

1 **A RESOLUTION APPROVING A GROUND LEASE AGREEMENT BETWEEN FULTON**
2 **COUNTY, GEORGIA (“LESSOR”) AND BRAKKAM AVIATION MANAGEMENT, LLC,**
3 **A GEORGIA LIMITED LIABILITY COMPANY, AND THE INTEGRAL GROUP LLC, A**
4 **GEORGIA LIMITED LIABILITY COMPANY (JOINTLY AND SEVERALLY “TENANT”),**
5 **FOR THE PURPOSE OF PROVIDING AIRPORT HANGAR AND ADMINISTRATIVE**
6 **OFFICE SPACE ON 13.879 +/- ACRES AT THE FULTON COUNTY EXECUTIVE**
7 **AIRPORT – CHARLIE BROWN FIELD; AUTHORIZING THE CHAIRMAN TO**
8 **APPROVE THE GROUND LEASE AGREEMENT AND RELATED DOCUMENTS;**
9 **AUTHORIZING THE COUNTY ATTORNEY TO APPROVE THE GROUND LEASE**
10 **AGREEMENT AND RELATED DOCUMENTS AS TO FORM AND TO MAKE ANY**
11 **MODIFICATIONS THERETO PRIOR TO EXECUTION; AND FOR OTHER PURPOSES.**

12 **WHEREAS,** Fulton County is the owner of a tract of land in Fulton County, Georgia,
13 lying north and northwesterly of M. L. King, Jr. Drive and east and southeasterly of the
14 Chattahoochee River, comprising nine hundred eighty-five (985) acres, more or less,
15 which Fulton County has developed for use as an airport commonly referred to as the
16 Fulton County Executive Airport – Charlie Brown Field, hereinafter referred to as the
17 “Fulton County Airport”; and

18 **WHEREAS,** Fulton County and Brakkam Aviation Management, LLC, a Georgia
19 limited liability company (“Brakkam”), and The Integral Group LLC, a Georgia limited
20 liability company (“Integral”), have negotiated the terms of an airport ground lease
21 agreement; and

22 **WHEREAS,** it is the mutual desire of Fulton County, as Landlord, and Brakkam
23 and Integral, as Tenant, to enter into the proposed lease agreement for forty (40) years,
24 plus two (2) five (5) year renewal options; and

25 **WHEREAS,** the adjusted ground leasable area shall be approximately 13.879 +/-
26 acres and subject to an annual rental rate of \$10,000.00 acre with annual increases of
27 three percent (3%) at every five (5) year anniversary; and

1 **WHEREAS**, pursuant to O.C.G.A. §§ 36-9-2 and 36-10-1, the Board of
2 Commissioners has control of all property belonging to Fulton County and all contracts
3 entered into by Fulton County shall be in writing and entered on its minutes.

4 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby
5 approve the Ground Lease Agreement with Brakkam Aviation Management, LLC and The
6 Integral Group LLC, for approximately 13.879 +/- acres at the Fulton County Executive
7 Airport – Charlie Brown Field, in substantially the form attached hereto as Exhibit “A.”

8 **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners
9 or County Manager, where appropriate in carrying out his executive functions, are hereby
10 authorized to execute the Ground Lease Agreement and related documents between
11 Fulton County, as Landlord, and Brakkam Aviation Management, LLC, and The Integral
12 Group LLC, jointly as Tenant.

13 **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to
14 approve the Ground Lease Agreement as to form, and to make such other or additional
15 modifications as are necessary, to protect Fulton County’s interests prior to execution by
16 the Chairman.

17 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon its
18 adoption, and that all resolutions and parts of resolutions in conflict with this Resolution
19 are hereby repealed to the extent of the conflict.

20 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
21 Georgia, this _____ day of April, 2021.

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**FULTON COUNTY BOARD OF
COMMISSIONERS**

Robert L. Pitts, Chairman

ATTEST:

Tonya R. Grier, Clerk to the Commission

APPROVED AS TO FORM:

Kaye W. Burwell, Interim County Attorney

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