



# 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  
Lisa Pittman  
Monica Miller  
Jim Sams  
Joddie Gray, CID Executive Director  
Lynn Rainey, Rainey & Vaughan, LLC  
Mark Sanders, Sanders and Assoc.  
Mark Sanders, Jr., Sanders and Assoc.

### Guests:

Lester Thompson, City of Fairburn  
Pedram Rathbum

**Minutes by:** Joddie Gray

### CID Board Members Not Present:

Elijah Thompson  
Todd Ward  
Matt Luellen, Vice-Chair  
Mark Phillips

### Date/Meeting Location:

September 27, 2024  
Video Teleconference

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### 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.

### Legislative and Economic Development Updates

Mr. Sanders, Jr. provided a revenue update for the state. Tax revenue is up 2.5% over last year and the economic development metrics are favorable. Mr. Sanders noted that the Savannah port has seen growth, however there is a strike looming.

Mr. Sanders provided an update on cuts to the Express bus service. However, it appears that a new stop will be added at the Fairburn park and ride lot.

Locally, the City of South Fulton approved its FY25 budget. Union City was recently identified as one of the fastest growing suburbs in the country. There are key developments in data centers with the energy providers stating they are preparing to meet demand.



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### Meeting Notes

Mr. Sams made a motion to approve the Minutes of the July 26, 2024 South Fulton CID Board meeting. The motion was seconded by Ms. Miller and passed unanimously.

### Project Updates

#### SR 74 at I-85 Interchange

Ms. Gray announced that the bid opening date was August 16, 2024 and GDOT issued the contract award for \$81,170,185.47 to E.R. Snell Contractor Inc. on August 30, 2024. The Maintenance Agreement for the ornamental fence on the bridge was approved at the September 9<sup>th</sup> Fairburn City Council Meeting. Supplemental Agreement #6 for Construction Services (Preconstruction Conference, RFIs, Non-Conformance Reports, Plan Revisions, Post-Construction Evaluation) for \$300,000 was received on September 25, 2024. It is anticipated that this item will be presented at the October 28<sup>th</sup> City Council Meeting. This contract will be fully funded by GDOT.

Construction is scheduled to take three years and will remain open to traffic during that period. GDOT has promised quarterly meetings and a website with updates. Mr. Thompson stated that he will ensure the entire Board is invited to the update meetings.

#### SC Johnson Turn Lane

Ms. Gray reported that the permit was submitted to GDOT and comments were received. It was resubmitted last week. The right of way deeds are being recorded.

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

### Reclamation Projects

The reclamation projects are in progress and will be done within the next month.

#### Gullatt Road Interchange Justification Report (IJR)

Ms. Gray reported that the traffic counts, growth rate, existing year volume, and existing year operations analysis have been completed. In progress are the volume diagrams, future no build volume development, and crash analysis. The project analysis years are currently: Open Year 2038; Design Year 2058.

#### OIB Extension to Gullatt Road

Ms. Gray reported the 60% plans are scheduled for end of October and right of way plans will follow. SEI is waiting on a geotechnical investigation to ensure that no rock evacuation is needed. If it is, the project will need to be redesigned.



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### SR74 at US 29 and McLarin Road

Ms. Gray reported the SR 74/Fairburn Industrial Boulevard at McLarin Road turn lane shoulder and a six-inch raised concrete median have been installed. Waiting on striping and signage. The Fairburn Industrial Boulevard (SR 74) @ Roosevelt Highway (SR 14) Turn Lane Improvements (Acceleration Lane Improvements) survey and construction layout have been completed.

### Expansion

Ms. Gray reported she is continuing work with the Tax Commissioner to fix its map of the existing CID boundary. She is meet with them next week.

Ms. Gray noted that Chris Cannon is going to schedule 15 min meetings with each Board member to:

1. PROVIDE CONNECTIONS: Help identify contacts for property owners, tenants, or companies in the expansion areas.
2. PROVIDE CONTEXT: Share your intel on the expansion area including potential solutions that the CID could bring to property owners in these areas.

### Marketing

Ms. Gray reported that the South Fulton CID websites grew by 60%. There is increased Fairburn park and ride lots awareness, with 150 new Facebook followers to the site. However, the pop-up events saw low attendance.

The Chairman recommended conducting a survey of industrial tenants to better understand their pain points and need. Ms. Miller agreed this would be valuable. Ms. Gray agreed to add this to the scope of work for next year.

### Financials

Mr. Shugart reported were no significant updates or budget variations to report. Ms. Gray noted financials are in the project folder.

### Next Meeting/Adjournment

The next regular Board meeting is scheduled for 11:30 a.m. on October 25, 2024, at DHL.

Kent Mason adjourned the meeting at 12:42 p.m.

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Secretary