

1       **A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN FULTON COUNTY,**  
2       **GEORGIA (LANDLORD) AND THE CITY OF HAPEVILLE (TENANT) TO LEASE COUNTY-**  
3       **OWNED REAL PROPERTY FORMERLY KNOWN AS THE HAPEVILLE HEALTH CENTER,**  
4       **LOCATED AT 3444 CLAIRE DRIVE, HAPEVILLE, GEORGIA 30354; AUTHORIZING THE**  
5       **CHAIRMAN OF THE FULTON COUNTY BOARD OF COMMISSIONERS TO EXECUTE THE**  
6       **LEASE AGREEMENT AND RELATED DOCUMENTS; AUTHORIZING THE COUNTY**  
7       **ATTORNEY TO APPROVE THE LEASE AGREEMENT AND RELATED DOCUMENTS AS TO**  
8       **FORM AND MAKE NECESSARY MODIFICATIONS THERETO PRIOR TO EXECUTION; AND**  
9       **FOR OTHER PURPOSES.**

10       **WHEREAS**, Fulton County, Georgia (“Fulton County”) is a political subdivision of  
11       the State of Georgia, existing as such under and by the Constitution, statutes, and laws  
12       of the State; and

13       **WHEREAS**, Fulton County, Georgia (“Fulton County”) owns certain real property  
14       located at 3444 Claire Drive, Hapeville, Georgia 30354, consisting of approximately  
15       0.4591 acres and formerly known as the Hapeville Health Center (“Property”); and

16       **WHEREAS**, the City of Hapeville, a municipal corporation of the state of Georgia  
17       (“Hapeville”), has submitted a request to the Fulton County Department of Real Estate  
18       and Asset Management Department (“DREAM”) to enter into a long-term lease of the  
19       Property prior to repurposing the on-site facility to provide government services for the  
20       residents of Hapeville; and

21       **WHEREAS**, DREAM and Hapeville have negotiated mutually acceptable rental  
22       terms for the Property which include an initial term of twenty-five years with an option to  
23       renew for an additional twenty-five years; and

24       **WHEREAS**, in lieu of monetary compensation for Hapeville’s lease of the Property,  
25       Hapeville will provide the County with the benefit of maintenance and repair of the  
26       Property, and the provision of government services to County residents therefrom; and

1           **WHEREAS**, pursuant to Fulton County Code § 1-117, the Fulton County Board of  
2 Commissioners has exclusive jurisdiction and control over directing and controlling all the  
3 property of the County, as they may deem expedient, according to law.

4           **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby  
5 approves the Lease Agreement between Fulton County, Georgia, and the City of  
6 Hapeville, a municipal corporation of the State of Georgia, in substantially the form  
7 attached hereto as Exhibit A, for the purpose of leasing County-owned property located  
8 at 3444 Claire Drive, Hapeville, Georgia 30354, to Hapeville to provide government  
9 services.

10           **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners  
11 is hereby authorized to execute the Lease Agreement and any related documents.

12           **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to  
13 approve the Lease Agreement and any related documents as to form, and to make  
14 modifications thereto as are necessary to protect the interests of Fulton County, prior to  
15 execution by the Chairman.

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

19           **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,  
20 Georgia, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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## **FULTON COUNTY BOARD OF COMMISSIONERS**

Robert L. Pitts, Chairman (At Large)  
Fulton County Board of Commissioners

**ATTEST:**

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## Tonya Grier, Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

EXHIBIT A  
Form of Lease Agreement