



SOUTH FULTON COMMUNITY IMPROVEMENT DISTRICT

THE ATLANTA REGION'S LOGISTICS LINK TO THE WORLD

Board Meeting Minutes

South Fulton CID Board Members & Staff Present:

Kent Mason, Chairman
Mark Shugart, Secretary/Treasurer
Elijah Thompson
Todd Ward
Monica Miller
Joddie Gray, CID Executive Director
Lynn Rainey, Rainey & Vaughan, LLC
Mark Sanders, Sanders and Assoc.
Mark Sanders Jr., Sanders and Assoc.

Present Via Teleconference:

Lisa Pittman

CID Board Members Not Present:

Matt Luellen, Vice-Chair
Mark Phillips
Jim Sams

Guests:

Lester Thompson, City of Fairburn
Cory Nordlund, Saben
Padram Rahbar, Pond and Company
Rebecca Hester, Pond and Company
Scott Jordan, SEI
Matt Kimberly, SEI
Sandra Rothbard, Freight Matters
Clark Kennedy, Kimley Horn
Karin Smoot, MARTA
William Lotharp, MARTA (via teleconference)
Andrew Pofahl, MARTA (via teleconference)
Sabriya Morris (via teleconference)

Minutes by: Joddie Gray

Date/Meeting Location:

June 28, 2024
DHL, 7250 Graham Road, Union City, GA 30291, and
by Video Teleconference

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.

Call to Order

Kent Mason called the Board meeting to order at 11:30 a.m. There was a quorum present. The public was provided information on attending the meeting via teleconference prior to the meeting.

Meeting Notes

Mr. Shugart made a motion to approve the minutes of the May 24, 2024 South Fulton CID Board meeting. The motion was seconded by Mr. Thompson and passed unanimously.

Legislative and Economic Development Updates

Mr. Sanders provided an overview of the tax revenue trends and the Governors visit to South Korea. He also discussed upcoming major transportation projects, including the State approval of I-285 northside toll lanes, MARTA's budget and transit referenda on ballots in Cobb and Gwinnett counties in November. The Board asked what the timeline is for the I-85 South toll lanes. Ms. Gray agreed to try and find out.



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Detailed legislative notes will be included the Board of Directors project folder in the future.

Project Updates

Pedestrian Bridge and ITS

Ms. Gray reported the City of Fairburn's RAISE grant for the pedestrian bridge over US 29 and CSX as well as the related ITS infrastructure was awarded. It will mean \$1,008,000 federal funding for design and must be completed by FY 2028.

US 29 Arterial Rapid Transit (ART)

Ms. Gray stated that MARTA held a Bus Tour and Workshop last week to discuss the US 29 ART and one of her staff attended. The project will include improved bus stops along US 29. The workshop discussed three routing scenarios. All would include the East Point Station to:

- SR 74 park and ride
- Palmetto
- Downtown Fairburn

SR 74 at I-85 Interchange

Ms. Gray announced the interchange is still on schedule for August 16. The fencing, lighting, and landscaping plans have been incorporated into the final plans. The city will be coordinating some of the fencing details and Mr. Lester Thompson said that it will be decorative fencing. Mr. Thompson also reported that the construction is scheduled to take four years.

SC Johnson Turn Lane

Ms. Gray reported that the remaining to dos include:

- Acquire the Prologis deed from the city attorney's office
- Apply for GDOT permit for the work
- Final utility submission, giving them go ahead for relocations
- Bid process – requested quote from Atlas to lead the bid process and construction management

The project is anticipated to go to bid spring, 2025.

Reclamation Projects

The Contract Award was approved at the June 10th City Council Meeting as well as the intergovernmental agreement with the CID. The Notice to Proceed (NTP) is July 8th, 2024. The project is required to be fully complete within One Hundred and Eighty (180) consecutive calendar days.

The construction sequence will be:

- Gullatt Road
- Cleckler Road
- McLarin Road



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Gullatt Road Interchange Justification Report (IJR)

Ms. Gray reported that GDOT held a check-in meeting last Monday. The growth rates is only 1.03% for the study area, which could be concerning.

OIB Extension to Gullatt Road

Ms. Gray reported that the right of way plans will be developed with the 60% plans by end of August.

SR74 at US 29 and McClarin Road

Ms. Gray is still trying to get the schedule for the GDOT Quick Response and FORD funded project implementation.

Freight and Sustainability Plan

Ms. Gray applied for an ARC Freight Cluster Plan: Sustainability Focus on June 27. She requested \$310,000 and so the CID will need to provide a minimum match of \$62,000 as well as sign a resolution committing to the funds.

Mr. Shugart made a motion to approve the \$62,000 matching funds for the Freight Cluster Study and approval of a resolution committing the funds. The motion was seconded by Mr. Ward and passed unanimously.

Expansion

Ms. Gray reported that all four City Council's approved the expansion resolutions, and all documentation has been provided to Fulton County. They need to fix their map of the existing CID boundary and promised the new properties will be billed this year.

Ms. Gray showcased a proposed expansion for 2026 tax season based on continuing relationship and a Palmetto focused area that the Board had previously requested. The Board requested to see aerial maps of the CID.

There was a lot of discussion around residential properties. Residential can be included within CID boundaries but is not taxed. If the residential converts to commercial or manufacturing and is within the CID boundary, those properties will not automatically be taxed even though they are supposed to be. That is one reason why every two years or so Ms. Gray does a thorough analysis of the CID properties to ensure all commercial and manufacturing is taxed. It is often a negotiation with the Tax Commissioner's office to get those properties included and only if they are not on the outskirts of the CID.

Fairburn Park and Ride Lot Marketing

Ms. Gray's team created a Fairburn Park and Ride Facebook Page to boost SEO, improve user experience, and enable location based social advertising. They also published a second blog post promoting the Fairburn Park and Ride.

Based on the Board's request, the CID also hosted a Father's Day Car Show to raise awareness of the many features of the Park and Ride lot. There were about 60-100 people in attendance.



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Based on previous discussions, Ms. Gray also got pricing for a coffee truck for four Tuesdays in September. This would include free coffee and doughnuts for registered up to 60 carpools and transit riders in Georgia Commute Options system. It would be approximately \$950 for each day for a total of \$3,800. This could be reduced by actual purchases.

Ms. Miller made a motion to approve the \$3,800 for a coffee truck, seconded by Mr. Thompson. The motion passed unanimously.

Financials

Mr. Shugart discussed the Financial Report. There were no significant updates or budget variations to report.

Next Meeting/Adjournment

The next regular Board meeting is scheduled for July 26, 2024, at DHL. There will be no August meeting.

Kent Mason adjourned the meeting at 12:47 p.m.

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

_____ day of _____, 2024.

Secretary