconference)
John Davis, Green Oil (via teleconference)

Minutes by: Jordyn Jones-Raybon

Date/Meeting Location:

August 28, 2026
7250 Graham Rd, Union City, GA 30291
Virtual via Microsoft Teams
Meeting ID: 283 023 134 806 030

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Call to Order

Chairman Mason called the meeting to order at 11:35 a.m. Introductions were made for those in attendance.

Meeting Minutes & Executive Session Minutes

Mr. Shugart made a motion to approve the Minutes of the June 26, 2026 Board meeting. The motion was seconded by Mr. Ward and approved unanimously. Mr. Calvert made a motion to approve the Executive Session Minutes from June 26, 2026. The motion was seconded by Ms. Pittman and approved unanimously.



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Legislative and Economic Development Updates

Mr. Sanders, Sr. reported that state revenues remained relatively stable entering fiscal year 2027. He also provided updates on the state income tax reduction, the current GTIB application cycle, continued growth in freight and port activity, and legislative study committees examining local government taxation and utility coordination. Mr. Hall reported that CSX experienced record freight volumes at its Fairburn facility. Increased fuel prices and trucking-industry changes were identified as factors contributing to increased rail activity.

Fulton County Tax Commissioner Update

Mrs. Jordyn Jones-Raybon reported that Fulton County issued a temporary collection order using 2026 assessed values and 2025 millage rates. No significant impact to the CID's forecasted revenues is expected, as the CID's millage rate has not changed. Tax bills were issued in August and are due in October.

Fairburn Special Services District (SSD) Update

Mrs. Jones-Raybon reported that the City of Fairburn has scheduled budget meetings for September 14 and September 28. She reported on conversations and coordination with City Manager Tony Phillips.

Project Updates

Freight and Sustainability Plan Discussion

The Cambridge Systematics team provided a project update and facilitated the Board's discussion. Topics and initiatives examined included semi-public alternative-fueling facilities, solar panel installation opportunities, electric yard trucks, shared employee transportation, and improvements to bicycle and pedestrian infrastructure. The project team will use the feedback to refine recommendations and further develop potential pilot projects.

Harris Road to SR 74

Mrs. Jones-Raybon reported that the MOU between Green Oil and the City of Fairburn was executed. The City selected Blount Construction and issued a notice to proceed in early August. Construction is scheduled to begin in September, with substantial completion expected by the end of the month.

Harris Road to SR 92

Mrs. Jones-Raybon reported that the Intergovernmental Agreement with the City of South Fulton had been executed. The City issued a notice to proceed to its on-call engineer to prepare a concept report.



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I-85/SR 74 Interchange

Mrs. Jones-Raybon reported that work was proceeding according to the current schedule. No new interruptions, extensions, or changes to anticipated traffic impacts were reported.

Gullatt Road IJR

Mr. Lester Thompson reported that GDOT does not currently have funding available to begin preliminary engineering. GDOT recommended starting with a scoping study using one of its on-call consultants, which would require CID funding. Additional information on the scope, cost, and potential phasing will be presented to the CID Board in September.

OIB Extension to Gullatt

The project team reported that the required right-of-way parcels had been acquired. The design can be finalized once the remaining right-of-way documentation and coordination are completed.

SC Johnson Turn Lane

Mrs. Jones-Raybon reported that the project experienced schedule impacts from wet weather and utility relocations. The updated schedule targets completion of the roadway work by approximately October 30. Lighting and permanent striping will follow, with the remaining project elements expected to be completed by the end of the year or early 2027.

Marketing Accessibility and Management Funds

Mrs. Jones-Raybon requested an additional \$8,500 expenditure to Alta Planning + Design for additional administrative services (\$5,000) and updates to the website to ensure Title II compliance (\$3,500). Mr. Shugart made a motion to approve the expenditure of \$8,500 for the services as described. The motion was seconded by Mr. Elijah Thompson and approved unanimously.

Financials

Due to time constraints, Mr. Shugart presented an abbreviated Financial Report. He noted no significant changes to the CID financials.

Next Meeting/Adjournment

The next Board meeting will be held on September 24, 2026 at 11:30 a.m. at DHL (7250 Graham Rd, Union City, GA 30291). The meeting adjourned at 1:02 p.m.

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

_____ day of _____, 2026.



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Secretary