

1 **A RESOLUTION TO DIRECT COUNTY MANAGEMENT TO PURSUE A SALES TAX**  
2 **FOR THE PURPOSE OF FUNDING A CAPITAL PROJECT TO ENSURE SAFE AND**  
3 **HUMANE PRE-TRIAL DETENTION IN FULTON COUNTY; TO DIRECT COUNTY**  
4 **MANAGEMENT TO RE-ISSUE THE REQUEST FOR PROPOSAL FOR THE NEXT**  
5 **PHASE OF THE PROJECT AMENDED TO INCLUDE A REVIEW OF THE SIZE OF THE**  
6 **FACILITY NEEDED, THE PROJECTED PRE-TRIAL JAIL POPULATION FOR**  
7 **TWENTY-FIVE YEARS BASED ON CHANGES TO STATE LAW AND**  
8 **IMPROVEMENTS IN THE FULTON COUNTY JUSTICE SYSTEM, AN EVALUATION**  
9 **OF THE OPTION TO RENOVATE THE EXISTING FACILITY, AND A PHASED**  
10 **APPROACH TO A NEW BUILD; AND FOR OTHER PURPOSES.**

11 **WHEREAS**, this resolution shall be known and may be cited as the “Safe and  
12 Humane Pre-Trial Jail Act”; and

13 **WHEREAS**, the Fulton County Board of Commissioners understands that the  
14 State of Georgia mandates under O.C.G.A §36-9-9 that “the county jails hereafter  
15 constructed shall be of sufficient size and strength to contain and keep securely the  
16 prisoners who may be confined therein ...[and] which are properly ventilated so as to  
17 secure the health of those confined therein.”; and

18 **WHEREAS**, The Fulton County Jail has faced numerous investigations and  
19 consent decrees starting as early as 1999 (see Exhibit A) and the Fulton County Jail is  
20 currently under investigation by the United States Department of Justice (DOJ) who  
21 stated in their announcement that they will be addressing “credible allegations [including  
22 that]...the Fulton County Jail is structurally unsafe” (See Exhibit B); and

23 **WHEREAS**, the Fulton County Board of Commissioners in their commitment to  
24 address chronic overcrowding and dangerous conditions at the Fulton County Jail at Rice  
25 Street, due in part to the age and condition of the structure, directed County Management  
26 to issue a Request for Proposal for a Jail Feasibility Study in 2021; and

27 **WHEREAS**, on January 19th, 2022, the Fulton County Board of Commissioners  
28 approved the proposal presented as County Manager Action Item 22-0068 for an amount  
29 not to exceed \$1,199,545.00 for a joint venture between STV Architects, Inc., and  
30 TreanorHL, Inc. (STV/TreanorHL), to provide a feasibility study to evaluate options for the

1 Fulton County Jail as well as, on-site headquarters for the Sheriff’s Office Jail  
2 Administration operations; and

3 **WHEREAS**, the Jail Feasibility Study, (see Exhibit C) presented to the BOC by  
4 STV/TreanorHL on February 1st, 2023, as Agenda Item 23-0083 concludes that the  
5 “existing jail is obsolete”, “creates public safety concerns”, has “limited space for  
6 treatment, programs, and services”, and is “adversely affecting employee retention and  
7 recruitment”. It also states that the “current buildings are deteriorated and in poor  
8 condition” and that the Fulton County Jail which opened 35 years ago in 1989 exceeds  
9 the “average useful life of comparable jails [which] is 30 years”; and

10 **WHEREAS**, the Jail Feasibility Study recommends “a new consolidated jail at Rice  
11 Street” that would maximize “operational efficiency [by housing the entire pre-trial  
12 detention population in close] proximity to Fulton County Courts and Grady Hospital” and  
13 eliminate the need for outsourcing inmates; and

14 **WHEREAS**, the Jail Feasibility Study recommends that the “new consolidated jail  
15 at Rice Street” be designed to facilitate “best thinking and best jail practices” which include  
16 a “commitment to direct supervision”, creating a “normative (not punitive) environment”,  
17 expanding “wrap around programs and services”, providing “state-of-the-art medical and  
18 mental health housing”, and creating “a safe and positive work environment for staff”, and  
19 concludes that the need for a new facility is “acute”; and

20 **WHEREAS**, on April 19th, 2023, the Fulton County Board of Commissioners  
21 approved additional spending of \$869,893 with STV/TreanorHL for Phase 2 of the Jail  
22 Feasibility Study bringing the total contract spend to \$2,069,438; and

23 **WHEREAS**, the Fulton County Board of Commissioners solidified its commitment  
24 to a build a safe and humane pre-trial jail when it approved the advancement of project  
25 by vote on August 2nd, 2023, in Agenda Item 23-0511; and

26 **WHEREAS**, the Fulton County Board of Commissioners directed the County  
27 Management team to move forward with financial planning for a replacement jail capital  
28 project by vote on December 6th, 2023, in Agenda Item 23-0880; and

1           **WHEREAS**, the Fulton County Board of Commissioners further solidified its  
2 commitment to build a safe and humane pre-trial jail when it approved the 2024 Annual  
3 Budget which included \$10 million allocated towards planning for a replacement facility;  
4 and

5           **WHEREAS**, Fulton County has made improvements in 2024 in the criminal justice  
6 system that have lowered the current inmate population; and

7           **WHEREAS**, the State of Georgia has recently adopted legislation, such as Senate  
8 Bill 63 (SB63) (2024), that increases the number of offenses ineligible for pre-trial bond  
9 release, leading to likely increases in the Fulton County Jail population; and

10           **WHEREAS**, the Fulton County Board of Commissioners is committed to  
11 minimizing the burden on its property taxpayers.

12           **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby  
13 instructs County Management to include the pursuit of a sales tax as a part of its 2025  
14 legislative agenda and to develop a plan for community outreach and engagement with  
15 all stakeholders.

16           **BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby instructs  
17 County Management to reissue a Request for Proposal (RFP) for Program Management  
18 services amended to include a review of the size of the facility needed based on a  
19 projected pre-trial population for twenty-five years that takes into consideration changes  
20 to state law (i.e. SB 63) and recent improvements to the Fulton County Justice System,  
21 a phased approach to a new build; an evaluation of and cost estimate for a safe and  
22 humane pre-trial detention model centered around renovating the existing facility that  
23 would allow for “best thinking and best jail practices”, “commitment to direct supervision”,  
24 creating a “normative (not punitive) environment”, expanding “wrap around programs and  
25 services”, providing “state-of-the-art medical and mental health housing”, and creating “a  
26 safe and positive work environment for staff”.

27           **BE IT FURTHER RESOLVED**, that Board of Commissioners hereby instructs  
28 County Management to include in the proposed 2025 budget the funds to complete the  
29 planning and design phases of the jail capital improvement project.

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

4 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County, Georgia,  
5 this 5th day of June, 2024.

6   **FULTON COUNTY BOARD OF COMMISSIONERS**

7  
8   Sponsored by:  
9

10  
11   \_\_\_\_\_

12   Dana Barrett, District 3  
13

14  
15   **ATTEST:**

16  
17   \_\_\_\_\_

18   Tonya R. Grier, Clerk to the Commission  
19

20  
21   **APPROVED AS TO FORM:**

22  
23   \_\_\_\_\_

24   Y. Soo Jo, County Attorney

# **EXHIBIT A**

- 2004 - *Harper v Bennett* - Fulton County sued by the Southern Center for Human Rights for unsafe living conditions at the jail, and potential violations of the 8<sup>th</sup> and 14<sup>th</sup> amendments.
- 2005 - Consent order is given in December 2005 as part of *Harper v Bennett* with terms and conditions to get the jail back to a constitutional standard.
- 2005 - *Georgia Public Defender Standards Council v Freeman (2005)* - Fulton County is sued over inmate outsourcing due to overcrowding at the Fulton County Jail.
- 2006 - Another consent decree is issued as a part of *Georgia Public Defender Standards Council v Freeman*.
- 2007 - Memorandum on Compliance issued due to unimproved jail conditions.
- 2008 - Order to show cause issued in July 2008, ordering Sheriff to appear in court and explain why the jail had not met court orders.
- 2013 - Court finds that the jail is in clear violation of the consent decree because of overcrowding, understaffing, and unsafe facilities.
- 2023 - *Ongoing Investigation (2023)* - The U.S Department of Justice launches an ongoing investigation into the living conditions in the Rice Street jail, writing in their announcement that they will be investigating claims that “the Fulton County Jail is structurally unsafe.”

(This list does not include cases settled outside of court, other actions taken by judges in relation to the Fulton County Jail, or actions taken as a result of a death occurring inside Fulton County Jail.)

# **EXHIBIT B**



---

**PRESS RELEASE**

# Justice Department Announces Investigation into Conditions in Fulton County, Georgia Jail

---

Thursday, July 13, 2023

**For Immediate Release**

Office of Public Affairs

The Justice Department announced today that it has opened a civil investigation into the conditions in the Fulton County Jail in Georgia.

Based on an extensive review of publicly available information and information gathered from stakeholders, the Department has found significant justification to open this investigation, including credible allegations that an incarcerated person died covered in insects and filth, that the Fulton County Jail is structurally unsafe, that prevalent violence has resulted in serious injuries and homicides, and that officers are being prosecuted for using excessive force.

The investigation thus will examine living conditions, medical and mental health care, use of excessive force, and protection from violence. The investigation will also examine whether Fulton County and the Fulton County Sheriff's Office discriminate against persons with psychiatric disabilities inside the jail.

"People in prisons and jails are entitled to basic protections of their civil rights," said Attorney General Merrick B. Garland. "We launched this investigation into the Fulton County Jail based on serious allegations of unsafe, unsanitary living conditions at the jail, excessive force and



violence within the jail, discrimination against incarcerated individuals with mental health issues, and failure to provide adequate medical care to incarcerated individuals. During this comprehensive review of the conditions of confinement at the Fulton County Jail, the Justice Department will determine whether systemic violations of federal laws exist, and if so, how to correct them.”

“The unconstitutional conditions that we see too often inside jails and prisons have no place in society today,” said Assistant Attorney General Kristen Clarke of the Justice Department’s Civil Rights Division. “We are launching this investigation to determine whether Fulton County’s treatment of people in the jail complies with constitutional standards. We are committed to ensuring jail and prison facilities provide constitutional conditions, in which all people can live safely and receive medical care. Incarceration should never include exposure to unconstitutional living conditions, including the risk of serious harm from violence.”

“All Georgians deserve fairness from the institutions that serve us, including our local jails,” said U.S. Attorney Ryan K. Buchanan for the Northern District of Georgia. “The recent allegations of filthy housing teeming with insects, rampant violence resulting in death and injuries, and officers using excessive force are cause for grave concern and warrant a thorough investigation. This investigation is part of our ongoing efforts to ensure that citizens are safe, and their constitutional rights protected, even while they are in custody.”

Department officials have informed Fulton County officials and the Fulton County Sheriff of the investigation. They pledged to cooperate with the investigation.

The Department has not reached any conclusions regarding the allegations in this matter. The investigation will be conducted under the Civil Rights of Institutionalized Persons Act (CRIPA) and the Americans with Disabilities Act (ADA). Both statutes give the Department the authority to investigate systemic violations of the rights of people confined to correctional facilities. The Department’s work has led to important reforms to protect the rights of people in jails and prisons.

The Civil Rights Division’s Special Litigation Section is conducting this investigation jointly with the U.S. Attorney’s office in the Northern District of Georgia. Individuals with relevant information are encouraged to contact the Department via phone at (888) 473-4092 or by email at [fultoncountyjail@usdoj.gov](mailto:fultoncountyjail@usdoj.gov).

Additional information about the Civil Rights Division’s work regarding correctional facilities is available on its website at [www.justice.gov/crt/rights-persons-confined-jails-and-prisons](http://www.justice.gov/crt/rights-persons-confined-jails-and-prisons).

*Updated September 8, 2023*

# **EXHIBIT C**



PRESENTATION  
**JAIL FEASIBILITY STUDY**

RFP #21RFP206340K-BKJ



February 1, 2023



## Vision

**Our Vision is for a New Facility that provides a Safe, Humane, and Sustainable Environment reflecting Best Practices in Pre-Trial Detention.**

# The Goal of This Project Is to Answer 5 Key Questions

- **Do we need a new jail?**
- **How big should it be?**
- **What services should be provided?**
- **Where could it be located?**
- **How much will it cost?**

## Do we need a new jail?

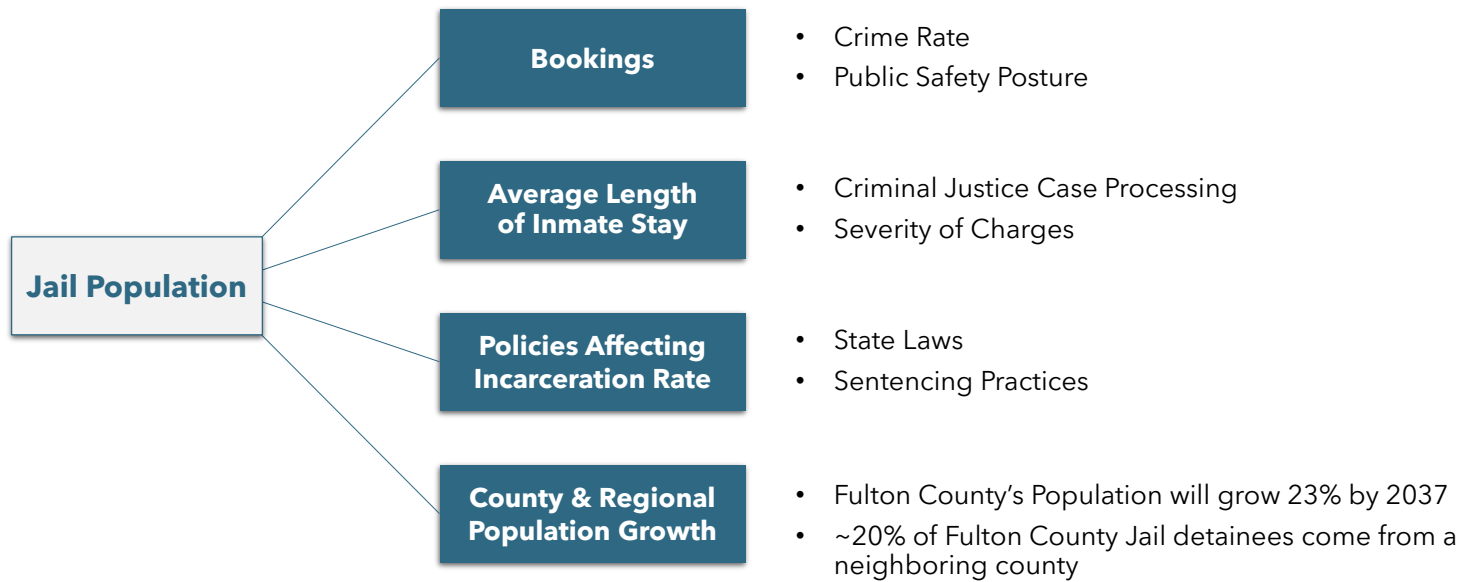
# The Existing Jail Is Obsolete

- **The existing jail is overcrowded**
  - Rice Street: designed for 1,125, currently occupied by 2,950
  - Union City: designed for 260, formerly occupied by 318
- **The existing jail creates public safety concerns**
  - 11 fires, 534 fights since January 2022\*
  - 114 stabbings since January 2022\*
- **Current buildings are deteriorated**
  - Aging facility in poor condition
  - The average useful life of comparable jails is 30 years
- **Limited space available for services and programs**
  - Existing Rice Street Jail is 90% housing
  - Lack of available space for treatment, programs & services
- **The facility adversely impacts employee retention and recruitment**
  - 738 authorized positions, 122 are vacant\*
  - 130 new hires vs. 185 separations in 2021\*

\* Source: Fulton County Office of the Sheriff

## How big should it be?

# The Size of a Jail Is Determined by Several Factors



# We Developed 3 Scenarios for the Jail Population Forecast

## Status Quo Forecast

- Assumes no change in the current practices of the criminal justice system
- Current trends in bookings and average length of stay (ALOS) stay the same

## Moderate Improvement Forecast

- The status quo forecast is modified to include multiple criminal justice system changes:
  - Progress in diversion
  - Case processing improvements
  - Reduction in ALOS

## Optimal Improvement Forecast

- Assumes return to pre-COVID level and reduction of court case backlog
- Expansion of alternatives to incarceration and case processing improvements
- Measurable reductions in incarceration rates

# Key Assumptions of Jail Population Forecast

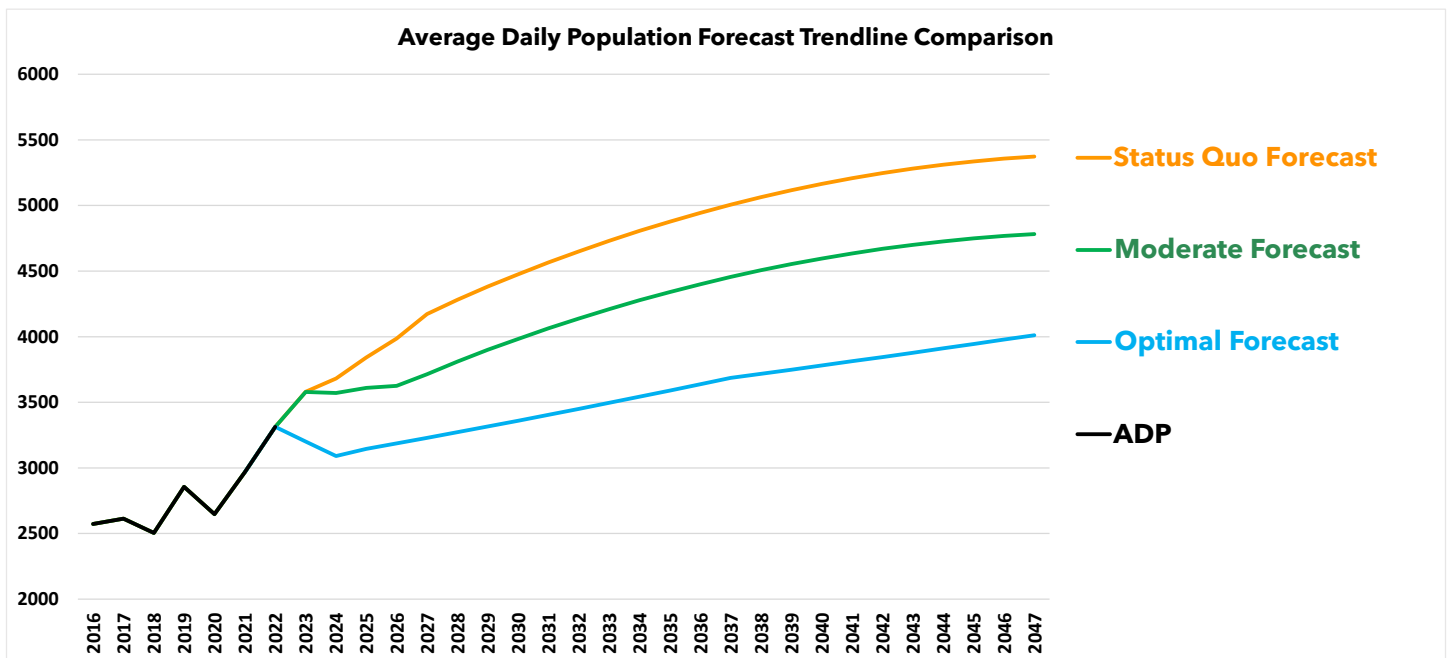
- RFP requested a 25-year projection through 2047
- 2037 reflects a first phase of construction for housing with support infrastructure for 2047
- Additional housing can be phased in as needed to meet 2047 bed needs

		2019	2022	2037	2047
Status Quo Forecast	Bookings (Average Per Day)	68.3	52.7	82.5	90.4
	Average Length of Stay (Days)	39.2	58.9	60.7	59.4
Moderate Forecast	Bookings (Average Per Day)	68.3	52.7	80.4	87.8
	Average Length of Stay (Days)	39.2	58.9	51.9	51.2
Optimal Forecast	Bookings (Average Per Day)	68.3	52.7	80.4	87.8
	Average Length of Stay (Days)	39.2	58.9	42.9	43.0
All Models	Fulton County Population	1,087,425	1,139,513	1,401,057	1,577,434
	Metropolitan Atlanta Population	3,839,741	4,982,924	5,819,113	6,267,538

All forecast scenarios assume:

- Estimated bookings will grow beyond historical levels
- Fulton County/Metro Atlanta populations will continue to grow

# Average Daily Population Forecast Scenarios



# ADP and Bed Needs: 2022, 2037 & 2047

Scenario	2022		2037		2047	
	ADP	Bed Need*	ADP	Bed Need*	ADP	Bed Need*
2022 Actual	3300	3942	--	--	--	--
Status Quo Forecast	--	--	5006	5980	5373	6418
Moderate Forecast	--	--	4455	5322	4782	5712
Optimal Forecast	--	--	3686	4403	4012	4792

**\*Bed Need = ADP + Peaking Factor + Classification Factor**

## What services should be provided?

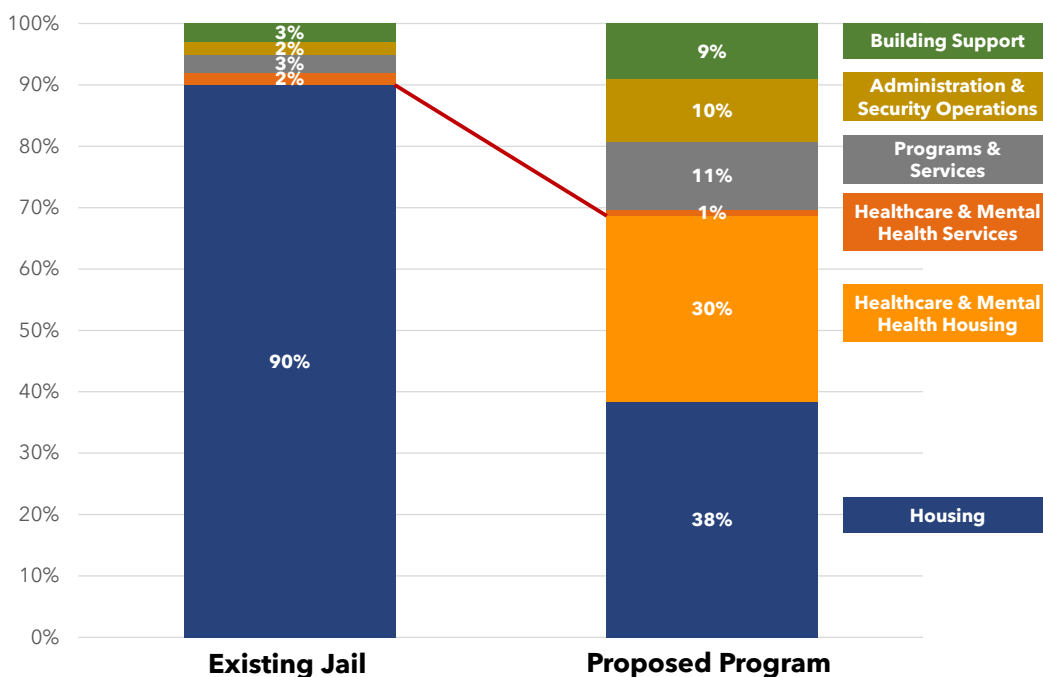


# The New Jail Includes New Services for Detainees and Staff

- **Create a New Facility that reflects the Best Thinking and Best Jail Practices**
- **Change the Paradigm of Operations**
  - Commitment to Direct Supervision
  - Create a Normative (not Punitive) Environment
  - Expand Wrap Around Programs and Services
  - State-of-the-Art Medical & Mental Health Housing that supports Treatment and Recovery
- **Focus on Case Management and Re-Entry Services to achieve Successful Return to the Community**
- **Create a Safe, Positive Work Environment for Staff**
  - Staff Amenities, Staff Wellness, Staff Retention

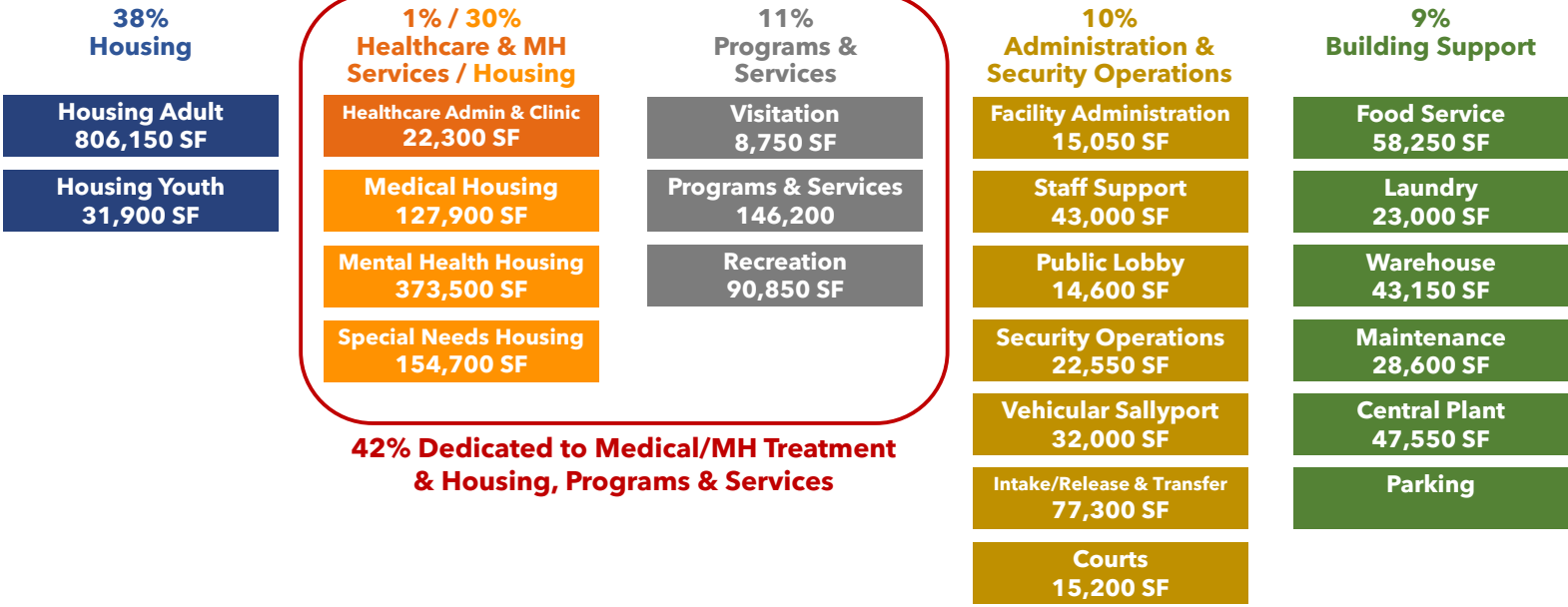


# The New Jail Provides Space for Essential Services and Programs



# The New Jail Dedicates 42% of Footprint for Med/MH & Programs

2,182,500 SF



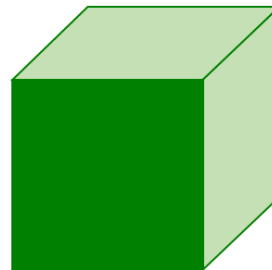
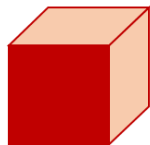
# New Jail Increases Beds and Square Footage

EXISTING FACILITIES → NEW JAIL

**3,256**  
People

**157**  
GSF / Person

**510,000**  
Gross Square Feet



**5,480**  
Beds

**398**  
GSF / Person\*

**2,182,500**  
Gross Square Feet

\* Complies with ACA and National Standards

# Where could it be located?

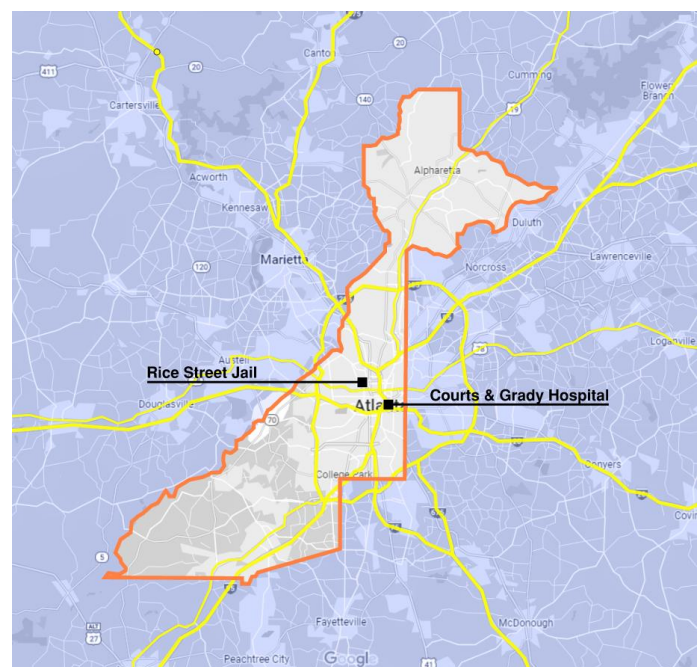
## Site Selection Options

### 3 OPTIONS FOR SITE SELECTION

- Existing Rice Street Site
- County-Owned Properties
- New Property Acquisitions

### SELECTION CRITERIA

- 35+ Contiguous Acres
- Relatively Level Topography
- Middle of the County
- Proximity to Existing Facilities: Fulton County Courts & Grady Hospital
- Access to Primary Arterial Roadway Network



# Site Evaluation Criteria

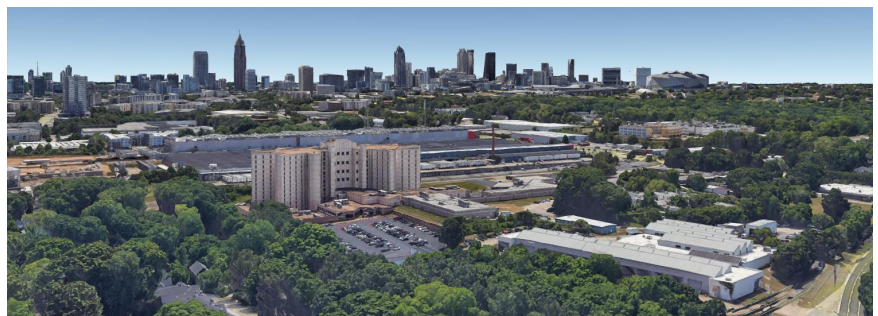
● = good, ● = uncertain, ● = poor

	Existing Rice Street Site	County-Owned Properties	New Property Acquisitions
Cost of Acquisition	●	●	●
Existing Structures / Cost of Demolition	●	●	●
Construction Phasing / Impact on Operations	●	●	●
Location: Proximity to Courts / Grady Hospital	●	●	●
Site Configuration: Size & Shape	●	●	●
Opportunity for Expansion	●	●	●
Community Acceptance (NIMBY)	●	●	●
Environmental Site Conditions	●	●	●
Access to Existing Utility Infrastructure	●	●	●

# Site Recommendation

**We recommend that the new jail be located at Rice Street, based on 3 major factors:**

- **Speed of Construction - County-owned**
- **Operational Efficiency - Proximity to Fulton County Courts and Grady Hospital**
- **Community Acceptance/Impact - Current jail location**



# How much will it cost?

## Primary Construction Cost Drivers

### Site-Specific Cost Drivers

- Existing conditions - demolition / grading / site prep
- Access to utilities; capacity of local utilities
- Geotechnical reports - impact foundation system
- Site access and sufficient area for staging of materials

### Building Cost Drivers

- Building configurations, number of floors
- Building structure type
- Square footage and bed count
- Building and site security - min. vs. max. security

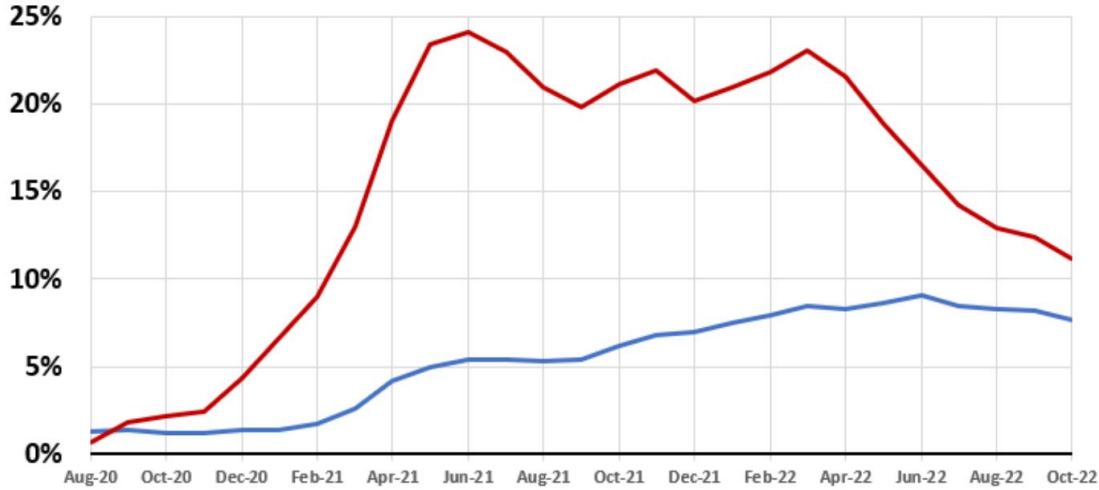
### Construction Cost Escalation

- CBRE forecasts a 14.1% increase in costs through 2022 year-end; inflation is still high
- Cost inflation expected to begin cooling by the end of 2022

# Inflation Is a Key Driver in the Cost of the New Fulton County Jail

## Cost for New Nonresidential Construction vs. Consumer Prices

Year-over-year change in PPI for construction inputs and CPI  
August 2020 - October 2022, not seasonally adjusted



	12 months to:	
	Aug-20	Oct-22
CPI	1.3%	7.7%
Inputs PPI	0.7%	11.2%

Source: Bureau of Labor Statistics, consumer price index, www.bls.gov/cpi; producer price index, www.bls.gov/ppi

Source: Associated General Contractors of America (AGC), 2022 Construction Inflation Alert

## The Estimated Project Cost for the New Jail Is \$2.0B

	SCENARIO 1: MODERATE FORECAST New 5,480 Beds at Rice St	SCENARIO 2: OPTIMAL FORECAST New 4,392 Beds at Rice St
Direct New Construction Cost	\$1,296,575,138	\$1,101,738,400
Soft Costs	\$316,689,000	\$269,099,000
Total Project Cost: 2023*	\$1,613,264,138	\$1,370,837,400
Cost per Bed: 2023	\$294,390	\$312,120
Escalated Project Cost: 2028**	\$1,998,337,247	\$1,698,045,207
Cost per Bed: 2028	364,660	\$386,620

\* Range of Expected Cost: (-15% / +20%) per AACE

\*\* 3 Years Escalation + 2 Years Build (Escalation Assumption: 8% / 6% / 4% + Midpoint of Construction)



# Financing Options: Moderate Scenario

General Obligation Bonds	Third-Party Conduit Issuance (Tax Exempt)	Public-Private Partnership (P3) (Tax Exempt)
<ul style="list-style-type: none"> <li>County issues a general obligation bond backed by the full-faith and credit of the County</li> <li>County repays debt and funds maintenance from general fund revenue (property tax)</li> </ul>	<ul style="list-style-type: none"> <li>County utilizes a conduit issuer, such as South Fulton Municipal Regional Jail Authority or Public Finance Authority (PFA), to issue project specific bonds.</li> <li>County leases facility for 30+ years</li> </ul>	<ul style="list-style-type: none"> <li>County executes a concession agreement with a private consortium to design, build, finance, and maintain the new jail</li> <li>County commits to "availability payment" for 30+ years</li> </ul>
<b>Construction Cost:</b> ~\$2.0B* <b>Annual Debt Service:</b> ~\$115.7M <b>Annual Maintenance:</b> ~\$8.3M <b>Total Annual Cost:</b> ~\$124.0M	<b>Construction Cost:</b> ~\$2.0B* <b>Annual Debt Service:</b> ~\$122.8M <b>Annual Maintenance:</b> ~\$8.3M <b>Total Annual Cost:</b> ~\$131.1M	<b>Construction Cost:</b> ~\$2.0B <b>Risk Transfer Savings:</b> (~160M) <b>Annual Debt Service:</b> ~\$116.3M <b>Annual Maintenance:</b> ~\$6.2M <b>Total Annual Cost:</b> ~\$122.5M

\* Assumes Design-Bid-Build Delivery

# Financing Options: Optimal Scenario

General Obligation Bonds	Third-Party Conduit Issuance (Tax Exempt)	Public-Private Partnership (P3) (Tax Exempt)
<ul style="list-style-type: none"> <li>County issues a general obligation bond backed by the full-faith and credit of the County</li> <li>County repays debt and funds maintenance from general fund revenue (property tax)</li> </ul>	<ul style="list-style-type: none"> <li>County utilizes a conduit issuer, such as South Fulton Municipal Regional Jail Authority or Public Finance Authority (PFA), to issue project specific bonds.</li> <li>County leases facility for 30+ years</li> </ul>	<ul style="list-style-type: none"> <li>County executes a concession agreement with a private consortium to design, build, finance, and maintain the new jail</li> <li>County commits to "availability payment" for 30+ years</li> </ul>
<b>Construction Cost:</b> ~\$1.7B* <b>Annual Debt Service:</b> ~\$98.3M <b>Annual Maintenance:</b> ~\$7.4M <b>Total Annual Cost:</b> ~\$105.7M	<b>Construction Cost:</b> ~\$1.7B* <b>Annual Debt Service:</b> ~\$104.4M <b>Annual Maintenance:</b> ~\$7.4M <b>Total Annual Cost:</b> ~\$111.8M	<b>Construction Cost:</b> ~\$1.7B <b>Risk Transfer Savings:</b> (~136M) <b>Annual Debt Service:</b> ~\$98.9M <b>Annual Maintenance:</b> ~\$5.5M <b>Total Annual Cost:</b> ~\$104.4M

\* Assumes Design-Bid-Build Delivery

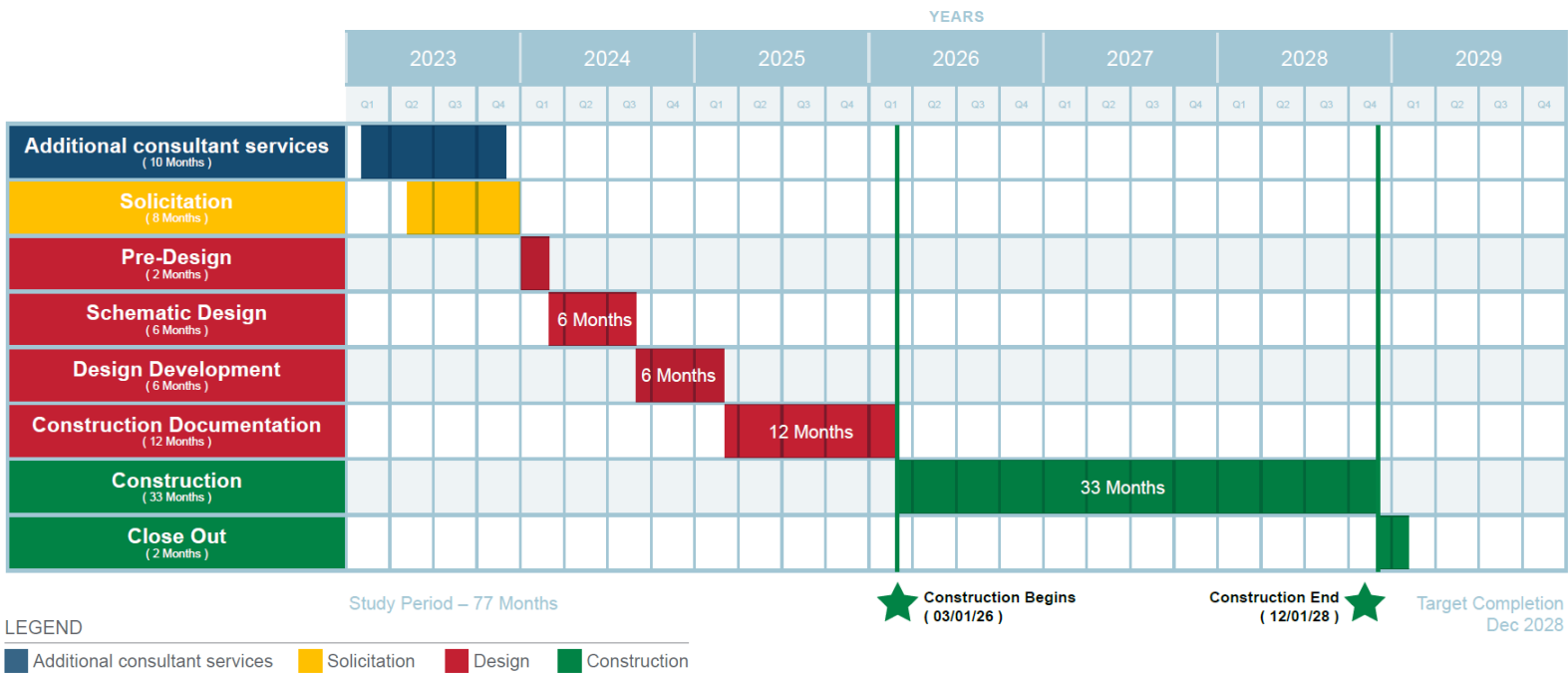
# Summary

# Summary

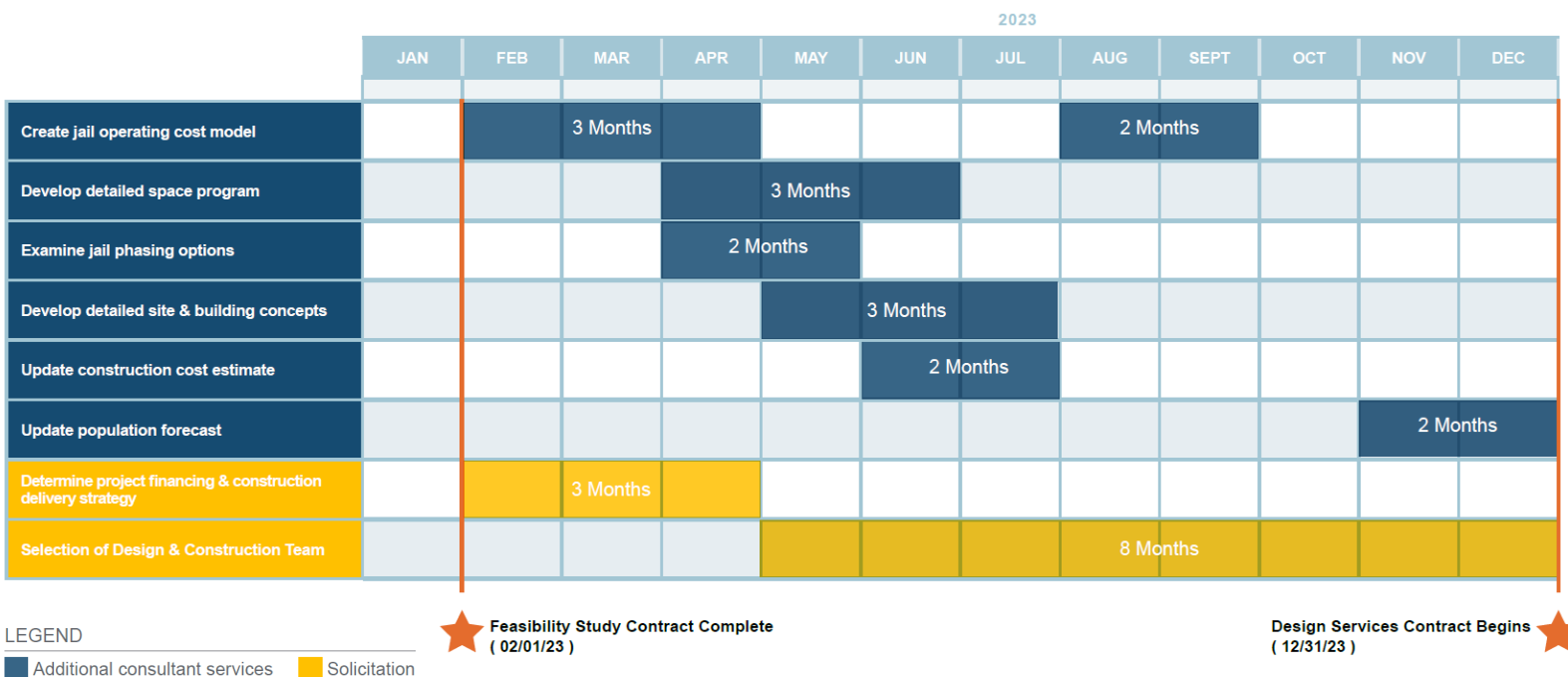
- The need for a new 21st-century jail is acute
- A new jail will provide a safe, supportive environment for pre-trial detention
- The size of the jail is driven by several factors: standards, classification, treatment needs and program/support space
- We recommend a new consolidated jail at the Rice Street site



# Project Schedule



# Recommended Next Steps



# THANK YOU QUESTIONS AND ANSWERS

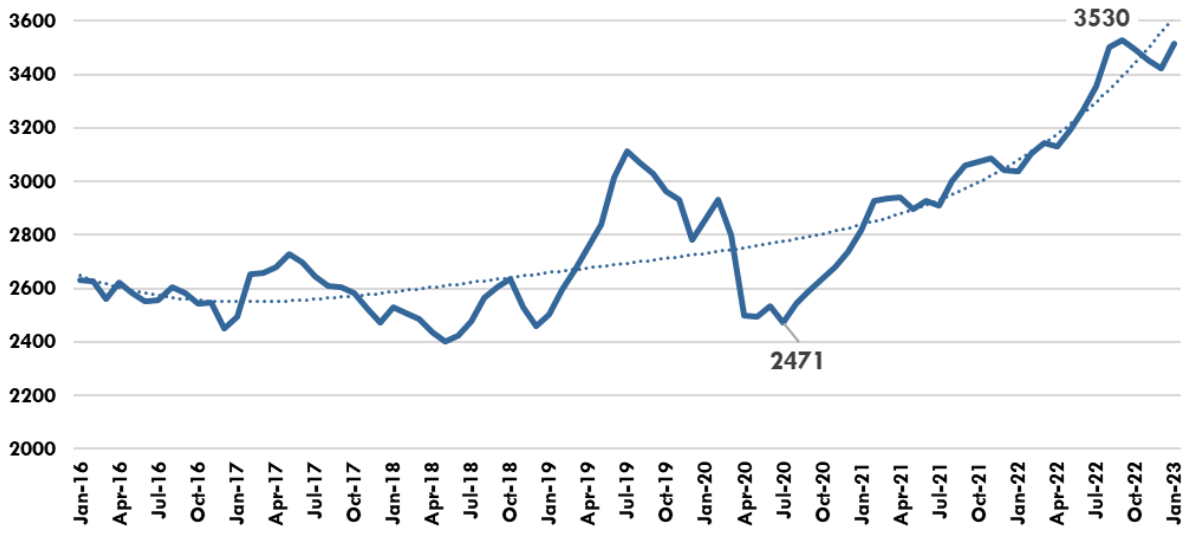


## Appendix

- A1** Average Daily Population
- A2** Severity of Charges
- A3** Bookings
- A4** Felony Court Case Processing
- A5** Average Length of Stay
- A6** Jail Beds per Capita in Comparable Counties
- A7** Alternatives to Incarceration & the Justice System
- A8** New Jail Bed Distribution
- A9** New Jail at Rice Street: Site Plan
- A10** Financing Options: Pros and Cons

# The Recent Increase in Average Daily Population Is Unprecedented

Fulton County Jail Total ADP Through January 20, 2023



- 2022 ADP is 11% higher than in 2021
- Population has not been this high since 1999
- 2019 ADP increase immediately after criticism of bond release practices
- Pandemic actions reduced ADP to 2018 levels
- Multiple current programs (such as Project Orca) have slowed ADP growth

## Charges Are More Severe

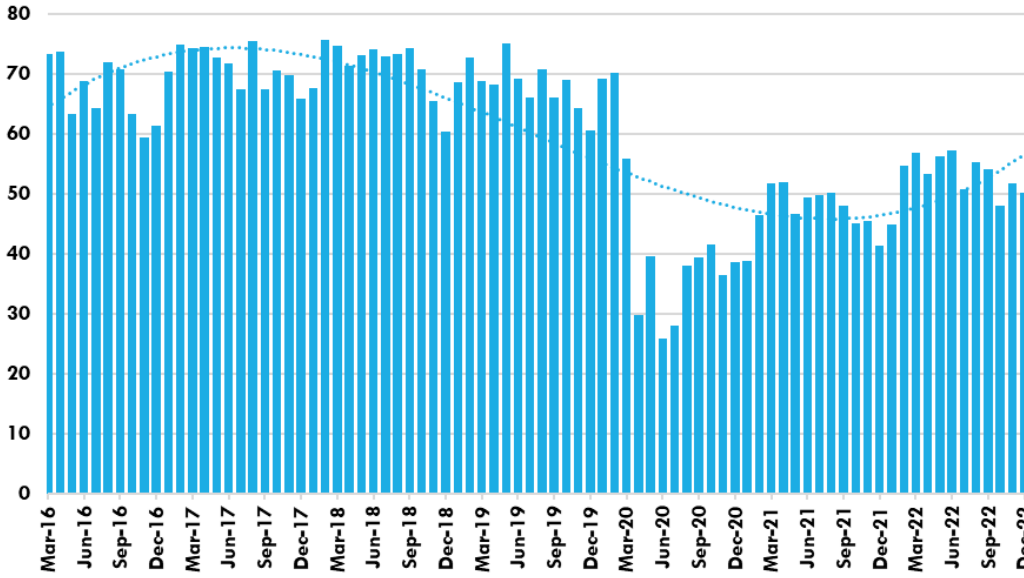
Average Daily Population By Most Serious Charge

	2016	2017	2018	2019	2020	2021	2022
<b>Violent Felony</b>	44.8%	42.5%	42.3%	43.9%	52.6%	57.6%	58.5%
Weapons Felony	4.9%	5.5%	5.7%	6.2%	6.1%	6.5%	6.0%
Burglary Felony	7.6%	6.1%	6.1%	6.3%	6.8%	5.8%	7.4%
Theft/Fraud Felony	6.6%	6.3%	6.4%	6.7%	5.0%	5.7%	6.2%
Drugs Felony	7.9%	9.0%	7.6%	7.2%	5.0%	5.1%	4.7%
Offenses vs Government Felony	4.7%	5.6%	5.7%	5.9%	5.4%	3.7%	3.1%
Probation Violation Felony	6.8%	6.8%	10.1%	7.0%	5.6%	3.0%	0.3%
Violent Misd	2.9%	3.3%	3.1%	3.7%	2.9%	2.6%	2.8%
Public Order Felony	1.5%	1.5%	1.6%	1.7%	2.5%	2.6%	2.7%
Sex Offense Felony	2.1%	2.3%	2.4%	2.2%	2.5%	2.4%	2.2%
Offenses vs People Felony	1.2%	1.6%	1.7%	1.4%	1.8%	2.1%	2.0%
Public Order Misd	1.5%	1.6%	1.1%	2.2%	0.8%	0.6%	1.2%
Parole Violation	1.4%	1.2%	1.0%	1.1%	0.8%	0.6%	0.5%
Theft/Fraud Misd	1.8%	1.9%	1.4%	1.6%	0.7%	0.6%	0.9%
Everything Else	4.4%	4.7%	3.7%	3.0%	1.5%	1.1%	1.4%

- Felons constitute 94% of the jail's population, not unusual for a large urban jail
- Exceptionally high proportion of violent felons, would expect 35%

# Bookings Have Increased Since the Pandemic Low Point

Fulton County Jail Average Daily Bookings By Month

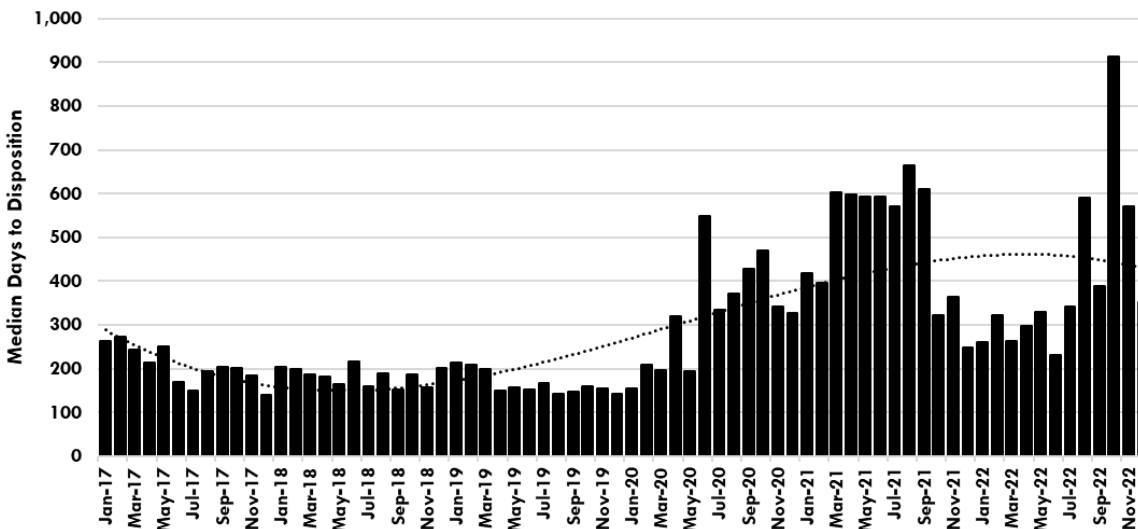


- Bookings have increased 12% over 2021
- Bookings increased 10% in 2021 over 2020
- Bookings have still not returned to pre-COVID levels

	Avg Daily Bookings
2016	67.4
2017	71.2
2018	71.2
2019	68.3
2020	42.7
2021	47.1
2022	52.7

# Felony Court Case Processing Has Improved Over the Last 2 Years

Fulton County Felony Court Case Processing

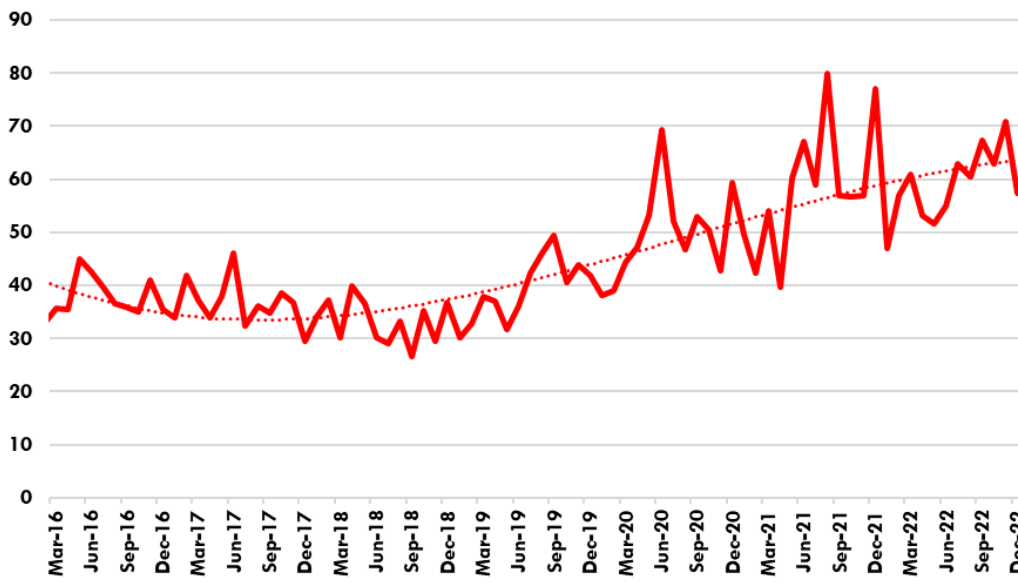


- 2022 median felony case processing time is 310 days\*
- Year over year processing time decreased 38% in 2022
- Many jurisdictions still operating well over 400-day medians
  - Harris, TX
  - Dane County, WI
  - Adams County, CO
  - Oahu, HI

\*Excluding Aug/Oct/Nov data where hundreds of inactive cases were purged from the caseload

# Average Length of Stay Is 50% Higher Than Pre-Pandemic

Fulton County Jail Average Length of Stay By Month



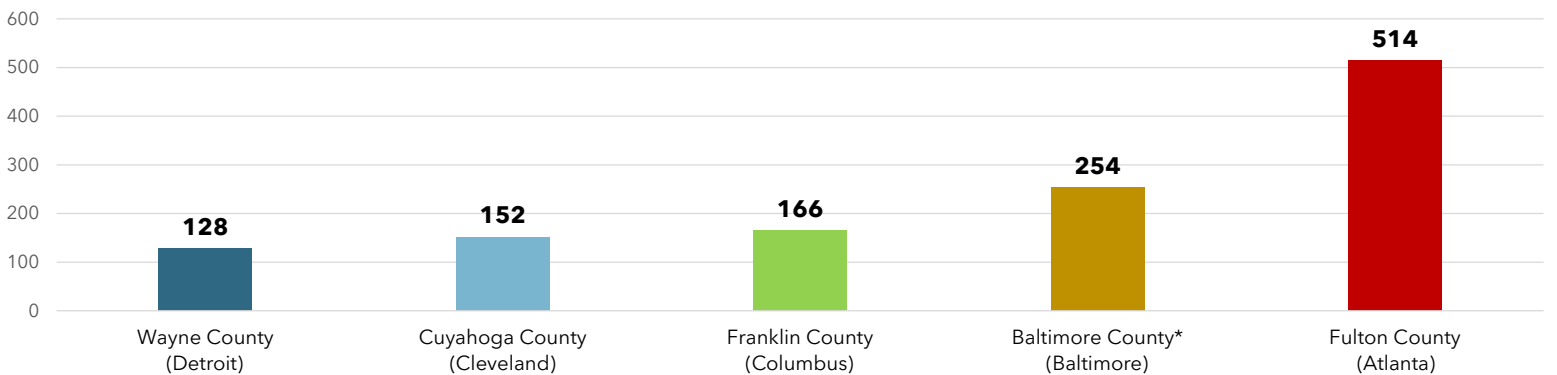
- ALOS is up 50% compared to 2019
- ALOS is higher than it was prior to the pandemic
- Felony ALOS has increased 25 days since 2019
- Nearly 50% of the jail's population are unindicted felons
- 56% of the unindicted population have been held for less than 100 days

	Misd/Other ALOS	Felony ALOS	Total ALOS
2016	8.8	61.8	37.2
2017	9.1	60.3	36.7
2018	7.2	53.8	33.2
2019	9.7	61.5	39.2
2020	11.0	67.1	47.8
2021	8.2	86.1	58.6
2022	9.3	86.8	58.9

# Incarceration Rate Is a Key Driver of Fulton County Jail Size

Beds per 100,000

Jail Beds per Capita in Comparable Urban Counties with New Jails under Design/Construction



Wayne County, MI
Population: <b>1,774,816</b>
Size of Jail: <b>2,280 Beds</b>

Cuyahoga County, OH
Population: <b>1,249,387</b>
Size of Jail: <b>1,900 Beds</b>

Franklin County, OH
Population: <b>1,321,414</b>
Size of Jail: <b>2,190 Beds</b>

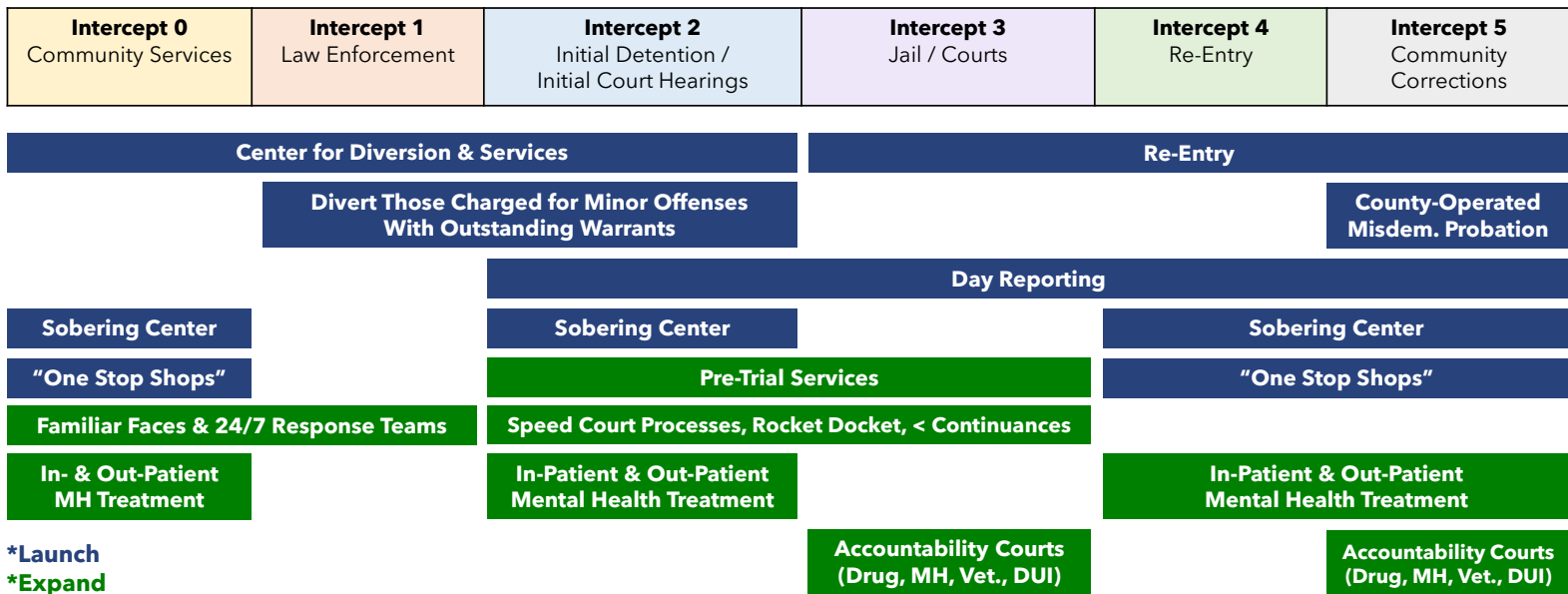
Baltimore County, MD*
Population: <b>1,425,814</b>
Size of Jail: <b>3,620 Beds</b>

Fulton County, GA
Population: <b>1,065,334</b>
Size of Jail: <b>5,480 Beds</b>

\*including Baltimore City

# Alternatives to Incarceration & the Justice System

## Criminal Justice / Social Services Coordinating Council



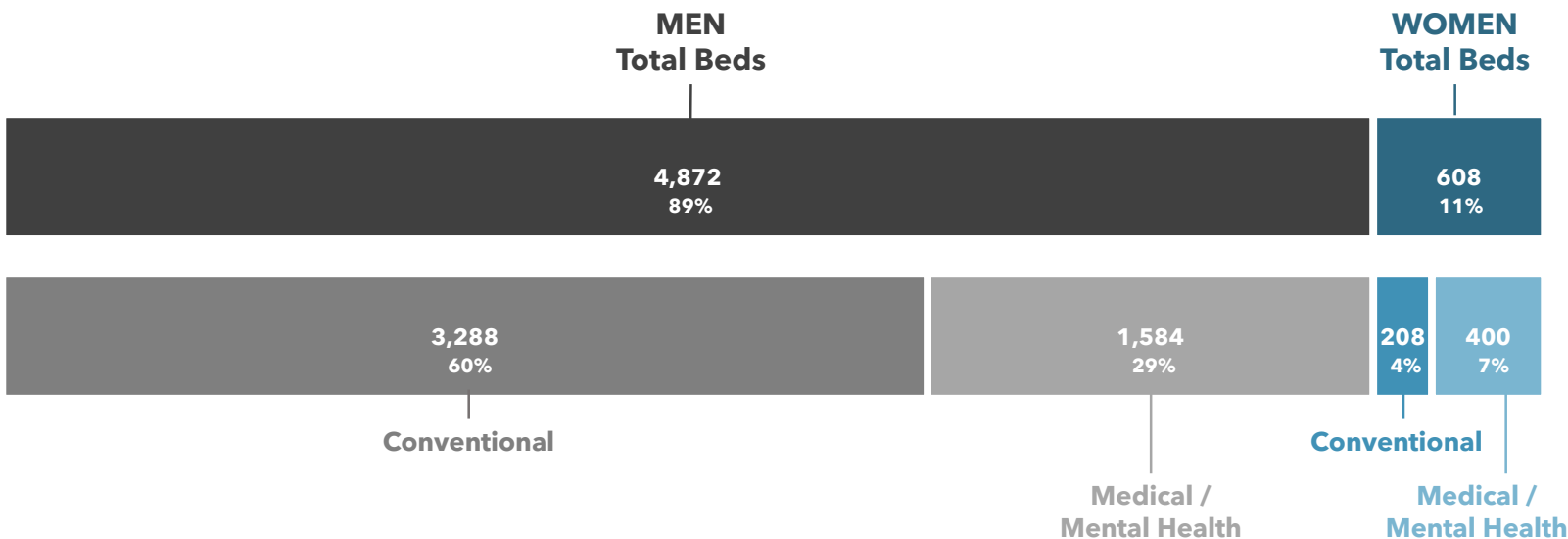
JAIL FEASIBILITY STUDY



February 1, 2023



## New Jail Bed Distribution



JAIL FEASIBILITY STUDY



February 1, 2023





# New Jail at Rice Street

## PROS:

- COUNTY OWNED PROPERTY
- PROXIMITY TO COURTS AND GRADY HOSPITAL
- SINGLE PHASE CONSTRUCTION
- Community Acceptance (NIMBY)
- Known Infrastructure in Place
- Strong Civic Presence

## CONS:

- DISPLACEMENT OF EXISTING OCCUPANTS
- COST OF DEMOLITION
- Impact on Existing Operations
- Proximity to Westside Beltline
- Potential Increase in Traffic Movement onto Local Streets



# Financing Options

## General Obligation Bonds

### PROS

- Lowest cost of capital
- Mitigates investor ESG\* concerns

### CONS

- Exceeds County's GO fund balance
- Execution risk if voter approval required

## Third-Party Conduit Issuance (Tax Exempt)

### PROS

- May not crowd-out County debt capacity
- Potentially less impact to County credit rating

### CONS

- Slightly higher interest rate
- Higher transaction cost
- Risk of investor ESG\* concerns
- Needs a dedicated DS payment source (e.g., lease payment)

## Public-Private Partnership (P3) (Tax Exempt)

### PROS

- Faster and more certain execution
- Risk transfer & life-cycle savings
- Can mitigate ESG\* concerns

### CONS

- Obligates County to 30+ year maintenance contract
- Could be perceived as "privatizing" the jails

\* Environment, Social (Equity), and Governance Rating