



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 (via teleconference)
Mark Shugart, Secretary/Treasurer
Elijah Thompson
Ryan Calvert
Kelsey Rooks (via teleconference)
Jim Sams
John Hall

Guests:

Chris Lindsey, Cambridge Systematics (via teleconference)
Lester Thompson, City of Fairburn
John Ernst, City of Fairburn/Ernst Legal
Sylvia Abernathy, City of Fairburn
Tony Phillips, City of Fairburn
Blake Wyatt, Green Oil (via teleconference)

South Fulton CID Board Staff Present:

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

Minutes by: Joddie Gray

CID Board Members Not Present:

Lisa Pittman
Monica Miller

Date/Meeting Location:

January 23, 2026
7250 Graham Road
Union City, GA 30291
Also: Microsoft Teams (Virtual)
Teams Meeting ID: 279 871 201 894 25

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Call to Order

Chairman Kent Mason called the meeting to order at 11:35 A.M. Introductions were made for members and guests.

Meeting Minutes

Mr. Mark Shugart made a motion was made to approve the December 3, 2025, meeting Minutes. The motion was seconded by Mr. Elijah Thompson and approved unanimously.



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Legislative and Economic Development Updates

Mr. Mark Sanders provided an update on the 2026 legislative session that convened a week ago. Early legislative priorities from Governor Kemp and the General Assembly are tax and data centers. Crossover Day is scheduled for March 6 and Sine Die on April 2. Mr. Sanders suggested Friday, March 20, for the CID Legislative from 9:00 a.m.—10:30 a.m. at Georgia State Capitol, Room 230. Mrs. Jordyn Jones-Raybon will send out an invitation to ensure it works for at least a few of the Board members.

The City of Fairburn then presented a proposal to establish a Special Services District (SSD) that largely overlaps with the CID area and encompasses downtown Fairburn. It would impose an additional millage rate on residential and commercial properties to fund transportation, public safety, and beautification type projects. The City would like to have the district in place by February/March. The CID had many questions and concerns about the proposed additional tax and wants to be heard further by the City before the proposal is formally considered. The burden on commercial property owners already paying the CID millage is a large concern. The CID is already addressing many issues and services being considered for an SSD. The CID is not in support of an SSD at this point.

Mrs. Jordyn Jones-Raybon then presented on the MARTA bus redesign and the new service for the CID area. The new on-demand zone, called MARTA Reach, will be replacing Route 188 that services Oakley Industrial Boulevard. It will launch March 7th and Route 188 will stop running April 18. The CID is creating an employer toolkit and a local government toolkit, and will be providing information at the Fairburn Park & Ride, bus stops, on social channels, and for the local news channel. Since the CID has approved free MARTA passes, we are also exploring partnership with MARTA to incentivize riders to try the new MARTA Reach option.

Mrs. Jordyn Jones-Raybon reminded the Board about the South Metro Development Outlook event on February 11, 2026, from 7:00 a.m. – 4:00 p.m. at the Georgia International Convention Center (GICC). The CID is a Contributing Sponsor. She asked if any board members would like a ticket.

Project Updates

Georgia Power CID Donation

Mrs. Jordyn Jones-Raybon reported that GA Power is looking to invest in communities where it is expanding its transmission infrastructure in South Metro and therefore donated \$100,000 to the South Fulton CID. The funding is intended to support community-focused projects in Palmetto / Fairburn. The Board profusely thanked Ms. Kelsey Rooks.

Freight and Sustainability Plan

Mrs. Jordyn Jones-Raybon reported that ARC contract has been fully executed, and the kickoff meeting was held on January 20, 2026.



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Gullatt Road IJR

Mrs. Jordyn Jones-Raybon stated FHWA has approved the IJR Final Report with no comments.

Harris Road Reclamation: Project "A"

Mrs. Jordyn Jones-Raybon discussed the first of two Harris Road projects. The first runs from the Fairburn Travel Center driveway to SR 74 and involves a full depth reclamation on the truck route portion of this roadway that has deteriorated over the years. It will allow trucks to exit the truck stop and make a series of right hand turns to access I-85. The cost is estimated at between \$200,000 to \$300,000. This would be a fully CID funded project, although the City of Fairburn will add signage directing traffic to the appropriate truck routes.

Harris Road Upgrade: Project "B"

The second Harris Road project is an upgrade of Harris Road from Plantation Road to SR 92/Spence Road of what is currently a dirt road and largely a dumping ground. It would offer employee and visitor access for developments along SR 92. This project would be completed with the City of South Fulton and City of Fairburn. It is estimated at \$300,000, however depending on right of way it could be more. The next step would be reaching out to the City of South Fulton.

Both Harris Road projects will be included in next month's agenda for further discussion.

I-85/SR 74 Interchange

Mrs. Jordyn Jones-Raybon reported that the interchange updates include gas line relocations, the bridge end walls and beams being set in place, and in February the widening of entrance ramp to I-85 SB are scheduled to begin.

OIB Extension to Gullatt

Mrs. Jordyn Jones-Raybon is pursuing the SRTA GTIB grant application on behalf of the CID for the OIB Extension due February 13, 2026. She is recommending a 5-Year loan (2.56% interest Rate) and Grant. The project cost is estimated to be approximately \$5M. The City of Fairburn is using TSPLOST funds for right of way and will have some left over for construction. The CID discussed also putting \$200,000 towards construction, as well as all the funding allocated to the design of the roadway. The Board would like to request the full grant amount of \$2M and the remaining funds in loan funding.

Mr. Elijah Thompson made a motion to authorize South Fulton CID to submit a GTIB grant and loan application for the Oakley Industrial Boulevard Extension to Gullatt Road and authorize the Executive Director or Board Chair to sign all required application and attestation documents, as well as to approve



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up to \$200,000 in construction funds toward the project. The motion was seconded by Mr. Mark Shugart and passed unanimously.

All right of way requests have been submitted with the exception of one parcel that requires additional outreach.

SC Johnson Turn Lane

Mrs. Jordyn Jones-Raybon reported that the construction team is working out two utility conflicts (AT&T and Comcast). The issue is hoped to be resolved by Mid-February. Another invoice is not anticipated until March 2026.

The CID is planning to do a ribbon cutting to celebrate the completion of this project in partnership with Prologis, SC Johnson, and City of Fairburn in April/May 2026.

CID Property Analysis

Ms. Joddie Gray reported that with Mr. Lynn Rainey's assistance Fulton County has accepted the properties that have been miscoded as CID eligible. This will generate over \$877,000 annually for the CID.

Financials

Mrs. Jordyn Jones-Raybon presented the proposed 2026 Operating Budget, previously reviewed by our Treasurer Mr. Mark Shugart and our accountants. Mr. Mark Shugart made a motion to approve the 2026 Operating Budget for South Fulton CID, seconded by Mr. Ryan Calvert. The motion passed unanimously.

An Audit Engagement Letter for 2025 was also presented for CPA services for a fee of \$9,600, on par with CPA service cost estimates across CIDs.

Mr. Elijah Thompson made a motion to approve the engagement of Goldman & Company, CPAs for \$9,600 to perform the 2025 audit, seconded by Mr. Ryan Calvert. The motion passed unanimously.

Next Meeting/Adjournment

The next Board meeting will be February 27, 2026, at 11:30 a.m. at DHL – 7250 Graham Road, Union City, GA 30291. The meeting adjourned at 1:27 p.m.

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

Secretary