



SOUTH FULTON COMMUNITY IMPROVEMENT DISTRICT

THE ATLANTA REGION'S LOGISTICS LINK TO THE WORLD

Board Meeting Minutes

South Fulton CID Board Members & Staff Present:

Mark Shugart, Secretary/Treasurer
Lisa Pittman
Elijah Thompson
Todd Ward
Jim Sams
Joddie Gray, CID Executive Director
John Vaughan, Rainey & Vaughan, LLC
Mark Sanders, Sanders and Assoc.

Guests:

Lester Thompson, City of Fairburn
Rebecca Hester, Pond & Company
Brian Dorelus, Aerotropolis Atlanta Alliance
Denise Loudon (via teleconference)
David Henry (via teleconference)

Minutes by: Joddie Gray

Present Via Teleconference:

Kent Mason, Chairman

CID Board Members Not Present:

Matt Luellen, Vice-Chair
Monica Miller
Mark Phillips

Date/Meeting Location:

July 26, 2024
DHL, 7250 Graham Road, Union City, GA 30291, and
by Video Teleconference

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Call to Order

Chairman 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. Ward made a motion to approve the Minutes of the June 28, 2024 South Fulton CID Board meeting. The motion was seconded by Mr. Sams and passed unanimously.

Legislative and Economic Development Updates

Mr. Sanders reported that state tax revenues are up 6.5% over last year, an increase of \$185 million. The S&P recently reaffirmed Georgia's AAA bond rating with a stable outlook. Mr. Sanders noted that the Governor announced a \$1.5 billion cash infusion for transportation. This will help expedite 42 projects and provide more funding to local governments and key projects around the state, including freight infrastructure.



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Mr. Sanders concluded by providing an update on the ATL. A vote will be held next week to determine whether there will be additional cuts to the Xpress bus service, as ridership is down approximately 30% of what it was before the pandemic. He also noted that Steve Brock, a local residential developer, is the new ATL Board Chair.

Project Updates

SR 74 at I-85 Interchange

Ms. Gray announced that the interchange is still on schedule for bid opening on August 16. GDOT held a meeting with elected officials earlier this week. GDOT committed to holding quarterly meetings to provide updates and the creation of a project website to help with communications. Construction is scheduled to take three years and the interchange will remain open to traffic during that period.

SC Johnson Turn Lane

Ms. Gray reported that the remaining to-dos for the SC Johnson turn lane project include recording the Prologis deed so plans can be finalized, applying for a GDOT permit for the work, and utility relocation.

Ms. Gray has requested a quote from Atlas to lead the bid process and construction management. The Board wanted to request Prologis/SC Johnson to help before committing to construction management services. Mr. Shugart made a motion to approve the \$5,600 for bid document preparation and bidding assistance; the motion was seconded by Mr. Thompson and passed unanimously. The project is anticipated to go to bid next spring.

Reclamation Projects

The reclamation projects are just now starting. The construction sequence has changed and will be as follows:

- Cleckler Road
- Gullatt Road
- McLarin Road.

Gullatt Road Interchange Justification Report (IJR)

Ms. Gray stated that there is no activity to report.

OIB Extension to Gullatt Road

Ms. Gray reported the utility requests were submitted to confirm utility locations (they have 60 days to respond). The 60% plans are scheduled for review in the fall, and right-of-way plans will follow.

SR74 at US 29 and McLarin Road

Ms. Gray reported that work on the Right Turn Lane Extension - SR 74 NB off-ramp onto US 29/SR 14/Roosevelt Hwy SB is expected to start the first week of August. The timeline for the remainder of the project has not yet been finalized.



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Expansion

Ms. Gray reported she is continuing to work with the Tax Commissioner to fix its parcel list and map of the existing CID boundaries. The Tax Commissioner's Office promised that the new properties will be properly billed this year.

Ms. Gray referenced the full proposal for CID expansion services that was previously shared with the Board. She recommended that the Board approve funding for this year to initiate strategy, research, and maintain "warm" leads. Then, the scope can be adjusted as needed for 2025-2026. Mr. Sams made a motion to approve the expenditure of \$30,000 for expansion services as set forth in the proposal. The motion was seconded by Mr. Shugart and passed unanimously.

Marketing

Ms. Gray provided an overview of marketing performance (see the presentation in the Board folder for details) and outlined the strategy for the Coffee and Donut truck at the Fairburn park-and-ride in September.

Financials

Ms. Gray requested the Board approve insurance amounts prior to renewal. She provided approximate amounts based on 2023 numbers for Directors & Officers Liability, General Liability and Umbrella. Mr. Sams made a motion to approve the funds for insurance renewal in an amount not to exceed \$4,500. The motion was seconded by Mr. Thompson and passed unanimously.

Mr. Shugart presented an idea proposed by On-Call Accounting: a sweep account that automatically moves money to or from a money market account. This keeps the whole amount fully invested and also eliminates the need to monitor bank balances and make transfers. The rate is the same as the Georgia Fund 1 account and it is for collateralized funds.

- Mr. Shugart shared that the transition could mean an additional \$12,500 per year in additional interest income (~\$250k average checking balance last 12 months @ 5.5% rate).
- On Call Accounting would charge \$3,500 for complete migration. If the Board wishes to keep GF1 as well, that would add another \$2,000.

The Board asked several questions about the proposed transition and discussed whether the benefits would be worth the hassle of changing banking. Mr. Shugart agreed to look into the fees on the CID's current accounts and evaluate whether if a proposal would be worthwhile.

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



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Next Meeting/Adjournment

The next regular Board meeting is scheduled for September 27, 2024, at DHL. The Board is not scheduled to meet in August.

Chairman Mason adjourned the meeting at 12:41 p.m.

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

_____ day of _____, 2024.

Secretary