



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 (via teleconference)
Mark Shugart, Secretary/Treasurer
Elijah Thompson
Ryan Calvert
Kelsey Rooks (via teleconference)
Jim Sams
John Hall
Monica Miller (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)
John Vaughan, Rainey & Vaughan, LLC
Mark Sanders, Sr., Sanders & Associates
Mark Sanders, Jr., Sanders & Associates

CID Board Members Not Present:

Lisa Pittman
Kent Mason, Chairman

Date/Meeting Location:

February 27, 2026
Microsoft Teams (Virtual)
Teams Meeting ID: 226 602 727 103 57

Guests:

City of Fairburn Mayor Hattie Portis-Jones
City of Palmetto Mayor Teresa Thomas-Smith
Lester Thompson, City of Fairburn
Tony Phillips, City of Fairburn
Blake Wyatt, Green Oil
John Cook, Green Oil
John Davis, Green Oil
Cory Nordlund, Saben Outdoor
Chris Lindsey, Cambridge Systematics (via teleconference)

Minutes by: Jordyn Jones-Raybon

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Call to Order

In the absence of Chairman Mason, Vice-Chair Ward called the meeting to order at 11:34 a.m.

Meeting Minutes

Mr. Sams made a motion to approve the January 23, 2026 Board Meeting minutes. The motion was seconded by Mr. Shugart and unanimously approved.

Special Services District (SSD) Discussion

Fairburn Mayor Hattie Portis-Jones and Mr. Tony Phillips with the City of Fairburn provided an overview of the proposed SSD. The City of Fairburn is pursuing an SSD due to limited resources and a need to have



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more creative means to fund projects. Mayor Portis-Jones reported on recent meetings with constituents and shared feedback about economic development, safety, and infrastructure.

Mr. Phillips reported that the SSD ordinance was passed in December 2025 and the concept is moving forward, though the implementation details (such as millage rate and timing) remain undetermined. Mr. Phillips emphasized that the city millage rate has not increased since 2011 and distributed an information sheet on Fairburn's millage rate and comparisons to other cities.

Vice-Chair Ward asked several questions Mr. Phillips about overlap of services and tax levies; Mr. Phillips answered questions and shared a letter dated February 27, 2026, regarding the Special Services District and specific concerns.

Palmetto Mayor Teresa Thomas-Smith asked questions about initiatives from a regional perspective and discussed ways to increase consistency, especially along shared roadways and high-volume corridors. Mayor Thomas-Smith expressed a desire for ongoing collaboration and will be in communication with the City of Fairburn leadership and CID Staff.

Following the discussion, Mayor Portis-Jones and Mr. Phillips emphasized the City of Fairburn's interest in ongoing dialogue with the CID to enhance community development efforts. For next steps, CID staff will work with the City of Fairburn to discuss SSD details and the CID's ongoing projects and capabilities. Also, Ms. Gray will share information with the City of Fairburn, including results from the CID's Economic Development Analysis (pending Board approval for the project).

Project Updates

Freight and Sustainability Plan

Mrs. Jones-Raybon reported that official kickoff meeting was held on January 27. Bi-weekly update meetings are scheduled for the duration of the project. Currently, the Cambridge Systematics team is working to deliver the Project Management Plan, Stakeholder Engagement Plan, and Best Practices Report.

Harris Road to SR 74 Reclamation Project

The Board discussed the Harris Road project from the Fairburn Travel Center driveway to SR 74. Mrs. Jones-Raybon reported on plans for full depth reclamation on the truck route portion of this roadway that has deteriorated over the years. Mr. Wyatt shared that a \$40,000 driveway was installed as a zoning condition. With the road reclamation, the project will facilitate an expansion of approximately 50 additional truck parking spaces. Board members, CID Staff, Mr. Lester Thompson, and local property owners discussed who would be responsible for construction bid and management of the roadway. The



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City of Fairburn will manage the construction bid and oversight. Should the final bid exceed the CID's commitment, the City of Fairburn will work with Green Oil to cover funding gaps.

Mr. Sams made a motion to approve an Intergovernmental Agreement (IGA) with the City of Fairburn to fund the reclamation of Harris Road from the Travel Center Driveway to SR 74 not to exceed \$300,000. The motion was seconded by Mr. Elijah Thompson and approved unanimously.

Harris Road to SR 92 (Concept Design)

Mrs. Jones-Raybon presented a proposal to upgrade Harris Road from Plantation Road to SR 92/Spence Road (this portion of roadway is mostly a dirt road). It was noted that this area had encountered persistent issues with illegal dumping. The project would expand employee and visitor access to businesses and ongoing development along SR 92. Mr. Elijah Thompson made the motion to approve an IGA with the City of South Fulton and the expenditure of \$30,000 towards the funding of a concept design. The motion was seconded by Mr. Calvert and approved unanimously.

I-85/SR 74 Interchange

Mrs. Jones-Raybon reported that the interchange updates are progressing with gas line relocations and the setting of bridge end walls and beams. The widening of the entrance ramp to I-85 SB began earlier in the month.

OIB Extension to Gullatt

Mrs. Jones-Raybon reported that the GTIB grant application was submitted to seek funds for the construction phase of this project; right-of-way acquisition is underway. Mrs. Jones-Raybon discussed how additional funding would be needed to provide lighting and water designs as required by the City of Fairburn. Mr. Hall made a motion to approve the expenditure of \$65,000 to fund additional lighting and water design requirements in relation to this project. The motion was seconded by Mr. Shugart and approved unanimously.

SC Johnson Turn Lane

Mrs. Jones-Raybon reported that the project is paused as AT&T relocates buried cable facilities. The project will resume after AT&T and the City of Fairburn complete all necessary utility work. A time extension of 150 calendar days was approved on February 17 to accommodate utility delays.

Economic Development Analysis

Mrs. Jones-Raybon shared a proposal to conduct a comprehensive economic and fiscal analysis regarding economic and fiscal impact related to the Fairburn SSD. Mr. Sams made a motion to authorize the CID to enter into an agreement with Highland Insight LLC and the expenditure of an amount not to exceed \$6,475. The motion was seconded by Mr. Elijah Thompson and approved unanimously.



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Marketing Updates – CID Website

Ms. Siebold reported on extensive updates to the CID's website. As previously requested by the Board, the update focused on improving clarity and usability. Each project now includes a clear written description, an updated project map, and a downloadable one-page fact sheet. The fact sheets from the website have also been posted to LinkedIn for sharing consistent information externally.

Marketing Updates – MARTA

Ms. Siebold reported on the launch of a dedicated MARTA REACH information page, which includes downloadable fact sheets to share consistent messaging about service extensions and changes to routes. Ms. Siebold and Ms. Gray discussed messaging regarding the elimination of Route 188 and the introduction of the on-demand REACH zone service within the CID.

Financials

Mr. Shugart noted that financial documents need to be revised to include updated coding for several parcels; he noted that the corrected revenue projections are expected to yield a significant positive impact on the CID's operating budget for the year.

Next Meeting/Adjournment

The next Board meeting is scheduled for March 27, 2026, at 11:30 a.m. at DHL – 7250 Graham Road, Union City, GA 30291. The meeting adjourned at 1:16 p.m.

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

Secretary