

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:

Tonya Grier, Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

EXHIBIT A

Form of Lease Agreement