

1 **A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN FULTON COUNTY,**
2 **GEORGIA (TENANT) AND PDC ATLANTA LPIV, LLC, A DELAWARE LIMITED**
3 **LIABILITY COMPANY (LANDLORD) FOR THE PURPOSE OF LEASING**
4 **WAREHOUSE SPACE TO CONSOLIDATE ALL FULTON COUNTY WAREHOUSE**
5 **OPERATIONS INTO A SINGLE WAREHOUSE FACILITY THAT IS UNDER**
6 **CONSTRUCTION ON STATE ROUTE 92 (CAMPBELLTON FAIRBURN ROAD),**
7 **UNION CITY, FULTON COUNTY, GEORGIA; AUTHORIZING THE CHAIRMAN TO**
8 **EXECUTE A LEASE AGREEMENT AND RELATED DOCUMENTS; AUTHORIZING**
9 **THE COUNTY ATTORNEY TO APPROVE A LEASE AGREEMENT AND RELATED**
10 **DOCUMENTS AS TO FORM AND TO MAKE ANY MODIFICATIONS THERETO PRIOR**
11 **TO EXECUTION; AND FOR OTHER PURPOSES.**

12 **WHEREAS**, the Fulton County Board of Commissioners approved a resolution as
13 Agenda Item Number 21-0584 that authorize the County Manager and the Department of
14 Real Estate and Asset Management to complete due diligence and lease negotiations for
15 the purpose of consolidating all Fulton County warehouse operations into a single
16 location, inclusive of evidence storage warehouse space for the Office of the Fulton
17 County District Attorney and the Fulton County Sheriff; and

18 **WHEREAS**, Fulton County leases approximately 300,000 square feet of
19 warehouse space at multiple locations within Fulton County for daily operations, including
20 but not limited to, computer storage, the operation of elections and voting equipment
21 storage, criminal evidence storage, medical supplies, Fulton County Jail Operations and
22 Superior Court Records storage; and

23 **WHEREAS**, Fulton County owns a warehouse location at 79 Milton Ave Atlanta,
24 Georgia that is no longer conducive to provide optimal level services for operations and
25 it is the recommendation the Department of Real Estate and Asset Management that this
26 property be considered for surplus and possibly sold for redevelopment into affordable in-
27 town housing; and

28 **WHEREAS**, the Department of Real Estate and Asset Management have
29 negotiated mutually acceptable leasing terms with PDC ATLANTA LPIV, LLC, a
30 Delaware limited liability company (LANDLORD) to leased 600,000 square feet of
31 warehouse space at; and

32 **WHEREAS**, the approval of the Fulton County Board of Commissioners is required
33 prior to the Chairman executing a lease agreement that will consolidate and centralize all
34 warehouse operations into a single stand-alone 600,000 square feet facility which will
35 increase available warehouse space and service efficiency levels, improve work place
36 moral among staff and expand the state and federal mandated public viewing areas of
37 the election process; and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

WHEREAS, it is the desire of Fulton County and PDC ATLANTA LPIV, LLC, to enter into a Lease Agreement that will consolidate and centralize all warehouse operations into a 600,000 square feet facility; and

WHEREAS, if the Board of Commissioners approves the new Lease Agreement with PDC ATLANTA LPIV, LLC, the County Manager and the Department of Real Estate and Asset Management will recommend the termination of all current warehouse lease agreements; and

WHEREAS, pursuant to O.C.G.A. §§ 36-10-1 and 36-60-13 and Fulton County Code § 102-394, the County is authorized to enter into multiyear lease contracts for real property and such contracts shall be in writing and entered on its minutes.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby approves a Lease Agreement with PDC ATLANTA LPIV, LLC, in substantially the form attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED, that the Chairman of the Board of Commissioners (or Vice-Chairman, in the Chairman's absence) is hereby authorized to execute Lease Agreement between Fulton County and PDC ATLANTA LPIV, LLC.

BE IT FURTHER RESOLVED, that the County Attorney is hereby authorized to approve the Lease Agreement as to form, and to make such other or additional modifications as are necessary to protect the County's interests prior to execution by the Chairman.

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

PASSED AND ADOPTED by the Board of Commissioners of Fulton County, Georgia, this ____ day of _____, 2021.

FULTON COUNTY BOARD OF COMMISSIONERS

Robert L. Pitts, Chairman

1 ATTEST:

2

3

4

5 _____
6 Tonya R. Grier, Clerk to the Commission

7

8

9

APPROVED AS TO FORM:

10

11

12

13 _____
14 Kaye W. Burwell, Interim County Attorney